



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting September 11, 2025

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578
813.533.2950**

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602

Board of Supervisors	Julia Jackson Irma Ruiz Billi Johnson-Griffin Mae Walker Michael Randolph	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Attorney	Sarah Sandy	Kutak Rock
District Engineer	Greg Woodcock	Stantec

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

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

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

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

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

Board of Supervisors
Encore Community
Development District

September 9, 2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Wednesday, September 11, 2025, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Landscape Inspection.....USC
 - B.** Springer Environmental
 - C.** District Counsel
 - D.** District Engineer
 - E.** Chiller System Manager
 1. Presentation of Central Energy Plant Report-Trane.....USC
 - F.** Tampa Housing Authority Update
 - G.** District Manager
 1. Consideration of 2024-2025 Goals & Objectives.....USC
- 4. BUSINESS ITEMS**
 - A.** Review of Holiday Decorations.....Tab 1
 - B.** Consideration of Contract for District Management Services.....Tab 2
 - C.** Consideration of Resolution 2025-10; Meeting Schedule for 2025-2026.....Tab 3
 - D.** Consideration of Resolution 2025-11; Setting Uniform Method Hearing.....Tab 4
 - E.** Ratification of Crosspoint Landscaping Agreement.....Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting Held on August 14, 2025.....Tab 6
 - B.** Consideration of Operations and Maintenance Expenditures for July 2025.....Tab 7
 - C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for July 2025.....Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE COMMENTS**
- 8. 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, sdeluna@rizzetta.com, or Christy Gargaro at cgargaro@rizzetta.com.

Sincerely,
Stephanie DeLuna
Stephanie DeLuna
District Manager

Tab 1

Proposal For Encore Holiday Project

Thank you for the opportunity to present this proposal. The following estimate outlines each section as a full holiday lighting and décor package, broken into property areas with detailed costs and a project total.

Description of design envisioned for each item

Regular Trees (5–7 strands + 4 hanging stars each)

- Lights: avg. 6 strands per tree → ~450–600 LEDs.
- Stars: 4 per tree (mixed sizes/colors).
- Charge: \$225–\$275 per tree (materials + labor).

Light Poles (no power → battery ribbon wrap + wreath)

- Battery-lit ribbon wrap + stars: battery packs and replacement batteries included
- Star wreath w/ pinecones at top
- Charge: \$275–\$325 per pole.

Palm Trees (net lights)

- Net lighting saves install time, but palms can be tricky.
- Charge: \$175–\$250 per palm depending on height.

8–10 ft Christmas Tree (provided & decorated)

- Fully decorated + ornaments + topper + lights.
- Charge: \$1,200–\$1,800 installed

26 ft Commercial Christmas Tree (supplied + installed)

- Includes framework, décor with poinsettias, topper, lights.
- Charge: \$9,500–\$12,000 installed

Rope Lighting (walkways & sections)

- Price per linear foot: \$8–\$10/ft installed (materials + clips + power cords).

Additional items:

- Timers → estimate 1 per 150–200 ft of lights or per 3–5 trees or per landscaping restrictions
- Extension cords → one per zone minimum, priced in.
- Battery pack replacements → included in contract
- Maintenance visits → Weekly visits to every section, extra attentions to battery operated items.

Section 1 – Blanche Armwood & Hank Ballard

- • Trees (7) → \$1,750
- • Light Poles (9) → \$2,700
- • Palms (3 tall + 1 small) → \$900
- • Rope Lighting (500 ft) → \$3,000
- • 7-8 ft Christmas Tree → \$1,500
- • Timers & Cords → \$315

Section Total: \$10,165

Section 2 – Roundabout Middle

- • Lower Bushes (18 nets) → \$810
- • Tall Thin Bushes (20 floodlights) → \$500
- • Palms (6) → \$1,350
- • Timers & Cords → \$480

Section Total: \$3,140

Section 3 – Hank Ballard & Governor

- • Trees (8) → \$2,000
- • Light Poles (9) → \$2,700
- • Palms (5) → \$1,125
- • 26 ft Christmas Tree (premium décor) → \$12,000
- • Timers & Cords → \$480

Section Total: \$18,305

Section 4 – Governor & Central

- • Light Poles (5) → \$1,500
- • Palm (1 tall) → \$325
- • Rope Lighting (150 ft) → \$1,350
- • Timers & Cords → \$140

Section Total: \$3,315

Deck the Lights LLC
813-420-0575
EIN #93-2705801

Section 5 – Central & Ray Charles

- Light Poles (5) → \$1,500
- 7–8 ft Christmas Tree → \$1,500
- Rope Lighting (150 ft) → \$1,350
- Timers & Cords → \$480

Section Total: \$4,830

Maintenance Plan includes:

- Weekly visits to spot and correct any damaged cause by person or weather
- 8 visits to each property over the course of the 8wk season → \$1,500
- * Emergencies will be responded to within 24 hours (if weather complies)

Project Totals

Section 1: \$10,165

Section 2: \$3,140

Section 3: \$18,305

Section 4: \$3,315

Section 5: \$4,830

Maintenance & Equipment: \$2,700

All Sections Subtotal: \$42,455

Takedown (14%): \$5,545

Grand Total: \$48,000

We appreciate the opportunity to work with Encore on this exciting holiday project.

Our team is committed to delivering a professional, reliable, and festive installation that will create a memorable experience for your community

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:

The Encore CDD
2700 S. Falkenburg Rd; Suite 2745
Riverview, FL 33578
Attn: Stephanie DeLuna (813) 533-2950

JOB DESCRIPTION
Christmas Lighting and Decoration Proposal for The Encore

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Nebraska Entrance - N/A Due to Construction - can be added Install green, twinkly LED minis in the tops of 5 ligustrums Install warm white, mini lights wrapping the limbs of the 5 ligustrums Install warm white, mini lights wrapping the trunks of 2 palm trees Install cool white, mini lights at the neck of 2 palm trees Reed Courtyard Install lighted garland with bows on the 4 lamppost outlining the center of the park 2 palms in center of courtyard Install warm white, mini lights wrapping the trunks of the palm tree Install cool white, mini lights at the neck of 2 palm trees Install warm white, mini lights in 8 oak trees (4 each) on both sides of the park Install animated cool white starburst in 8 oak trees (4 ea) on both sides of the park Install 14' height and 9' base Christmas Tree in center of park Tree will be fully decorated with Red and Gold ornaments Roundabout Install warm white, mini lights wrapping the trunks of 2 palm trees Install cool white, mini lights at the neck of 2 palm trees Install 25' Mega Tree of Lights including animation. Ella Courtyard Install lighted garland with bows on the 4 lamppost outlining the center of the park 2 palms in center of courtyard Install warm white, mini lights wrapping the trunks of the palm tree Install cool white, mini lights at the neck of 2 palm trees 3 palms on east end of courtyard Install warm white, mini lights wrapping the trunks of the palm tree Install cool white, mini lights at the neck of 3 palm trees Install warm white, mini lights in 8 oak trees (4 each) on both sides of the park Install animated cool white starburst in 8 oak trees (4 each) on both sides of the park Install 14' height and 9' base Christmas Tree in center of park Tree will be fully decorated with Red and Gold ornaments St James Church / Ray Charles Blvd Install lighted garland with bows on the 6 lamppost (3 each) on end of East/West block Install warm white, mini lights in 2 oak trees on far West side of block Install animated cool white starburst in 2 oak trees on far West side of block Install warm white, mini lights wrapping trunk of Bismark palm tree on East side of block Requires 50% Deposit	\$36,000.00
TOTAL ESTIMATED JOB COST	\$36,000.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed The Encore community responsible for providing.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week to 12 days for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

8/29/2025
DATE

AUTHORIZED SIGNATURE FROM THE ENCORE

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of The Encore only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tab 2

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: **ENCORE COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



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- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.
- v. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.



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If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services



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shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.



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- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**

A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

- XI. **TERMINATION.** This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any



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member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.

- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its



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employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- XIV. WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable



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instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E.** If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish,



upon demand, all information that may be required in connection with the District's obtaining the required insurance.

- XVI. ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:



Rizzetta & Company

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If to the District: Encore Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, FL 32301
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.
- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.



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- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District



shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.

- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Aug 11, 2025

ENCORE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy
Exhibit E – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



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d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;

- a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
- b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

- a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



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Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.



EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,581.83	\$30,982
Administrative:	\$410.33	\$4,924
Accounting (General Fund):	\$560.33	\$6,724
Accounting (Chiller Fund):	\$937.33	\$11,248
Assessment Roll ⁽¹⁾		\$5,624
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$4,599.83	\$60,822

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



Rizzetta & Company

MJJ 051424

EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

MJJ 051424

EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.



Rizzetta & Company

MJJ 051424

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

**Rizzetta & Company, Incorporated, a
Florida Corporation**

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President



Rizzetta & Company

MJJ 051424






2025-10-01 - Encore CDD - Contract for District Management Services (consolidated)

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhD3HzH6PMibcY6AmVwa5v4QHmyVG8hCP

"2025-10-01 - Encore CDD - Contract for District Management Services (consolidated)" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-11 - 11:32:23 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-11 - 11:32:29 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-11 - 11:37:30 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-11 - 12:05:53 PM GMT - Time Source: server
-  Agreement completed.
2025-08-11 - 12:05:53 PM GMT

Tab 3

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE SUPERCEDING ANY OTHER RESOLUTIONS

WHEREAS, Encore Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF SEPTEMBER, 2025.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
ENCORE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026

All meetings will convene at 1:30 p.m., and will be held at the Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Tab 4

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Encore Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2025, at _____ a./p.m., at Ella at Encore, 1210 Ray Charles Boulevard, Tampa, Florida 33602.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of September 2025.

ATTEST:

**ENCORE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Tab 5

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into to be effective on August, 14, 2025 ("**Effective Date**"), by and between:

ENCORE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "**District**"), and

CROSSPOINT LANDSCAPE & DESIGN, INC., whose address is 719 Mainsail Drive, Tampa, Florida 33602 ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for lands within and around the District on a month-to-month basis; and

WHEREAS, Contractor submitted a month-to-month proposal, attached hereto as **Exhibit A** and incorporated herein by reference (the "**Scope of Services**"), and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **CONTRACTOR OBLIGATIONS.**

A. **Scope of Services.** Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified therein ("**Landscape Maintenance Area**"), which Exhibit is incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary included in Exhibit A ("**Fee Summary**"). Should any work and/or services be required which are not specified in this

Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. *Acceptance of Site.* By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. *Manner of Contractor's Performance.* The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. *Discipline, Employment, Uniforms.* Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. *Rain Days.* In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. *Protection of Property.* Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or

omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. *District Representative; Reporting.* The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Board Supervisor overseeing landscape services or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. *Deficiencies.* Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. Compliance with Laws. The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. Safety. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. Environmental Activities. The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. Payment of Taxes; Procurement of Licenses and Permits. Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. Subcontractors. Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. Independent Contractor Status. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation,

express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. **COMPENSATION; TERM.**

A. Term. The term of this Agreement shall commence upon the Effective Date of this Agreement and continue on a month-to-month basis, unless terminated earlier in accordance with the terms of this Agreement.

B. Compensation. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed **Five Thousand Nine Hundred Fifty Dollars (\$5,950.00)** per month in accordance with **Exhibit A**.

C. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit B**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers

be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide ten (10) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor

5. INSURANCE.

A. Insurance Required. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. Types of Insurance Coverage Required. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the

address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.

C. ***Additional Insured.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. Failure to Provide Insurance. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. Default and Protection Against Third-party Interference. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights

under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. Custom and Usage. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. Successors. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. Assignment. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. Attorneys' Fees. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. Agreement. This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. Notices. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District: Encore Community Development
District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Crosspoint Landscape & Design, Inc.
719 Mainsail Drive
Tampa, Florida 33602
Attn: Heather Potantus

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

K. Third Party Beneficiaries. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation

arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Hillsborough County, Florida.

M. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Christina Newsome** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CNEWSOME@RIZZETTA.COM, (813) 533-2950, AND 2700 S. FALKENBURG ROAD, SUITE 2745, RIVERVIEW, FLORIDA 33578.

N. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

O. Arm's Length Transaction. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. Statement Regarding Chapter 287 Requirements. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- i. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- ii. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- iii. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- iv. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- v. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

R. E-Verify. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.


S. Compliance with section 20.055, Florida Statutes. The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective as of the Effective Date.

ATTEST:

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**



By: _____
☐ Secretary
☐ Assistant Secretary

Irma Ruiz
Irma Ruiz (Sep 3, 2025 10:46:24 EDT)

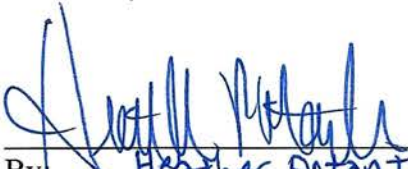
By: _____
☐ Chairperson
☐ Vice Chairperson

WITNESS:

**CROSSPOINT LANDSCAPE &
DESIGN, INC.**



By: Moriah Barraza
Its: Executive Assistant



By: Heather Potantus
Its: CEO/owner

Exhibit A: Scope of Services
Exhibit B: Form of Work Authorization

Exhibit A: Scope of Services



Landscape Maintenance Agreement Encore Community Development District 1004 North Nebraska Avenue, Tampa, Florida 33602

This Agreement is made and entered into effective as of August 18th, 2025 ("Effective Date"), by and between CROSSPOINT LANDSCAPE & DESIGN, INC. ("Contractor"), and ENCORE COMMUNITY DEVELOPMENT DISTRICT ("Client") (collectively, the "Parties").

