



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting October 9, 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

October 3, 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, October 9, 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
 1. Review of Landscape Inspection Report Responses
 2. Review of Irrigation Report
 3. Landscape RFP Discussion
 - B.** Springer Environmental
 - C.** District Counsel
 - D.** District Engineer
 - E.** Chiller System Manager
 1. Presentation of Central Energy Plant Report-Trane.....Tab 1
 2. Consideration of Float Assemblies Proposal.....Tab 2
 - F.** Tampa Housing Authority Update
 - G.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Ratification of Holiday Decorations Agreement.....Tab 3
 - B.** Ratification of 2025-2026 FIA Insurance.....Tab 4
 - C.** Ratification of Copperline Invoice 25923-02.....Tab 5
 - D.** Ratification of Crosspoint #4538, Irrigation Repairs.....Tab 6
 - E.** Consideration of Crosspoint #4543, Irrigation Repair.....Tab 7
 - F.** Consideration of Resolution 2026-01, Designating Officers of the District.....Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting Held on September 11, 2025.....Tab 9
 - B.** Consideration of Operations and Maintenance Expenditures for August 2025.....Tab 10
 - C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for August 2025.....Tab 11
- 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

ENCORE

IS Central Plant and Buildings Report

August 2025



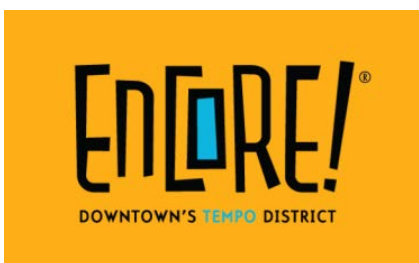
TRANE

TRANE
TECHNOLOGIES

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

Customer

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



SECTION 1: Key Performance Indicators - Financial

SECTION 2: Key Performance Indicators - Operational

SECTION 3: CEP & Bldg. Heat Exchanger Performance

SECTION 4: Ice Generation and Usage

Customer Contacts

Greg Woodcock, 352-741-7699

Greg.Woodcock@stantec.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Stephanie DeLuna, 813-533-2950

SDeLuna@rizzetta.com

SECTION 5: Buildings Heat Exchanger Analysis

SECTION 6: Water Treatment

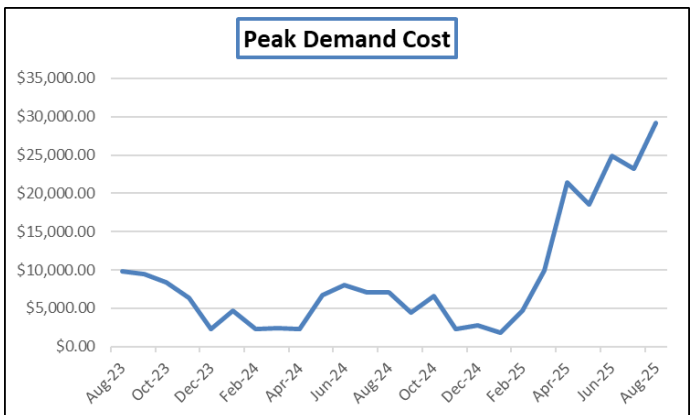
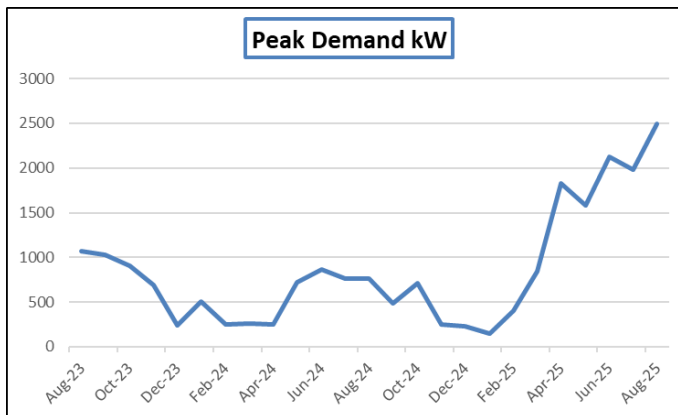