RECITALS

WHEREFORE, Contractor is a provider of Ground Maintenance, Fertilization and Pest Control, and Irrigation services.

WHEREFORE, Client desires to hire Contractor to provide its services to Client and maintain Client's landscape appearance at the highest possible standard given the individual condition of Client's landscape and the nature of Florida climate.

WHEREFORE, Contractor and Client enter into this Agreement subject to the terms and conditions outlined herein.

NOW, THEREFORE, in consideration of the mutual promises and agreements of each signatory to this Agreement, it is agreed by, between, and among, CROSSPOINT LANDSCAPE & DESIGN, INC. and ENCORE COMMUNITY DEVELOPMENT DISTRICT that:

AGREEMENT

- **Recitals:** The above recitals are true and correct and are incorporated herein and made a part of this Agreement for all purposes whatever.

- **Compensation:** Client agrees to pay Contractor in accordance with the following fee schedule: \$5,950.00 per month on the 1st day of each month. Services provided for this fee are landscape maintenance for all landscape areas on the designated CDD property map, and irrigation maintenance inspections.
- **Term:** This Agreement shall remain in force on a month-to-month basis from the Effective Date until such time as a new annual contract is executed following approval of the Request for Proposal (RFP) by both Parties. During the month-to-month period, all terms and conditions of this Agreement shall remain in effect. Upon execution of the annual contract, the terms of the new agreement shall govern.
- **Fee Increase:** Contractor reserves the right to increase fees, after providing Client with at least thirty (30) written notice, if there is a change in the size of and/or the scope of the project or current volatile market conditions that dramatically alter the Contractor's costs of conducting business to perform services outlined in this Agreement. Any fee increase proposed by the Contractor shall be agreed upon by the Client in writing.
- **Late Fee:** Any invoice paid after the thirtieth day of the month will be assessed a 1.5% late charge which will reoccur every successive month until the outstanding balance is paid in full.
- **Services:** Contractor's obligation and landscape maintenance program for the Encore Community Development District property at 1004 North Nebraska Avenue, Tampa, Florida, 33602 are as follows:
 - A. Contractor will detail all specified areas within the Encore Community Development District property to leave a neat, clean, and uncluttered appearance. This detailed process shall be completed throughout the year encompassing (42) service visits, and shall be done weekly from April through October and every other week from November through March. The service day will remain the same day of each week according to the time of year and weather permitting. All clippings and debris on curbs and sidewalks shall be blown off and removed upon completion of the full detail process. Notwithstanding the foregoing, Contractor shall, in its sole discretion, determine whether Contractor will be able to perform the activities contemplated in this paragraph and in this Agreement due to any weather and/or turf conditions occurring through no fault of Contractor.
 - B. Areas inaccessible to equipment, areas adjacent to the buildings, trees, fences, etc. will be controlled by manual (weed eater) means.
 - C. All edges along sidewalk, curbing, parking lots and planter beds shall be edged at time of service. A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible by a power edger.
 - D. Contractor shall create a relatively weed free environment by consistently removing weeds and debris from all planter beds, tree, and palm rings. Weeds will be controlled by manual and/or chemical means.
 - E. All ornamental plants and trees shall be pruned during the monthly service visits or as needed set by the following guidelines:
 - 1. That overhanging branches or foliage on or near a sidewalk that obstructs or hinders pedestrian traffic or motor traffic shall be maintained and trimmed at a height of 10'.

2. That the individual plant's natural form is retained and pruned to eliminate branches from rubbing against windows and walls.

F. Non-turf areas littered by the mowing, edging, or detail process will be cleaned off utilizing a power blower as weather conditions permit.

G. Irrigation system inspections will be completed on a monthly basis to ensure proper function. All repairs will be billed at a rate of \$75.00 per hour plus parts. Any damage to the irrigation system caused by lawn maintenance crews or their equipment will be repaired or replaced at the Contractor's expense.

- **Additional Services:** Additional services can be provided in agreement with Client authorization in accordance with the following:

A. **Mulch** – Mulch can be installed by our team on dates agreed upon with the Property Manager at a rate of \$65.00 per yard plus labor.

B. **Palm Tree Trimming** – Palm tree trimming is included in the contract for all palms under 10' in height. Property-wide palm tree trimming/pruning service for palm trees over 10' in height can be scheduled at an agree upon rate.

C. **Annuals** – Seasonal flowers can be installed as requested by the client at the rate of \$2.95 per annual and \$3.50 per perennial.

D. **Landscape Design** – Landscape design and installation available for refurbishment or enhancements throughout the grounds.

E. **After Hours Service Calls** – Emergency after hour services (Hurricane clean-up, etc.) will be billed at a rate of \$90.00 each labor hour. Crosspoint crews dispatch first to projects/properties that have "emergency" status first, after any "911" situations are addressed, we agree to conduct a property wide clean up outside of the scope of the contract with 5 business days from the approved client request after the "Act of God", storm, etc.

- **Termination:** The parties acknowledge that the nature of landscape maintenance and related services is subject to environmental variables, seasonal changes, weather conditions, and natural wear over time. Given these inherent factors, performance under this Agreement shall be assessed within the context of industry standards and the evolving conditions of the serviced property.

If the Client determines that the services provided by Crosspoint Landscape & Design, Inc. ("Contractor") do not conform to the agreed-upon standards, the Client shall deliver written notice specifying the particular deficiencies with reasonable detail. Upon receipt of such notice, Contractor shall have thirty (30) days ("Cure Period") to either (i) remedy the stated deficiencies or (ii) provide a corrective action plan detailing the steps and timeframe necessary to bring services into compliance. The Client shall engage in good faith discussions with Contractor to facilitate a reasonable resolution during this period.

Should the Contractor, after the expiration of the Cure Period, fail to achieve a resolution that meets commercially reasonable industry standards, the Client may terminate this Agreement by providing no less than thirty (30) days' additional written notice. During this notice period,

Contractor shall be entitled to compensation for all services performed, materials procured, and commitments made in reliance on this Agreement.

Termination under this provision shall not relieve either party of obligations that, by their nature, survive termination, including but not limited to payment obligations, indemnification provisions, and dispute resolution procedures set forth herein. The Client's right to terminate under this section shall not apply to immaterial or trivial deviations from performance standards that do not materially impair the intended benefit of the services provided.

- **Entire Agreement:** This Agreement incorporates, embodies, expresses, and supersedes all agreements and understandings between or among the Parties. This Agreement may not be altered or modified except in writing manually executed by all Parties.
- **Attorneys' Fees:** In any action to defend, enforce, construe, or interpret this Agreement, the prevailing party shall be entitled to its attorneys' fees and court costs for such action, including attorneys' fees incurred through any appeals.
- **Florida Law:** This Agreement shall be deemed to constitute a contract made and entered into under the internal substantive laws of the State of Florida, and for all purposes, this Agreement shall be construed and governed in accordance with the internal substantive laws of Florida.
- **Jurisdiction and Venue:** This Agreement shall be enforced in a court of competent jurisdiction in Hillsborough County, Florida.
- **Contract Interpretation:** Each Party has had a full and fair opportunity to negotiate and review the terms of this Agreement and to contribute to its substance and form. This Agreement shall not be construed more strictly against one party than the other merely by virtue of the fact that it has been prepared initially by one of the parties.

In witness whereof, the Parties to this Agreement have signed and executed it this ____ day of _____, 2025.

CLIENT

CONTRACTOR

ENCORE COMMUNITY DEVELOPMENT
DISTRICT

CROSSPOINT LANDSCAPE & DESIGN, INC.

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Exhibit B: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION ("Work Authorization"), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2025 (the "Agreement"), by and between:

ENCORE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida (the "**District**"), and

[_____] , a Florida [_____] , with an address of [_____] ("Contractor").

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "**Additional Services**"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:



By: _____
☐ Secretary
☒ Assistant Secretary

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**



By: _____
☐ Chairperson
☒ Vice Chairperson

[_____]

By: _____
Its: _____

Exhibit A Proposal for Additional Services

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 regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, August 14, 2025, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Julia Jackson	Board Supervisor, Chairman
Irma Ruiz	Board Supervisor, Vice Chairman
Mae Walker	Board Supervisor, Assistant Secretary
Michael Randolph	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Sarah Sandy	District Counsel, Kutak Rock (via phone)
Greg Woodcock	Representative, Stantec (via phone)
Jeff Watson	Representative, Trane
John Toborg	Field Services, Rizzetta & Company, Inc.
Chrissy Van Helden	Representative, Yellowstone (via phone)
Troy Springer	Springer Environmental
Brady Gregory	Springer Environmental
Jim Potantus	Crosspoint Landscape

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Ms. DeLuna called the meeting to order at 1:30 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience comments were heard regarding lighting.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection – *Exhibit A*

1. Review of Landscape Inspection Report and Responses

Mr. Toborg stated there had not been any response from Yellowstone Landscaping to the last two inspections.

The inspection report was provided and reviewed with the Board. The dispute on landscaping at the Chiller plant was discussed. The missing replacement Oak is being discussed with the Developer and the dripline to be placed below the mulch will be revisited.

2. Yellowstone Reports and Proposals

Ms. VanHelden was present via phone. There was feedback on Mr. Toborg's landscape report, as she addressed the leaning tree, and recommended a new planting be done.

Mr. Potantus introduced himself and his company, Crosspoint Landscaping to the Board. Crosspoint was introduced as the potential temporary landscaping company until an RFP can be done.

Ms. DeLuna addressed the Board and stated there is backup to terminate Yellowstone as the landscaper, with cause.

On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board unanimously agreed to immediately terminate Yellowstone's landscaping contract with cause, for the Encore Community Development District.

On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board unanimously agreed to immediately begin with Crosspoint Landscaping for temporary landscaping services at an amount of \$5950.00 monthly, for the Encore Community Development District.

District Counsel will draft an agreement with Crosspoint Landscaping for signature.

B. Springer Environmental

Mr. Springer reviewed the Meadow. Updates were provided for fall colors and timing, and Mr. Springer agrees to work with Mr. Toborg and vendors for any questions.

C. District Counsel

Ms. Sandy was present by phone, and had no update.

D. District Engineer

Mr. Woodcock was present by phone. The louver replacement has been completed, and the damaged ceiling tiles have been replaced at the Chiller. Volt Air's suggestion is to repair the well, this being the best long term solution.

Mr. Watson stated the well pump was underfeeding the towers making it unable to produce the ice. City water is costly, and was only intended for emergency situations.

1. Trane – CT HX Well Drilling Proposal

On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board unanimously agreed to, approve the CT HX well repair proposal in the amount of \$15,249.00, for the Encore Community Development District.

2. Trane City Water Station Piping Proposal

This proposal was tabled. This is not a necessity, but an enhancement.

E. Chiller System Manager - Trane

1. Presentation of Central Energy Plant Report

Mr. Watson provided an update on the Chiller plant and production. There is ice production, at this time.

2. Consideration of Raftelis 2025 Chilled Water Rate Study Services

On a Motion by Ms. Jackson, seconded by Ms. Ruiz, the Board unanimously agreed to, approve the Raftelis 2025 Chilled Water Rate Study Services proposal, for the Encore Community Development District.

F. Tampa Housing Authority Update

Mr. Reed gave an update on Merida, partial CO by October. Lot 12 will top out by September and will delivery early next summer.

G. District Manager

Ms. DeLuna for a motion to move the September meeting to Thursday, September 11, 2025.

On a Motion by Ms. Ruiz, seconded by Ms. Walker, the Board unanimously agreed to approve moving the September meeting to September 11, 2025, for the Encore Community Development District.

1. Consideration of 2024-2025 Goals and Objectives Reports

Ms. DeLuna stated that the goals and objectives need to be done by November 1, 2025 and will be addressed at the next meeting.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of Second Quarter Website Audit

On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board approved to accept the Second Quarter Website Audit, for the Encore Community Development District.

B. Public Hearing on Fiscal Year 2025-2026 Final Budget

On a Motion by Ms. Jackson, seconded by Ms. Randolph, the Board approved to open the public hearing on Fiscal Year 2025-2026 Final Budget, for the Encore Community Development District.

Public comments were heard. Mr. Reed requested that the District Engineer, the mechanical engineer, Volt Air, and maintenance meet and he would like to be invited.

On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board approved to close the public hearing on Fiscal Year 2025-2026 Final Budget, for the Encore Community Development District.

1. Consideration of Resolution 2025-07; Adopting Fiscal Year 2025-2026 Final Budget

On a Motion by Ms. Jackson, seconded by Ms. Ruiz, the Board approved Resolution 2025-07; Adopting Fiscal Year 2025-2026 Final Budget, for the Encore Community Development District.

C. Public Hearing on Fiscal Year 2025-2026 Assessments

1. Consideration of Resolution 2025-08; Levying O&M Assessments for Fiscal Year 2025-2026

On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board approved to open the public hearing on Fiscal Year 2025-2026 Assessments, for the Encore Community Development District.

There were no public comments.

On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board approved to close the public hearing on Fiscal Year 2025-2026 Assessments, for the Encore Community Development District.

D. Consideration of Resolution 2025-09; Setting the Meeting Schedule for Fiscal Year 2025-2026

On a Motion by Ms. Walker, seconded by Mr. Randolph, the Board approved to approved to adopt Resolution 2025-09; Setting the Meeting Schedule for Fiscal Year 2025-2026, with the starting time of 1:30 p.m., for the Encore Community Development District.

Exhibit A

FIFTH ORDER OF BUSINESS

Business Administration

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting
Held on July 2, 2025.**

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously approved the minutes of the Board of Supervisors Regular Meeting held on July 2, 2025, as presented, for the Encore Community Development District.

**B. Consideration of Operations and Maintenance Expenditures for
June 2025**

On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board ratified the Operations and Maintenance Expenditures for June 2025 (\$16,229.74), for the Encore Community Development District.

**C. Consideration of Chiller Fund Operations and Maintenance
Expenditures for June 2025.**

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for June 2025 (\$73,959.84), for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Walker stated a potential dog park with the City.

Ms. Bowman requested Holiday lights be installed prior to November 20, 2025.

SEVENTH ORDER OF BUSINESS Audience Comments

There were no audience comments.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Jackson, seconded by Ms. Ruiz, the Board unanimously approved to adjourn the meeting at 3:10 p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

ENCORE

LANDSCAPE INSPECTION REPORT



August 11, 2025
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Nebraska, Chiller Plant

UPDATES, SUMMARY, CURRENT EVENTS:

I DID NOT RECEIVE A RESPONSE TO THE JUNE 24th LANDSCAPE INSPECTION REPORT

1. **The trees along Nebraska are still not being maintained. Only the middle block are behind construction fencing.**
2. **Nor are the trees along Harrison off Nebraska. (Pic 2)**



3. There are also still a few tree grates that have been raised a couple inches above the sidewalk. Is there a way we can lift out the tree grates, shave the surface roots and then re-install? (Pic 3)



4. The Chiller Plant surroundings were reportedly sprayed August 6th. This is on the 11th. No dieback at all. (Pics 4 a -d>)



Chiller Plant & Park

5. @Troy Springer - Should we be concerned with the increasing amount of Spanish Needle in the interior portion of the meadow? (Pic 5)



6. Much of the Chiller Park remains unmaintained, including adjacent to the ramp to the drain field and the rear wall. Plantings at the rear wall are overgrown, untrimmed and not delineated from one another. (Pics 6a & b>)



7. The diseased Holly hedge along the drain field fencing has not been removed yet. By what date will this occur? (Pics 7a & b>)



8. Trees on Hank Ballard south of Harrison need to have their water shoots removed.

9. @Greg Woodcock, there is still no Oak on the SW corner of the Legacy. (Pic 9>>)



Reed, Ella Promenade

10. New turf has been installed in many areas of the community. How has the irrigation been altered – frequency and duration? Some areas are browning! (Pics 10a & b>)



11. Remove water shoots from the Crape Myrtles on the east side of the Reed.

12. East Palatka Hollies at the Reed are not improving. I've asked before – what is the irrigation frequency and duration for these tree grates? (Pic 12>)

13. The Bismarck Palms still need to be trimmed. (Pic 13>)

14. Treat the Nutsedge in the turf on the eastern end of the Ella promenade.



15. Our annuals are not being maintained properly – half of them have died, the other half need dead-heading. (Pic 15>)



Hank Ballard, Ella, Church, Trio

16. The planting along the Hank Ballard median north of the roundabout had commenced during this inspection – four beds with a single row with two Foxtail Ferns, four Mammy Croton and then two more Foxtail Ferns. (Pic 16)



17. There are still palm saplings in the beds on the west side of the church.

18. Hand pull the Bitter Melon vine from the Dw. India Hawthorn at the west end of the Ella promenade. (Pic 18)

19. Eradicate the Torpedograss from the Liriope bed on the east side of the church.

20. The Oak on the west side of the church is still leaning. (Pic 20>)



21. Lift the trees along the Trio.

22. Newly-installed turf near the church appears to be drought-stressed as well. (Pic 22)



23. The southern ROW of Harrison between Hank Ballard and Governor hasn't been maintained in months. There are volunteer weeds 4' tall. (Pic 23)



24. The east ROW of Governor south of Harrison has also not been maintained for a very long time. It is FULL of weeds to the point where it almost looks like sod. (Pic 24)



25. Lift the last Oak at the NW corner of Navarro as it is blocking the STOP sign.



Tab 7

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures

July 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,117.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Drainage Solutions	300070	1098	Stormwater Management 12/24	\$ 5,900.00
Irma Ruiz	300055	IR070225	Board of Supervisor Meeting 07/02/25	\$ 200.00
Julia Jackson	300059	JJ070225	Board of Supervisor Meeting 07/02/25	\$ 200.00
Kutak Rock, LLP	300060	3594187- Boundry Amendment	Legal Services 05/25	\$ 3,136.06
Kutak Rock, LLP	300061	3594127	Legal Services 05/25	\$ 2,819.06
Mae F. Walker	300056	MW070225	Board of Supervisor Meeting 07/02/25	\$ 200.00
Mandy Electric, Inc	300062	18879	Replaced 2 LED Light Pole Lamps 07/25	\$ 1,100.00
Michael Randolph	300057	MR070225	Board of Supervisor Meeting 07/02/25	\$ 200.00
Rizzetta & Company, Inc.	300054	INV0000100459	District Management Fees 07/25	\$ 4,369.16
Springer Environmental Services, Inc.	300067	15123	Clean up 06/25	\$ 1,267.30
TECO	20250730-1	TECO Summary 06/25-201 ACH	TECO Summary 06/25-201 ACH	\$ 565.58
The Observer Group, Inc.	300068	25-02212H	Legal Services 07/25	\$ 315.00
Yellowstone Landscape	20250728-1	938450	Monthly Landscape Maintenance 07/25	\$ 4,869.56

Encore Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	20250728-1	953337	Landscape Enhancement, Plant Replacement and Irrigation 07/25	<u>\$ 21,975.80</u>
Total Report				<u>\$ 47,117.52</u>

INVOICE

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

adsofflorida@gmail.com
(813) 568-2891



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

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

Invoice details
Invoice no.: 1098
Terms: Net 30
Invoice date: 12/30/2024
Due date: 01/29/2025

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

Total \$5,900.00

Overdue

01/29/2025
RECEIVED
07/22/2025

Encore CDD

Meeting Date: July 2, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Billi Johnson-Griffin	
Mae Walker	X
Julia Jackson	X
Irma Ruiz	X
Michael Randolph	X

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4pm
Meeting End Time:	
Total Meeting Time:	

Time Over 3 Hours:	
--------------------	--

Total at \$175.00 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	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

Corrected to show that Billi was not there, but Julia was. Thanks.

Encore CDD**Meeting Date: July 2, 2025****SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Billi Johnson-Griffin	<input checked="" type="checkbox"/>
Mae Walker	<input checked="" type="checkbox"/>
Julia Jackson	<input type="checkbox"/>
Irma Ruiz	<input checked="" type="checkbox"/>
Michael Randolph	<input checked="" type="checkbox"/>

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4pm
Meeting End Time:	
Total Meeting Time:	

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 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	\$0.700
Mileage to Charge	\$0.00

DM Signature: **RECEIVED**
07/09/25

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 8, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3594187
6723-2

Re: Boundary Amendment

For Professional Legal Services Rendered

05/01/25	S. Sandy	8.70	2,827.50	Prepare for, travel to, and attend Tampa City Council's first reading of the boundary amendment ordinance; conduct follow up regarding same; return travel
05/02/25	S. Sandy	0.50	162.50	Conduct follow up regarding the city boundary amendment 1st reading

TOTAL HOURS 9.20

TOTAL FOR SERVICES RENDERED \$2,990.00

DISBURSEMENTS

Meals	13.48
Travel Expenses	132.58

TOTAL DISBURSEMENTS 146.06

TOTAL CURRENT AMOUNT DUE

\$3,136.06

RECEIVED
07/08/2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 8, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3594127
6723-1

Re: General

For Professional Legal Services Rendered

05/01/25	S. Sandy	4.90	1,592.50	Prepare for, travel to, and attend board meeting; conduct follow up regarding same; return travel
05/04/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/05/25	S. Sandy	0.20	65.00	Confer regarding FYE 2026 budget hearing and notices for same
05/06/25	S. Sandy	0.40	130.00	Prepare FYE 2026 Budget notices; confer regarding same
05/06/25	D. Wilbourn	0.70	126.00	Prepare fiscal budget and assessment notices
05/12/25	S. Sandy	0.40	130.00	Response to auditor request; review FYE 2024 draft audit
05/13/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
05/13/25	S. Sandy	0.10	32.50	Facilitate response to auditor request
05/15/25	S. Sandy	0.30	97.50	Confer with Smith regarding auditor request
05/15/25	D. Wilbourn	0.60	108.00	Prepare fiscal year budget documents
05/23/25	S. Sandy	0.10	32.50	Review draft agenda

KUTAK ROCK LLP

Encore CDD

July 8, 2025

Client Matter No. 6723-1

Invoice No. 3594127

Page 2

05/29/25	S. Sandy	0.50	162.50	Confer regarding Lot 8 chilled water billing
----------	----------	------	--------	--

TOTAL HOURS	9.10
-------------	------

TOTAL FOR SERVICES RENDERED	\$2,673.00
-----------------------------	------------

DISBURSEMENTS

Meals	13.49
Travel Expenses	132.57

TOTAL DISBURSEMENTS	<u>146.06</u>
---------------------	---------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,819.06</u>
---------------------------------	--------------------------

RECEIVED
07/08/2025

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
8132649234
carie@mandyselectric.com
www.mandyselectric.com

Invoice



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

SHIP TO
Encore

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
18879	07/21/2025	\$1,100.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Completed lighting functionality test on 7/18	1	600.00	600.00
Approved repairs: - Replaced (2) LED light pole lamps	1	500.00	500.00

BALANCE DUE

\$1,100.00

RECEIVED
07/21/2025

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

Invoice

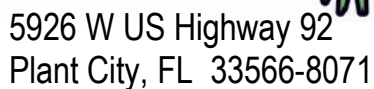
Date	Invoice #
7/2/2025	INV0000100459

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]



Invoice

15123

6/30/2025

Bill To

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

RECEIVED
06/30/25

P.O. No.

Terms

Net 30

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

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

Total

\$1,267.30

Encore CDD
TECO Summary 06/25

RECEIVED
07/21/25

Period Covered: 05/31/25-06/30/25

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>	<u>Credit</u>
211006275344	07/07/25	07/28/25	\$ 56.35	1101 Scott St E #A	4301	
211006275609	07/07/25	07/28/25	\$ 94.60	1199 Scott St E #B	4301	
211006276102	07/07/25	07/28/25	\$ 60.48	1231 Scott St E	4301	
211006276375	07/07/25	07/28/25	\$ 38.23	1261 Scott St E	4301	
211006276698	07/07/25	07/28/25	\$ 42.89	1261 Scott St E Chr Lights	4307	
211006277001	07/07/25	07/28/25	\$ 135.36	1200 Nebraska Av N	4301	
211006277597	07/07/25	07/28/25	\$ 105.54	1200 Nebraska Av N	4301	
211006277886	07/07/25	07/28/25	\$ -	1008 Nebraska Av N	4301	\$288.48
221007736350	07/07/25	07/28/25	\$ 32.13	1210 E. Hamilton Av	4301	
TOTAL			<u>\$ 565.58</u>			

53100	4301	\$	522.69	Utility
53100	4307	\$	42.89	Street Lights

TOTAL	<u>\$</u>	565.58
--------------	-----------	---------------



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

Statement Date: July 07, 2025

Amount Due: \$56.35

Due Date: July 28, 2025

Account #: 211006275344

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



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



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



Scan here to view your account online.

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$54.92
Payment(s) Received Since Last Statement	-\$54.92

Current Month's Charges	\$56.35
-------------------------	---------

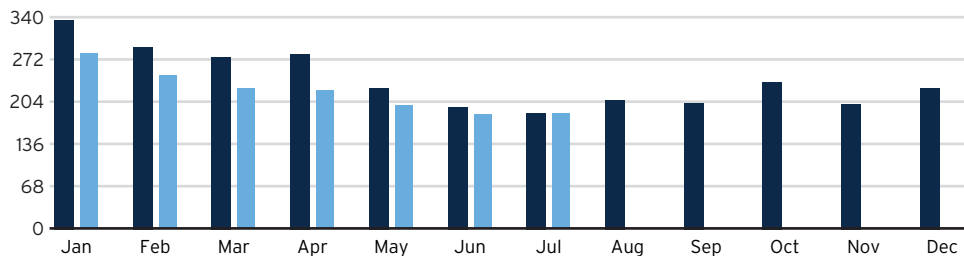
Amount Due by July 28, 2025	\$56.35
-----------------------------	---------

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



Monthly Usage (kWh)

2024 2025



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

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



Account #: 211006275344

Due Date: July 28, 2025



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: \$56.35

Payment Amount: \$ _____

640273327911

Your account will be
drafted on July 28, 2025

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: July 07, 2025
Charges Due: July 28, 2025

Meter Read

Meter Location: # A

Service Period: May 31, 2025 - Jun 30, 2025

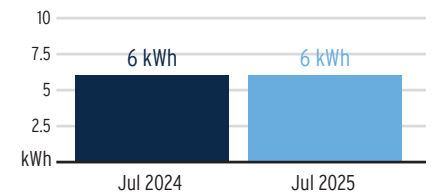
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	06/30/2025	44,729		44,544		185 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53	
Energy Charge	185 kWh @ \$0.08641/kWh	\$15.99	
Fuel Charge	185 kWh @ \$0.03391/kWh	\$6.27	
Storm Protection Charge	185 kWh @ \$0.00577/kWh	\$1.07	
Clean Energy Transition Mechanism	185 kWh @ \$0.00418/kWh	\$0.77	
Storm Surcharge	185 kWh @ \$0.02121/kWh	\$3.92	
Florida Gross Receipt Tax		\$1.22	
Electric Service Cost		\$48.77	
Franchise Fee		\$3.19	
State Tax		\$4.39	
Total Electric Cost, Local Fees and Taxes		\$56.35	

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$56.35

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 07, 2025

Amount Due: \$94.60

Due Date: July 28, 2025

Account #: 211006275609

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



Your average daily kWh used was **7.14% 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.

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due \$94.41

Payment(s) Received Since Last Statement -\$94.41

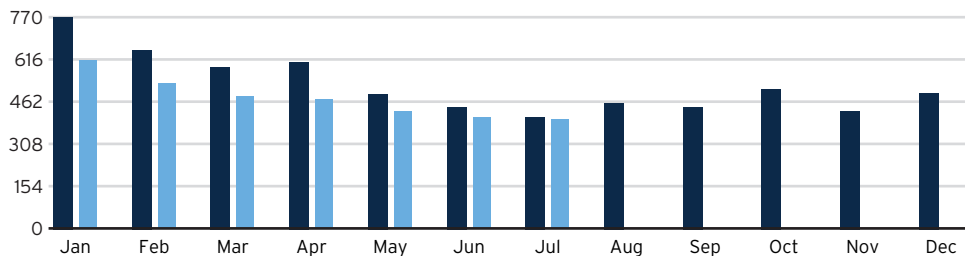
Current Month's Charges \$94.60

Amount Due by July 28, 2025 \$94.60

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

Monthly Usage (kWh)

2024 2025



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



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

Account #: 211006275609

Due Date: July 28, 2025



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: \$94.60

Payment Amount: \$ _____

640273327912

Your account will be
drafted on July 28, 2025

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: July 07, 2025
Charges Due: July 28, 2025

Meter Read


Meter Location: # B

Service Period: May 31, 2025 - Jun 30, 2025

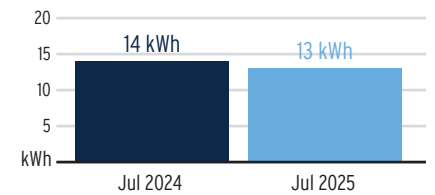
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	06/30/2025	57,875		57,477		398 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	398 kWh @ \$0.08641/kWh		\$34.39
Fuel Charge	398 kWh @ \$0.03391/kWh		\$13.50
Storm Protection Charge	398 kWh @ \$0.00577/kWh		\$2.30
Clean Energy Transition Mechanism	398 kWh @ \$0.00418/kWh		\$1.66
Storm Surcharge	398 kWh @ \$0.02121/kWh		\$8.44
Florida Gross Receipt Tax			\$2.05
Electric Service Cost			\$81.87
Franchise Fee			\$5.36
State Tax			\$7.37
Total Electric Cost, Local Fees and Taxes			\$94.60

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$94.60

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 07, 2025

Amount Due: \$60.48

Due Date: July 28, 2025

Account #: 211006276102

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



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



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



Scan here to view your account online.

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$57.08
Payment(s) Received Since Last Statement	-\$57.08

Current Month's Charges	\$60.48
-------------------------	---------

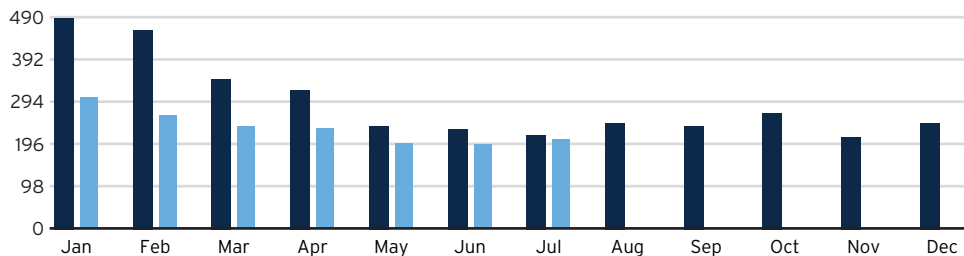
Amount Due by July 28, 2025	\$60.48
-----------------------------	---------

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



Monthly Usage (kWh)

2024 2025



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

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



Account #: 211006276102

Due Date: July 28, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$60.48

Payment Amount: \$ _____

640273327913

Your account will be
drafted on July 28, 2025

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: July 07, 2025

Charges Due: July 28, 2025

Meter Read

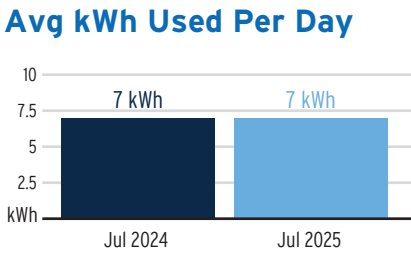
Service Period: May 31, 2025 - Jun 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	06/30/2025	51,363		51,155		208 kWh	1	31 Days

Charge Details

Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	208 kWh @ \$0.08641/kWh	\$17.97
Fuel Charge	208 kWh @ \$0.03391/kWh	\$7.05
Storm Protection Charge	208 kWh @ \$0.00577/kWh	\$1.20
Clean Energy Transition Mechanism	208 kWh @ \$0.00418/kWh	\$0.87
Storm Surcharge	208 kWh @ \$0.02121/kWh	\$4.41
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.34
Franchise Fee		\$3.43
State Tax		\$4.71
Total Electric Cost, Local Fees and Taxes		\$60.48



Important Messages

Total Current Month's Charges

\$60.48

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.

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

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

Phone
Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: July 07, 2025

Amount Due: \$38.23

Due Date: July 28, 2025

Account #: 211006276375

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



Your average daily kWh used was **50% lower** than the same period last year.



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



Scan here to view your account online.

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$36.95
Payment(s) Received Since Last Statement	-\$36.95

Current Month's Charges	\$38.23
-------------------------	---------

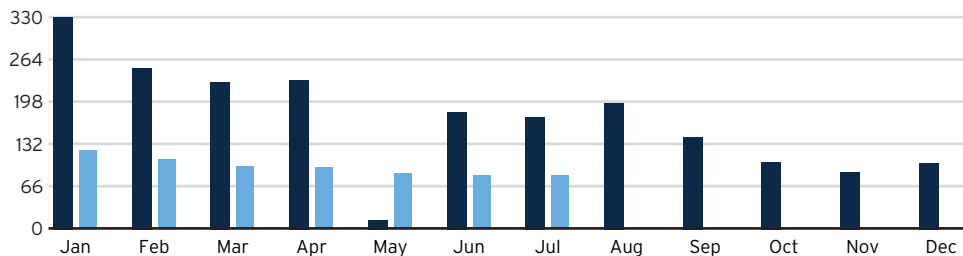
Amount Due by July 28, 2025	\$38.23
-----------------------------	---------

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



Monthly Usage (kWh)

2024 2025



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

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



Account #: 211006276375

Due Date: July 28, 2025



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: \$38.23

Payment Amount: \$ _____

640273327914

Your account will be
drafted on July 28, 2025

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: July 07, 2025

Charges Due: July 28, 2025

Meter Read

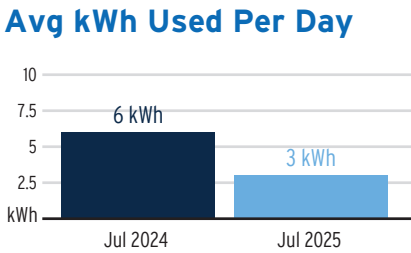
Service Period: May 31, 2025 - Jun 30, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	06/30/2025	24,524		24,440		84 kWh	1	31 Days

Charge Details

Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	84 kWh @ \$0.08641/kWh	\$7.26
Fuel Charge	84 kWh @ \$0.03391/kWh	\$2.85
Storm Protection Charge	84 kWh @ \$0.00577/kWh	\$0.48
Clean Energy Transition Mechanism	84 kWh @ \$0.00418/kWh	\$0.35
Storm Surcharge	84 kWh @ \$0.02121/kWh	\$1.78
Florida Gross Receipt Tax		\$0.83
Electric Service Cost		\$33.08
Franchise Fee		\$2.17
State Tax		\$2.98
Total Electric Cost, Local Fees and Taxes		\$38.23



Important Messages

Total Current Month's Charges

\$38.23

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
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Energy-Saving Programs:
813-275-3909

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

Statement Date: July 07, 2025

Amount Due: \$42.89

Due Date: July 28, 2025

Account #: 211006276698

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.



Your average daily kWh used was **300% higher** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$28.59
Payment(s) Received Since Last Statement	-\$28.59

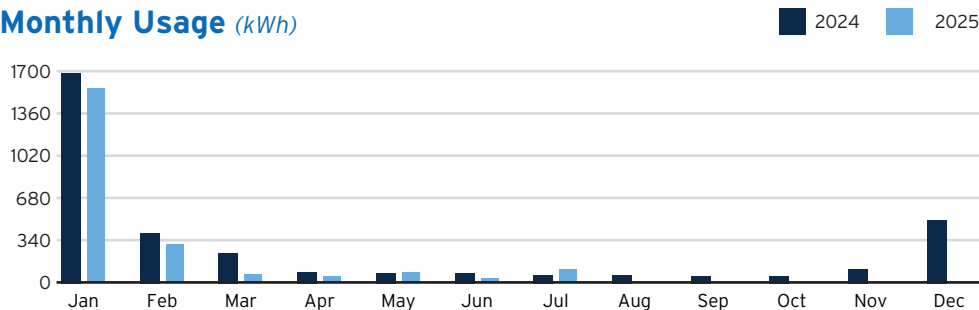
Current Month's Charges	\$42.89
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Amount Due by July 28, 2025 \$42.89

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



Monthly Usage (kWh)



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

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



Account #: 211006276698

Due Date: July 28, 2025



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: \$42.89

Payment Amount: \$ _____

640273327915

Your account will be drafted on July 28, 2025

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: July 07, 2025
Charges Due: July 28, 2025

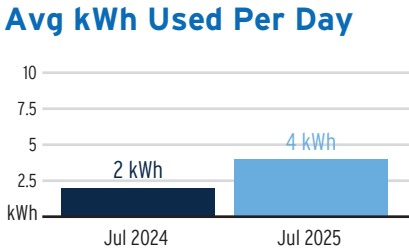
Meter Read

Service Period: May 31, 2025 - Jun 30, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	06/30/2025	12,476		12,366		110 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	110 kWh @ \$0.08641/kWh	\$9.51
Fuel Charge	110 kWh @ \$0.03391/kWh	\$3.73
Storm Protection Charge	110 kWh @ \$0.00577/kWh	\$0.63
Clean Energy Transition Mechanism	110 kWh @ \$0.00418/kWh	\$0.46
Storm Surcharge	110 kWh @ \$0.02121/kWh	\$2.33
Florida Gross Receipt Tax		\$0.93
Electric Service Cost		\$37.12
Franchise Fee		\$2.43
State Tax		\$3.34
Total Electric Cost, Local Fees and Taxes		\$42.89



Important Messages

Total Current Month's Charges **\$42.89**

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Tampa, FL 33601-0111

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TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Statement Date: July 07, 2025

Amount Due: \$135.36

Due Date: July 28, 2025

Account #: 211006277001

DO NOT PAY. Your account will be drafted on July 28, 2025

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$123.05
Payment(s) Received Since Last Statement	-\$123.05

Current Month's Charges	\$135.36
-------------------------	----------

Amount Due by July 28, 2025 \$135.36

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 **51.22% lower** than the same period last year.

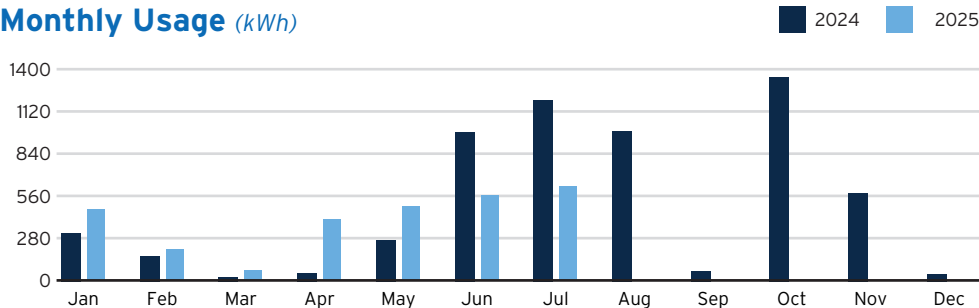


Your average daily kWh used was **5.26% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006277001

Due Date: July 28, 2025



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: \$135.36

Payment Amount: \$ _____

640273327916

Your account will be drafted on July 28, 2025

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: July 07, 2025
Charges Due: July 28, 2025

Meter Read

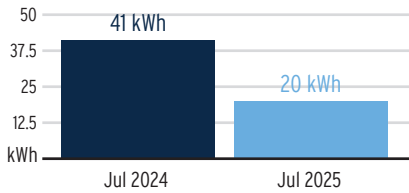
Service Period: May 31, 2025 - Jun 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	06/30/2025	38,696		38,071		625 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	625 kWh @ \$0.08641/kWh	\$54.01
Fuel Charge	625 kWh @ \$0.03391/kWh	\$21.19
Storm Protection Charge	625 kWh @ \$0.00577/kWh	\$3.61
Clean Energy Transition Mechanism	625 kWh @ \$0.00418/kWh	\$2.61
Storm Surcharge	625 kWh @ \$0.02121/kWh	\$13.26
Florida Gross Receipt Tax		\$2.93
Electric Service Cost		\$117.14
Franchise Fee		\$7.67
State Tax		\$10.55
Total Electric Cost, Local Fees and Taxes		\$135.36

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$135.36**

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Ways To Pay Your Bill

Bank Draft
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In-Person
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Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

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

Phone
Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Statement Date: July 07, 2025

Amount Due: \$105.54

Due Date: July 28, 2025

Account #: 211006277597

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



Your average daily kWh used was **21.05% lower** than the same period last year.



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



Scan here to view your account online.

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$103.49
Payment(s) Received Since Last Statement	-\$103.49

Current Month's Charges	\$105.54
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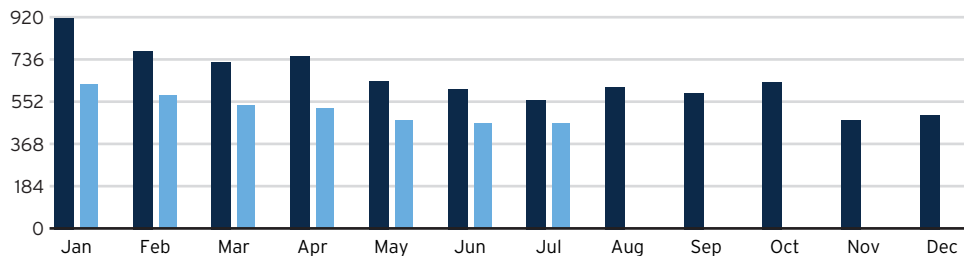
Amount Due by July 28, 2025 \$105.54

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



Monthly Usage (kWh)

2024 2025



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

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



Account #: 211006277597

Due Date: July 28, 2025



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: \$105.54

Payment Amount: \$ _____

640273327917

Your account will be
drafted on July 28, 2025

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: July 07, 2025
Charges Due: July 28, 2025

Meter Read

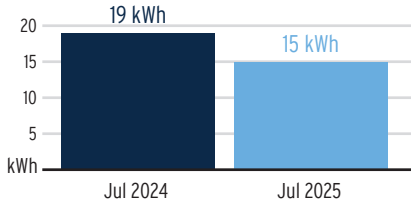
Service Period: May 31, 2025 - Jun 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	06/30/2025	9,825		9,366		459 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	459 kWh @ \$0.08641/kWh	\$39.66
Fuel Charge	459 kWh @ \$0.03391/kWh	\$15.56
Storm Protection Charge	459 kWh @ \$0.00577/kWh	\$2.65
Clean Energy Transition Mechanism	459 kWh @ \$0.00418/kWh	\$1.92
Storm Surcharge	459 kWh @ \$0.02121/kWh	\$9.74
Florida Gross Receipt Tax		\$2.28
Electric Service Cost		\$91.34
Franchise Fee		\$5.98
State Tax		\$8.22
Total Electric Cost, Local Fees and Taxes		\$105.54

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$105.54**

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

Ways To Pay Your Bill

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Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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

Statement Date: July 07, 2025

Amount Due: \$32.13

Due Date: July 28, 2025

Account #: 221007736350

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



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



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



Scan here to view your account online.

Account Summary

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$30.89
Payment(s) Received Since Last Statement	-\$30.89

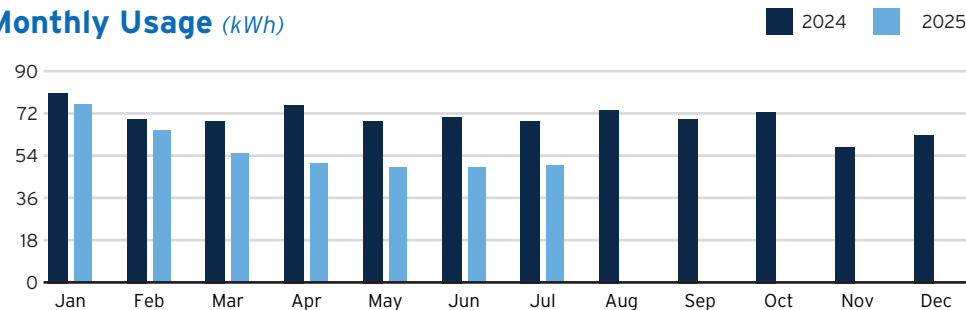
Current Month's Charges	\$32.13
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Amount Due by July 28, 2025 **\$32.13**

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



Monthly Usage (kWh)



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

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



Account #: 221007736350

Due Date: July 28, 2025



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: \$32.13

Payment Amount: \$ _____

655088030007

Your account will be
drafted on July 28, 2025

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: July 07, 2025
Charges Due: July 28, 2025


Meter Read

Service Period: May 31, 2025 - Jun 30, 2025

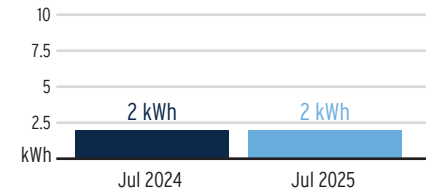
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	06/30/2025	4,080		4,030		50 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53	
Energy Charge	50 kWh @ \$0.08641/kWh	\$4.32	
Fuel Charge	50 kWh @ \$0.03391/kWh	\$1.70	
Storm Protection Charge	50 kWh @ \$0.00577/kWh	\$0.29	
Clean Energy Transition Mechanism	50 kWh @ \$0.00418/kWh	\$0.21	
Storm Surcharge	50 kWh @ \$0.02121/kWh	\$1.06	
Florida Gross Receipt Tax		\$0.70	
Electric Service Cost		\$27.81	
Franchise Fee		\$1.82	
State Tax		\$2.50	
Total Electric Cost, Local Fees and Taxes		\$32.13	

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$32.13

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02212H

Date 07/25/2025

Attn:
Encore CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02212H

\$315.00

Corrected Notice of Public Hearing and Board of Supervisors Meeting

RE: Encore CDD Board of Supervisors Meeting on 8/14/25 @ 1:30 PM for
FY2026 Budget et al

Published: 7/25/2025

RECEIVED
07/24/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$315.00

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

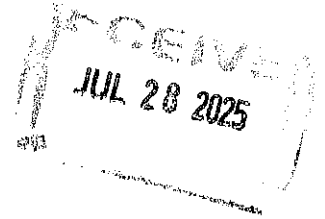
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Serial Number
25-02212H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH



STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Corrected Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Encore CDD Board of Supervisors Meeting on 8/14/25 @ 1:30 PM for FY2026 Budget et al

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

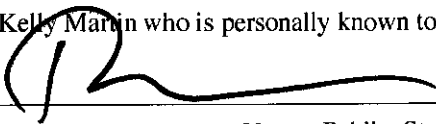
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

1 of 2

ENCORE COMMUNITY DEVELOPMENT DISTRICT

CORRECTED NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") for the Encore Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 14, 2025
TIME: 1:30 PM
LOCATION: Ella at Encore
1210 Ray Charles Blvd.
Tampa, Florida 33602

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Note, the previously published notice of the District's public hearings related to its FY 2026 Budget and O&M Assessments. This Notice is intended to replace that prior notice in full.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units Acres	EAU/ERU Factor	Proposed O&M Assessment
Affordable MF Rental (AFR)	575	0.40	230.49
Market Rate MF Rental (MRKR)	1561	0.50	288.12
Market Rate MF Condo (MRKC)	138	0.70	403.37
Hotel	227	0.70	403.37
Retail-Grocery	60,000	1,000.00	.58
Other Retail	83,047	1,250.00	.46
Office	43,884	1,500.00	.38

**Includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

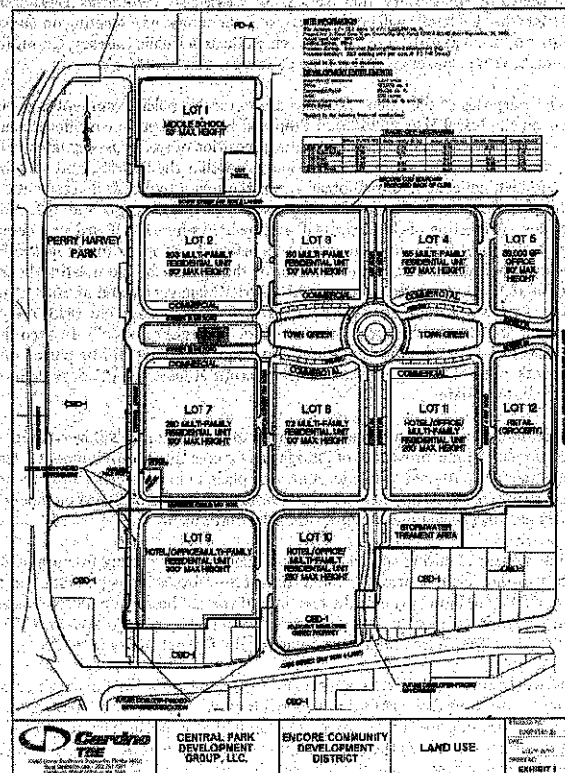
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://encoredd.org>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. 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), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



Stephanie DeLuna, District Manager
July 25, 2025

25-02212H

2 of 2



INVOICE

INVOICE #	INVOICE DATE
938450	7/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

RECEIVED
06/24/25

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Encore CDD

Address: 1004 N Nebraska Ave
Tampa, FL 33602

Invoice Due Date: July 31, 2025

Invoice Amount: \$4,869.56

Description	Current Amount
Monthly Landscape Maintenance July 2025	\$4,869.56

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

Excellence

Invoice Total **\$4,869.56**

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

Property Name: Encore CDD

Address: 1004 N Nebraska Ave
Tampa, FL 33602

INVOICE

INVOICE #	INVOICE DATE
953337	7/8/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 7, 2025

Invoice Amount: \$21,975.80

Description	Current Amount
Ray Charles Plant Replacement	
Subcontracted Service	\$19,680.30
Landscape Enhancement	\$2,145.50
Irrigation	\$150.00

Invoice Total

\$21,975.80

RECEIVED
07/08/2025

IN COMMERCIAL LANDSCAPING

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



Proposal #: 535274

Date: 3/28/2025

From: Chrissy Van Helden

**Landscape Enhancement Proposal for
Encore CDD**

Stephanie DeLuna
Rizzetta & Company, Inc.

sdeluna@rizzeta.com

LOCATION OF PROPERTY

1004 N Nebraska Ave
Tampa, FL 33602

Ray Charles Plant Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Remove/Install	1	\$835.00	\$835.00
Mammy Crotons, 3 GAL	18	\$18.50	\$333.00
Indian Hawthorn, 3 GAL	31	\$19.00	\$589.00
Arbicola, 3 GAL	21	\$18.50	\$388.50
Irrigation Labor	1	\$150.00	\$150.00
St. Augustine	10,638	\$1.85	\$19,680.30

Replace degraded St. Augustine Throughout Ray Charles

Replace missing, dead, and non-thriving Mammy Crotons

Replace missing and dead Indian Hawthorn

Replace missing, dead, and non-thriving Arbicola

Fill holes in Jasmine end caps

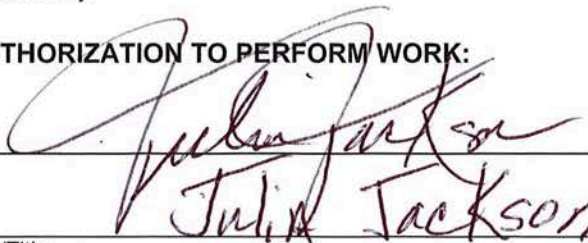
Remove All Debris

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By



Print Name/Title

Date

Encore CDD

Subtotal	\$21,975.80
Sales Tax	\$0.00
Proposal Total	\$21,975.80

THIS IS NOT AN INVOICE

Tab 8

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
July 2025
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$196,732.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa Utilities	20250730-1	2175375 06/25 Chiller ACH	1237 E Harrison St 06/25	\$ 11,629.26
Frontier Florida, LLC	20250728-2	813-223-7101-092412-5 07/25 ACH Chiller	Telephone, Internet & Cable 07/25	\$ 427.32
Rizzetta & Company, Inc.	300027	INV0000100459 Chiller	District Management Fees 07/25	\$ 937.34
Stantec Consulting Services, Inc.	300030	2418293 Chiller	Engineering Services 06/25 Chiller	\$ 1,957.25
Tampa Bay Trane	300005	315482423 Chiller RESERVE	Pay App - invoice 315482423 CEP Ice Making HX repair	\$ 25,526.38
Tampa Bay Trane	20250716-1	315422141 Chiller	Pay app # 4 Lot 8	\$ 2,872.50
Tampa Bay Trane	20250718-1	315437899	Monthly Billing #3117815 06/25	\$ 29,166.66
TECO	20250701-1	211006277308 05/25 ACH Chiller	1200 Nebraska Ave 05/25	\$ 18,150.07
TECO	20250702-1	221009277932 05/25 ACH Chiller	221009277932 05/25 ACH Chiller	\$ 14,976.87
TECO	20250728-1	211006278348 06/25 ACH Chiller	1004 N Nebraska Ave C 06/25	\$ 38,989.17
TECO	20250731-1	211006277308 06/25 ACH Chiller	1200 Nebraska Ave 06/25	\$ 33,638.88

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20250731-2	221009277932 06/25 ACH Chiller	221009277932 06/25 ACH Chiller	<u>\$ 18,461.05</u>
Total Report				<u>\$ 196,732.75</u>



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

Amount Now Due

\$11,629.26

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 07/14/2025

PAY NEW CHARGES BY: AUTO PAY

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

00002175375 0001162926

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



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

Bill Date: 07/14/2025

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 07/09/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	558	518	30	40	30
10111234	WATER	7680	6885	30	795	595
17063414	WATER	1958	1404	30	554	414
12024493	WATER	190	188	30	2	1
12011270	WATER	2682	2682	30	0	0

Amount Now Due

\$11,629.26

Your Account Number

2175375

Water Customer Class

INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
JUL	1040
JUN	809
MAY	317
APR	207
MAR	191
FEB	601
JAN	1284
DEC	1147
NOV	868
OCT	2
SEP	568
AUG	151
JUL	251

LAST BILLING				8,378.72
LESS PAYMENTS				8,378.72 CR
WATER BASE CHARGE 3"	1 Meter @	105.00		105.00
WATER TIER 1 CHARGE	835.0 @	3.91		3,264.85
TBW PASS-THROUGH	835.0 @	0.00		0.00
WATER SUBTOTAL		3,369.85		
UTILITY TAX 10%				336.99
WASTEWATER BASE CHARGE 3"	1 Meter @	105.00		105.00
WASTEWATER CHARGE INSIDE	1391.0 @	5.62		7,817.42

Pay This Amount



\$11,629.26

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 07-28-2025



ENCORE COMMUNITY DEVELOPMENT Account Number: **813-223-7101-092412-5**

PIN:

Billing Date:
Jul 01, 2025

Billing Period:
Jul 01 – Jul 31, 2025

Hi ENCORE COMMUNITY DEVELOPMENT,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$428.58
Payment received by Jul 01, thank you	-\$428.58

Service summary

	Previous month	Current month
Bundle	\$356.79	↓\$356.35
Other	\$4.50	\$4.50
Taxes and Fees	\$67.29	↓\$66.47
Total services	\$428.58	\$427.32
Total balance		\$427.32

Total balance

\$427.32

Auto Pay is scheduled
Jul 25



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

RECEIVED
07/07/25

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 01 07022025 NNNNNNNN 01 004152 0026

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

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



0090088132237101092412000000000000000427325



ENCORE COMMUNITY DEVELOPMENT Account Number:
813-223-7101-092412-5

PIN:

Billing Date:
Jul 01, 2025

Billing Period:
Jul 01 – Jul 31, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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 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.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

07.01-07.31	FiberOptic Internet for Business 25/25	\$135.98
	Internet Discount	-\$5.00
	\$5.00 Discount through 07/31/25	
	Solutions Bundle Discount	-\$22.00
	Valued Customer Fiber 500 Upgrade	\$0.00
	Solutions Bundle Line	\$106.00
	Additional Line Unlimited	\$99.00
(2)	Federal Primary Carrier Multi Line Charge	\$29.98
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.00
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.00
	Additional Line Discount	-\$30.00
Bundle Total		\$356.35

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$291.84 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.



Other Charges

Monthly Charges

07.01-07.31	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$23.04
	Federal USF Recovery Charge	\$8.78
	Federal Excise Tax	\$0.86
Federal Taxes		\$32.68
	Tampa Utility Tax	\$15.50
	FL State Communications Services Tax	\$12.66
	FL State Gross Receipts Tax	\$4.34
(2)	Hillsborough County 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.33
(2)	FL Telecommunications Relay Service	\$0.16
State Taxes		\$33.79
Taxes and Fees Total		\$66.47

Total current month charges **\$427.32**



ENCORE COMMUNITY DEVELOPMENT Account Number: **813-223-7101-092412-5**
PIN:

Billing Date: **Jul 01, 2025**
Billing Period: **Jul 01 - Jul 31, 2025**

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
	Additional Line Discount		2025-07-01	-\$30.00
	Solutions Bundle Discount		2025-07-01	-\$22.00
Total				-\$52.00

Frontier Bundled Video Service

Total Video Programming Charges

	Additional Line Discount	-\$30.00
Total		-\$30.00

813-223-7101

88/KQXA/166347/ /VZFL



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

Invoice

Date	Invoice #
7/2/2025	INV0000100459

Bill To:

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

Services for the month of		Terms	Client Number
July		Upon Receipt	00201
Description	Qty	Rate	Amount
Accounting Services Chiller \$937.34	1.00	\$1,406.00	\$1,406.00
Administrative Services	1.00	\$318.67	\$318.67
Landscape Consulting Services	1.00	\$900.00	\$900.00
Management Services	1.00	\$2,581.83	\$2,581.83
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$5,306.50
Total			\$5,306.50



INVOICE

Invoice Number	2418293
Invoice Date	July 1, 2025
Customer Number	183039
Project Number	238202247

Bill To

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

Please Remit To

Stantec Consulting Services Inc. (SCSI)
Federal Tax ID
11-2167170

Stantec Project Manager:**Current Invoice Due:****For Period Ending:**

Woodcock, Greg

\$1,957.25

June 27, 2025

RECEIVED
07/01/2025

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

INVOICE

Invoice Number
Project Number

2418293
238202247

Top Task 2025 FY 2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Dabash, Sama	1.00	167.00	167.00
	1.00		167.00
Woodcock, Gregory (Greg)	8.25	217.00	1,790.25
	8.25		1,790.25
Professional Services Subtotal	9.25		1,957.25

Top Task 2025 FY Total 1,957.25

Total Fees & Disbursements \$1,957.25

INVOICE TOTAL (USD) \$1,957.25

Billing Backup - Roster

Date	Project	Task	Expnd Type		Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-06-23	238202247	2025 FY	Direct - Regular		DABASH, SAMA	1.00	167.00	167.00	PROJECT SETUP COORDINATION AND PIPELINE
2025-06-03	238202247	2025 FY	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	COORDINATE WITH STEPHANIE REGARDING LOT 12 USE AND OWNERSHIP.
2025-06-04	238202247	2025 FY	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	SEND EMAIL TO LORENZO REQUESTING INFORMATION FOR LOT 12 USE AND TYPE OF USE.
2025-06-05	238202247	2025 FY	Direct - Regular		WOODCOCK, GREGORY (GREG)	3.25	217.00	705.25	COORDINATE WITH LOT 11 DEVELOPER REGARDING IRRIGATION CONNECTION TO LOT 12 AND TREE REPLACEMENT. PREPARE FOR AND ATTEND CDD MEETING.
2025-06-09	238202247	2025 FY	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH STEPHANIE REGARDING LIGHTING PLANS AND CIRCUIT MAP FOR ELECTRICIAN.
2025-06-12	238202247	2025 FY	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW FILES FOR LIGHTING PLANS AND LIGHT POLE NUMBERS. SEND INFORMATION TO STEPHANIE.
2025-06-17	238202247	2025 FY	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	CALL WITH STEPHANIE REGARDING LIGHTING. SEND EMAILS TO DEVELOPERS TO INVESTIGATE METER REMOVED.
2025-06-27	238202247	2025 FY	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE MEETING WITH IRRIGATION TEAM AND LOT 8 CONTRACTORS TO TURN ON IRRIGATION FOR LOT 8 NEW TREES
Total Labor:						9.25		\$1,957.25	
Total Project 238202247						9.25		\$1,957.25	

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

Invoice

Invoice Number **315482423**

For questions please contact:

Tampa TCS SO FL

Tel: 813-877-8251

Fax: 813-877-8257

Remit Payment ToTrane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469Invoice Date **27-JUN-2025**Customer No. **958479**Reference No. **H503822**Internal Account **4205244**Payment Terms **NET 45**Payment Due Date **11-Aug-2025**

Discount Date

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

Customer Tax ID

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

Sold ToENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES**Ship To**1299 EAST HARRISON STREET
TAMPA, FL 33602<https://www.tranetechnologies.com/customer>**CERTifyTax** - for submittal of tax exemption certificates.**iReceivables** - access invoice copies, account balances & make payments.

-1

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	25526.38	0.00	0.00	0.00	25526.38

Special Instructions	Encore CEP Ice Making HX Rep Kristina Gay kristina.gay@trane.com Kristina Gay kristina.gay@trane.com
----------------------	--

Contract No.	Contract Date	Ship Date	Purchase Order
CID00115402	07-SEP-2023	30-JUN-2025	Signed proposal

Application No. **04** for work completed thru **30-JUN-2025**

- | | | | |
|---------------------------------|--------------|--|--------------|
| 1. ORIGINAL CONTRACT SUM: | \$784,846.00 | 4. TOTAL COMPLETED & STORED TO DATE: | \$784,846.00 |
| 2. NET CHANGE BY CHANGE ORDERS: | \$0.00 | a. Percentage Completed: | 100.00% |
| 3. CONTRACT SUM TO DATE: | \$784,846.00 | 5. RETAINAGE: | |
| | | a. 0.00% of Completed Work: | \$0.00 |
| | | b. 0.00% of Stored Material: | \$0.00 |
| | | Total Retainage: | \$0.00 |
| | | 6. TOTAL EARNED LESS RETAINAGE: | \$784,846.00 |
| | | 7. LESS PREVIOUS REQUESTS FOR PAYMENT: | \$759,319.62 |

Sections Included: Summary Sheet and Detail
Sheet(s)

- | | |
|---|--------------------|
| 8. CURRENT PROJECT PAYMENT DUE: | \$25,526.38 |
| (Before Applicable Sales Taxes) | |
| 9. Applicable Sales Taxes: | \$0.00 |
| 10. Amount Due This Requisition: | \$25,526.38 |
| Currency: USD | |

PLEASE REFERENCE NUMBER **315482423** WITH YOUR PAYMENT**RECEIVED**
07/02/2025**TRANE**
TECHNOLOGIES

APPLICATION AND CERTIFICATION FOR PAYMENT (SUMMARY SHEET)⁻¹

Invoice: 315482423

To: ENCORE COMMUNITY DEVELOPMENT DISTRICT CONTRACT NAME: ENCORE CEP ICE MAKING HX REP

From: Trane 902 N. HIMES AVENUE TAMPA, FL 33609 CONTRACT LOCATION: 1299 EAST HARRISON STREET TAMPA, FL 33602

APPLICATION NO: 04
APPLICATION DATE: 27-JUN-2025
PERIOD TO: 30-JUN-2025
CUST PO NO: Signed proposal

CONTRACT DATE: 07-SEP-2023
CONTRACT NO: CID00115402

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1 **ORIGINAL CONTRACT SUM:** \$784,846.00

2 **NET CHANGE BY CHANGE ORDERS:** \$0.00

3 **CONTRACT SUM TO DATE** (Line 1 +/- 2) \$784,846.00

4 **TOTAL COMPLETED & STORED TO DATE:** \$784,846.00
(Column G on Detail Sheet)

5 **RETAINAGE:**

a. 0.00% of Completed Work: \$0.00
(Columns D + E on Detail Sheet)

b. 0.00% of Stored Material: \$0.00
(Column F on Detail Sheet)

Total Retainage: \$0.00
(Line 5a+5b or Total in Column I of Detail Sheet)

6 **TOTAL EARNED LESS RETAINAGE:** \$784,846.00
(Line 4 less Line 5 Total)

7 **LESS PREVIOUS CERTIFICATES FOR PAYMENT:** \$759,319.62
(Line 6 from prior Certificate)

8 **CURRENT PAYMENT DUE:** \$25,526.38
(Before Applicable Sales Taxes)

9 **BALANCE TO FINISH, INCLUDING RETAINAGE:** \$0.00
(Line 3 less line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS:	\$0.00	

The undersigned Company Certifies that to the best of the Company's knowledge, information and belief, the work covered by this Application For Payment has been completed in accordance with the Contract Documents, and that current payment shown herein is now due

COMPANY: Trane

BY: _____ Date: _____

State of: _____
County of: _____

Subscribed and sworn to before

Me this _____ day of _____

My Commission expires: _____

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the undersigned company Certifies that to the best of their knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the company indicated above is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$25,526.38

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Detail Sheet that are changed to conform to the amount certified.)

CERTIFIER: _____ Date: _____

BY: _____

ACCEPTANCE: _____ Date: _____

BY: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the company named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the party under this Contract.

DETAIL SHEET

Invoice: 315482423

APPLICATION AND CERTIFICATE FOR PAYMENT,
Containing Certification is attachedAPPLICATION NO: 04
APPLICATION DATE: 27-JUN-2025
PERIOD TO: 30-JUN-2025CUST PO NO: Signed proposal
CONTRACT DATE: 07-SEP-2023
CONTRACT NO: CID00115402

A	B	C	D	E	F	G		H	I
No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D +E)	THIS PERIOD					
1	Engineering and Permitting	47,895.00	47,895.00	0.00	0.00	47,895.00	100.00%	0.00	0.00
2	Controls	71,878.07	71,878.07	0.00	0.00	71,878.07	100.00%	0.00	0.00
3	Mechanical Demolition	85,450.00	85,450.00	0.00	0.00	85,450.00	100.00%	0.00	0.00
4	Mobilization a Project Manag	15,250.00	15,250.00	0.00	0.00	15,250.00	100.00%	0.00	0.00
5	Heat Exchangers	280,089.62	280,089.62	0.00	0.00	280,089.62	100.00%	0.00	0.00
6	Mechanical Installation	258,756.93	258,756.93	0.00	0.00	258,756.93	100.00%	0.00	0.00
7	Commissioning	25,526.38	0.00	25,526.38	0.00	25,526.38	100.00%	0.00	0.00
	TOTAL	784,846.00	759,319.62	25,526.38	0.00	784,846.00	100.00%	0.00	0.00



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

Invoice

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 Number **315422141**

Invoice Date **30-MAY-2025**

Customer No. **958479**

Reference No. **H504296**

Internal Account **4205244**

Payment Terms **NET 45**

Payment Due Date **14-Jul-2025**

Discount Date

Bill To

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

RECEIVED
07/10/25

Customer Tax ID

Inco Terms

Supply Location **Tampa TCS SO FL**

Shipping Method

Tracking No.

Freight Terms

Bill of Lading

Sold To

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

Ship To

1251 RAY CHARLES BOULEVARD
TAMPA, FL 33602

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

CERTifyTax - for submittal of tax exemption certificates.

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

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	2872.50	0.00	0.00	0.00	2872.50

Special Instructions	Encore Lot 8 Modera Kristina Gay kristina.gay@trane.com Kristina Gay kristina.gay@trane.com
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Contract No.	Contract Date	Ship Date	Purchase Order
CID00117585	17-JAN-2024	30-MAY-2025	Signed Proposal

Application No. **04** for work completed thru **30-MAY-2025**

1. ORIGINAL CONTRACT SUM:	\$396,615.00	4. TOTAL COMPLETED & STORED TO DATE:	\$436,790.00
2. NET CHANGE BY CHANGE ORDERS:	\$40,175.00	a. Percentage Completed:	100.00%
3. CONTRACT SUM TO DATE:	\$436,790.00	5. RETAINAGE:	
		a. 0.00% of Completed Work:	\$0.00
		b. 0.00% of Stored Material:	\$0.00
		Total Retainage:	\$0.00
		6. TOTAL EARNED LESS RETAINAGE:	\$436,790.00
		7. LESS PREVIOUS REQUESTS FOR PAYMENT:	\$433,917.50

Sections Included: Summary Sheet and Detail
Sheet(s)

8. CURRENT PROJECT PAYMENT DUE:	\$2,872.50
(Before Applicable Sales Taxes)	
9. Applicable Sales Taxes:	\$0.00
10. Amount Due This Requisition:	\$2,872.50
Currency: USD	
PLEASE REFERENCE NUMBER 315422141 WITH YOUR PAYMENT	

APPLICATION AND CERTIFICATION FOR PAYMENT (SUMMARY SHEET)

Invoice: 315422141

To: ENCORE COMMUNITY DEVELOPMENT DISTRICT
 From: Trane
 902 N. HIMES AVENUE
 TAMPA, FL 33609

CONTRACT NAME: ENCORE LOT 8 MODERA
 CONTRACT LOCATION: 1251 RAY CHARLES BOULEVARD
 TAMPA, FL 33602

APPLICATION NO: 04
 APPLICATION DATE: 30-MAY-2025
 PERIOD TO: 30-MAY-2025
 CUST PO NO: Signed Proposal

CONTRACT DATE: 17-JAN-2024
 CONTRACT NO: CID00117585

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1 ORIGINAL CONTRACT SUM: \$396,615.00
 2 NET CHANGE BY CHANGE ORDERS: \$40,175.00
 3 CONTRACT SUM TO DATE (Line 1 +/- 2) \$436,790.00
 4 TOTAL COMPLETED & STORED TO DATE: \$436,790.00
 (Column G on Detail Sheet)
 5 RETAINAGE:
 a. 0.00% of Completed Work: \$0.00
 (Columns D + E on Detail Sheet)
 b. 0.00% of Stored Material: \$0.00
 (Column F on Detail Sheet)
 Total Retainage: \$0.00
 (Line 5a+5b or Total in Column I of Detail Sheet)
 6 TOTAL EARNED LESS RETAINAGE: \$436,790.00
 (Line 4 less Line 5 Total)
 7 LESS PREVIOUS CERTIFICATES FOR PAYMENT: \$433,917.50
 (Line 6 from prior Certificate)
 8 CURRENT PAYMENT DUE: \$2,872.50
 (Before Applicable Sales Taxes)
 9 BALANCE TO FINISH, INCLUDING RETAINAGE: \$0.00
 (Line 3 less line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$40,175.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$40,175.00	\$0.00
NET CHANGE BY CHANGE ORDERS:	\$40,175.00	

The undersigned Company Certifies that to the best of the Company's knowledge, information and belief, the work covered by this Application For Payment has been completed in accordance with the Contract Documents, and that current payment shown herein is now due

COMPANY: Trane
 BY: James Crum Date:

State of: Florida
 County of Hillsborough
 Subscribed and sworn to before Pat Kell
 Me this 10th day of July 2025
 My Commission expires: 4/19/2026



PATRICIA LOUISE KELLAR
 Notary Public
 State of Florida
 Comm# HH217808
 Expires 1/19/2026

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the undersigned company Certifies that to the best of their knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the company indicated above is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$2,872.50

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Detail Sheet that are changed to conform to the amount certified.)

CERTIFIER: [Signature]
 BY: [Signature] Date: 6-25-25

ACCEPTANCE: [Signature]
 BY: [Signature] Date: 7-10-2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the company named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the party under this Contract.

TRANE
 TECHNOLOGIES

DETAIL SHEET

Invoice: 315422141

APPLICATION AND CERTIFICATE FOR PAYMENT,
Containing Certification is attachedAPPLICATION NO: 04
APPLICATION DATE: 30-MAY-2025
PERIOD TO: 30-MAY-2025CUST PO NO: Signed Proposal
CONTRACT DATE: 17-JAN-2024
CONTRACT NO: CID00117585

A	B	C	D	E	F	G		H	I
No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D +E)	THIS PERIOD					
1	Mobilization a Project Manag	23,375.00	23,202.50	172.50	0.00	23,375.00	100.00%	0.00	0.00
2	Controls	81,930.00	79,230.00	2,700.00	0.00	81,930.00	100.00%	0.00	0.00
3	Change Order 1 UG Valve	40,175.00	40,175.00	0.00	0.00	40,175.00	100.00%	0.00	0.00
4	Heat Exchangers	120,040.00	120,040.00	0.00	0.00	120,040.00	100.00%	0.00	0.00
5	Mechanical Installation	171,270.00	171,270.00	0.00	0.00	171,270.00	100.00%	0.00	0.00
	TOTAL	436,790.00	433,917.50	2,872.50	0.00	436,790.00	100.00%	0.00	0.00



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

Invoice

Invoice Number **315437899**

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	06-JUN-2025
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	21-Jul-2025
Discount Date	

Bill To

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

Customer Tax ID

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

Sold To

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

Ship To

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

CERTifyTax - for submittal of tax exemption certificates.

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

1218434741

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	29166.66	0.00	0.00	0.00	29166.66

Special Instructions MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		06-JUN-2025	BILL JOHNSON-GRIFFIN 06/09/25

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 06/01/2025	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 06/01/2025	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 06/01/2025	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 06/01/2025	1			

RECEIVED



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

RECEIVED
06/10/25

Statement Date: June 09, 2025

Amount Due: \$18,150.07

Due Date: June 30, 2025

Account #: 211006277308

DO NOT PAY. Your account will be drafted on June 30, 2025

Account Summary

Current Service Period: May 03, 2025 - June 03, 2025

Previous Amount Due	\$35,538.66
Payment(s) Received Since Last Statement	-\$35,538.66

Current Month's Charges	\$18,150.07
-------------------------	-------------

Amount Due by June 30, 2025 \$18,150.07

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 **58.15% lower** than the same period last year.



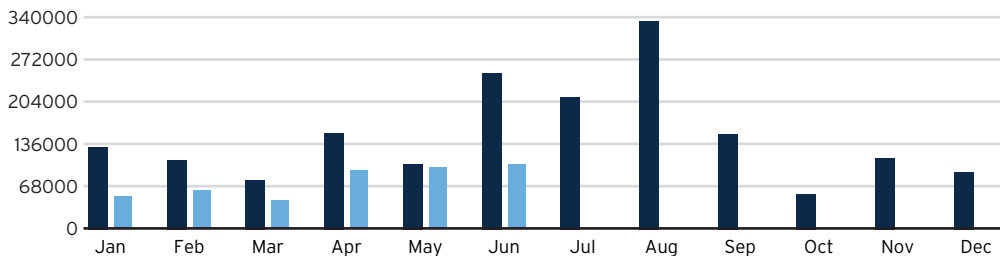
Your peak billing demand was **50.78% lower** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)

2024 2025



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: June 30, 2025



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: \$18,150.07

Payment Amount: \$ _____

636569596981

Your account will be
drafted on June 30, 2025

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: June 09, 2025
Charges Due: June 30, 2025

Meter Read

Service Period: May 03, 2025 - Jun 03, 2025

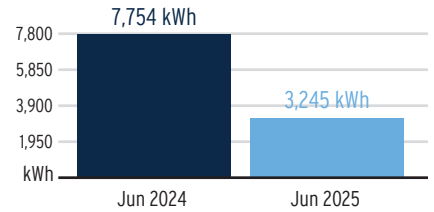
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	06/03/2025	103,850 kWh	443 kW	32 Days

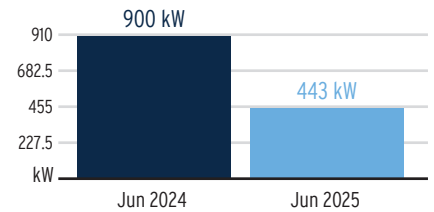
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	443 kW @ \$6.38000/kW	\$2,826.34
Peak Demand Charge	443 kW @ \$11.70000/kW	\$5,183.10
Energy Charge - On Peak	25,576 kWh @ \$0.01253/kWh	\$320.47
Energy Charge - Off Peak	78,274 kWh @ \$0.00600/kWh	\$469.64
Fuel Charge		
On-Peak	25,576 kWh @ \$0.03549/kWh	\$907.69
Off-Peak	78,274 kWh @ \$0.03325/kWh	\$2,602.61
Capacity Charge	443 kW @ \$0.30000/kW	\$132.90
Storm Protection Charge	443 kW @ \$2.08000/kW	\$921.44
Energy Conservation Charge	443 kW @ \$0.93000/kW	\$411.99
Environmental Cost Recovery	103,850 kWh @ \$0.00068/kWh	\$70.62
Clean Energy Transition Mechanism	443 kW @ \$1.15000/kW	\$509.45
Storm Surcharge	103,850 kWh @ \$0.01035/kWh	\$1,074.85
Florida Gross Receipt Tax		\$396.54
Electric Service Cost		\$15,861.56
Franchise Fee		\$1,038.93
State Tax		\$1,249.58
Total Electric Cost, Local Fees and Taxes		\$18,150.07

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges

\$18,150.07

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 211006277308
Statement Date: June 09, 2025
Charges Due: June 30, 2025

Important Messages

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
1237 E HARRISON ST
TAMPA, FL 33602

RECEIVED
06/13/25

Statement Date: June 10, 2025

Amount Due: \$14,976.87

Due Date: July 01, 2025

Account #: 221009277932

DO NOT PAY. Your account will be drafted on July 01, 2025

Account Summary

Current Service Period: May 03, 2025 - June 03, 2025

Previous Amount Due	\$1,750.07
Payment(s) Received Since Last Statement	-\$1,750.07

Current Month's Charges	\$14,976.87
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Amount Due by July 01, 2025	\$14,976.87
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

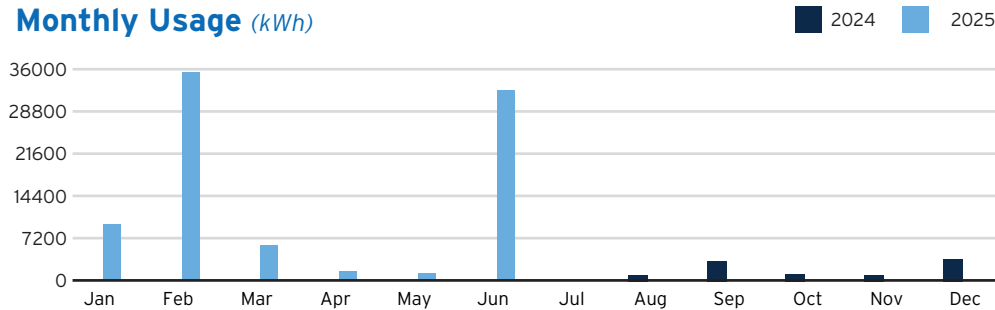


Your average daily kWh used was **2373.17% higher** than it was in your previous period.



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 #: 221009277932

Due Date: July 01, 2025



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: \$14,976.87

Payment Amount: \$ _____

600000763619

Your account will be
drafted on July 01, 2025

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:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: June 10, 2025
Charges Due: July 01, 2025

Meter Read

Meter Location: CHILLER

Service Period: May 03, 2025 - Jun 03, 2025

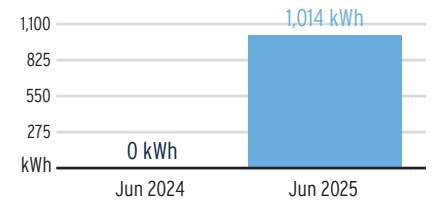
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	06/03/2025	32,460 kWh	490 kW	32 Days

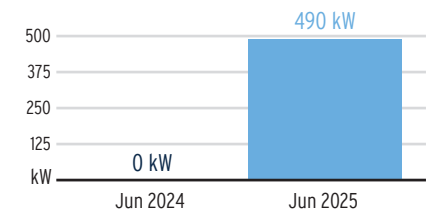
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	490 kW @ \$6.38000/kW	\$3,126.20
Peak Demand Charge	490 kW @ \$11.70000/kW	\$5,733.00
Energy Charge - On Peak	4,494 kWh @ \$0.01253/kWh	\$56.31
Energy Charge - Off Peak	27,966 kWh @ \$0.00600/kWh	\$167.80
Fuel Charge		
On-Peak	4,494 kWh @ \$0.03549/kWh	\$159.49
Off-Peak	27,966 kWh @ \$0.03325/kWh	\$929.87
Capacity Charge	490 kW @ \$0.30000/kW	\$147.00
Storm Protection Charge	490 kW @ \$2.08000/kW	\$1,019.20
Energy Conservation Charge	490 kW @ \$0.93000/kW	\$455.70
Environmental Cost Recovery	32,460 kWh @ \$0.00068/kWh	\$22.08
Clean Energy Transition Mechanism	490 kW @ \$1.15000/kW	\$563.50
Storm Surcharge	32,460 kWh @ \$0.01035/kWh	\$335.96
Florida Gross Receipt Tax		\$326.92
Electric Service Cost		\$13,076.95
Franchise Fee		\$856.54
State Tax		\$1,043.38
Total Electric Cost, Local Fees and Taxes		\$14,976.87

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 →

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Ways To Pay Your Bill



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7-1-1

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877-588-1010

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Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: June 10, 2025
Charges Due: July 01, 2025

Charge Details *Continued...*

Total Current Month's Charges	\$14,976.87
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ENCORE COMMUNITY DEVELOPMENT
1004 N NEBRASKA AVE, C
TAMPA, FL 33602-3041

RECEIVED
07/11/25

Statement Date: July 07, 2025

Amount Due: \$38,989.17

Due Date: July 28, 2025

Account #: 211006278348

DO NOT PAY. Your account will be drafted on July 28, 2025

Your Energy Insight



Your average daily kWh used was **77.17% higher** than the same period last year.



Your peak billing demand was **39.4% higher** than the same period last year.



Scan here to view your account online.

Current Service Period: May 31, 2025 - June 30, 2025

Previous Amount Due	\$31,790.44
Payment(s) Received Since Last Statement	-\$31,790.44

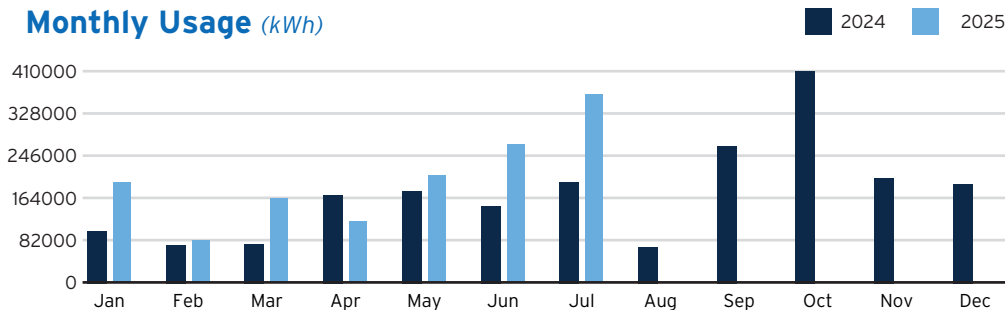
Current Month's Charges	\$38,989.17
-------------------------	-------------

Amount Due by July 28, 2025 \$38,989.17

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



Monthly Usage (kWh)



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

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



Account #: 211006278348

Due Date: July 28, 2025



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: \$38,989.17

Payment Amount: \$ _____

640273327918

Your account will be
drafted on July 28, 2025

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: July 07, 2025
Charges Due: July 28, 2025

Meter Read

Service Period: May 31, 2025 - Jun 30, 2025

Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000848418	06/30/2025	12,457		12,006		72,160 kWh	160.0000	31 Days
1000848418	06/30/2025	53,281		50,999		365,120 kWh	160.0000	31 Days
1000848418	06/30/2025	4.6		0		735.36 kW	160.0000	31 Days
1000848418	06/30/2025	4.65		0		743.36 kW	160.0000	31 Days

Charge Details



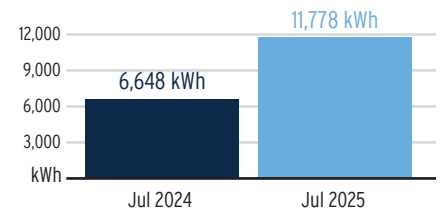
Electric Charges

Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	743 kW @ \$6.38000/kW	\$4,740.34
Peak Demand Charge	735 kW @ \$11.70000/kW	\$8,599.50
Energy Charge - On Peak	72,160 kWh @ \$0.01253/kWh	\$904.16
Energy Charge - Off Peak	292,960 kWh @ \$0.00600/kWh	\$1,757.76

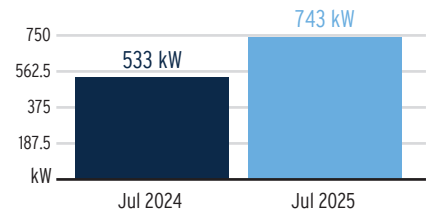
Fuel Charge

On-Peak	72,160 kWh @ \$0.03549/kWh	\$2,560.96
Off-Peak	292,960 kWh @ \$0.03325/kWh	\$9,740.92
Capacity Charge	743 kW @ \$0.30000/kW	\$222.90
Storm Protection Charge	743 kW @ \$2.08000/kW	\$1,545.44
Energy Conservation Charge	743 kW @ \$0.93000/kW	\$690.99
Environmental Cost Recovery	365,120 kWh @ \$0.00068/kWh	\$248.28
Clean Energy Transition Mechanism	743 kW @ \$1.15000/kW	\$854.45
Storm Surcharge	365,120 kWh @ \$0.01035/kWh	\$3,779.00

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 211006278348
Statement Date: July 07, 2025
Charges Due: July 28, 2025

Charge Details *Continued...*

Florida Gross Receipt Tax	\$914.81
Electric Service Cost	\$36,592.37
Franchise Fee	\$2,396.80
Total Electric Cost, Local Fees and Taxes	\$38,989.17

Total Current Month's Charges **\$38,989.17**

Load Factor



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

Important Messages



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

Statement Date: July 09, 2025

Amount Due: **\$33,638.88**

Due Date: July 30, 2025

Account #: 211006277308

DO NOT PAY. Your account will be drafted on July 30, 2025

Account Summary

Current Service Period: June 04, 2025 - July 02, 2025

Previous Amount Due	\$18,150.07
Payment(s) Received Since Last Statement	-\$18,150.07

Current Month's Charges **\$33,638.88**

Amount Due by July 30, 2025 \$33,638.88

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 **34.29% lower** than the same period last year.

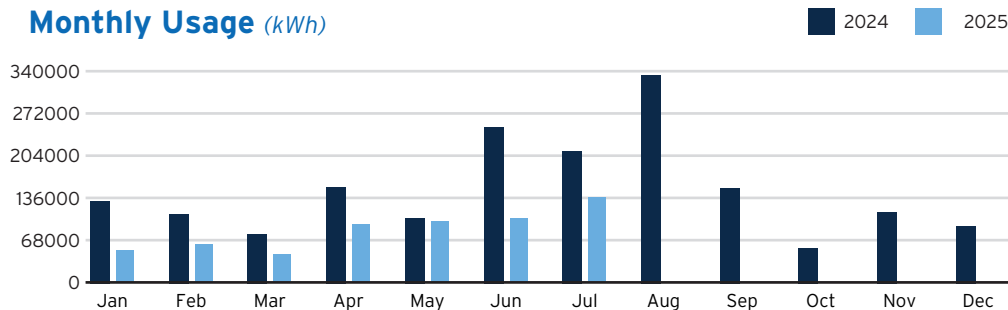


Your peak billing demand was **20.28% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006277308

Due Date: July 30, 2025



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

Amount Due: **\$33,638.88**

Payment Amount: \$ _____

639038757658

Your account will be
drafted on July 30, 2025

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: July 09, 2025
Charges Due: July 30, 2025

Meter Read

Service Period: Jun 04, 2025 - Jul 02, 2025

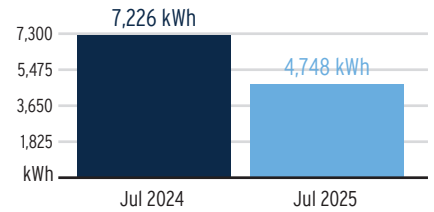
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	07/02/2025	137,705 kWh	1044 kW	29 Days

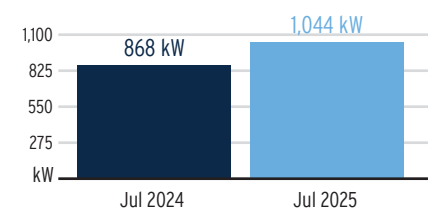
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	1,044 kW @ \$6.38000/kW	\$6,660.72
Peak Demand Charge	871 kW @ \$11.70000/kW	\$10,190.70
Energy Charge - On Peak	29,078 kWh @ \$0.01253/kWh	\$364.35
Energy Charge - Off Peak	108,627 kWh @ \$0.00600/kWh	\$651.76
Fuel Charge		
On-Peak	29,078 kWh @ \$0.03549/kWh	\$1,031.98
Off-Peak	108,627 kWh @ \$0.03325/kWh	\$3,611.85
Capacity Charge	1,044 kW @ \$0.30000/kW	\$313.20
Storm Protection Charge	1,044 kW @ \$2.08000/kW	\$2,171.52
Energy Conservation Charge	1,044 kW @ \$0.93000/kW	\$970.92
Environmental Cost Recovery	137,705 kWh @ \$0.00068/kWh	\$93.64
Clean Energy Transition Mechanism	1,044 kW @ \$1.15000/kW	\$1,200.60
Storm Surcharge	137,705 kWh @ \$0.01035/kWh	\$1,425.25
Florida Gross Receipt Tax		\$736.34
Electric Service Cost		\$29,453.57
Franchise Fee		\$1,929.21
State Tax		\$2,256.10
Total Electric Cost, Local Fees and Taxes		\$33,638.88

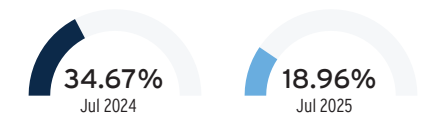
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges

\$33,638.88

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TECO
P.O. Box 31318
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Service For:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277308
Statement Date: July 09, 2025
Charges Due: July 30, 2025

Important Messages

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ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST
TAMPA, FL 33602

RECEIVED
07/11/25

Statement Date: July 09, 2025

Amount Due: \$18,461.05

Due Date: July 30, 2025
Account #: 221009277932

DO NOT PAY. Your account will be drafted on July 30, 2025

Account Summary

Current Service Period: June 04, 2025 - July 02, 2025

Previous Amount Due	\$14,976.87
Payment(s) Received Since Last Statement	-\$14,976.87

Current Month's Charges	\$18,461.05
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Amount Due by July 30, 2025 \$18,461.05

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

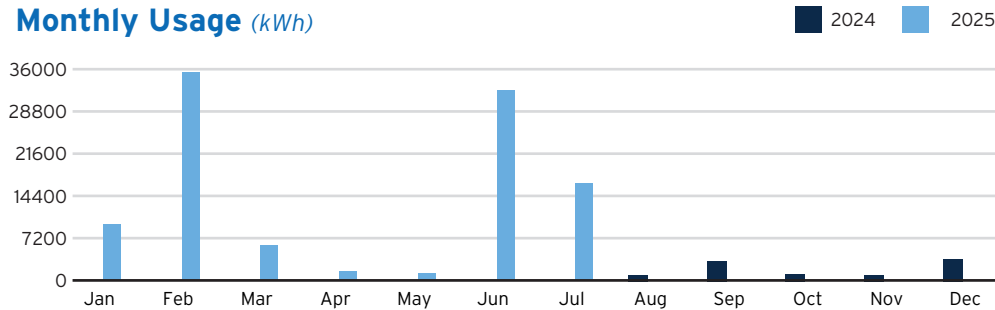


Your average daily kWh used was **43.59% lower** than it was in your previous period.



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 #: 221009277932

Due Date: July 30, 2025



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

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

Amount Due: \$18,461.05

Payment Amount: \$ _____

679779297375

Your account will be drafted on July 30, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
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Please write your account number on the memo line of your check.



Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: July 09, 2025
Charges Due: July 30, 2025

Meter Read

Meter Location: CHILLER

Service Period: Jun 04, 2025 - Jul 02, 2025

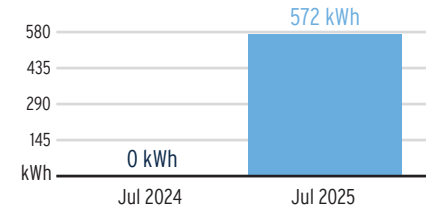
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	07/02/2025	16,590 kWh	802 kW	29 Days

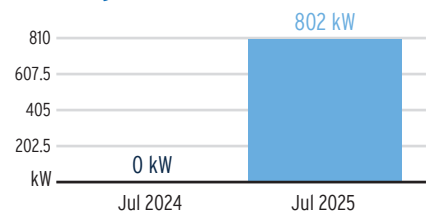
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	802 kW @ \$6.38000/kW	\$5,116.76
Peak Demand Charge	523 kW @ \$11.70000/kW	\$6,119.10
Energy Charge - On Peak	6,092 kWh @ \$0.01253/kWh	\$76.33
Energy Charge - Off Peak	10,498 kWh @ \$0.00600/kWh	\$62.99
Fuel Charge		
On-Peak	6,092 kWh @ \$0.03549/kWh	\$216.21
Off-Peak	10,498 kWh @ \$0.03325/kWh	\$349.06
Capacity Charge	802 kW @ \$0.30000/kW	\$240.60
Storm Protection Charge	802 kW @ \$2.08000/kW	\$1,668.16
Energy Conservation Charge	802 kW @ \$0.93000/kW	\$745.86
Environmental Cost Recovery	16,590 kWh @ \$0.00068/kWh	\$11.28
Clean Energy Transition Mechanism	802 kW @ \$1.15000/kW	\$922.30
Storm Surcharge	16,590 kWh @ \$0.01035/kWh	\$171.70
Florida Gross Receipt Tax		\$403.36
Electric Service Cost		\$16,134.45
Franchise Fee		\$1,056.81
State Tax		\$1,269.79
Total Electric Cost, Local Fees and Taxes		\$18,461.05

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 →

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Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: July 09, 2025
Charges Due: July 30, 2025

Charge Details *Continued...*

Total Current Month's Charges	\$18,461.05
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Important Messages

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**.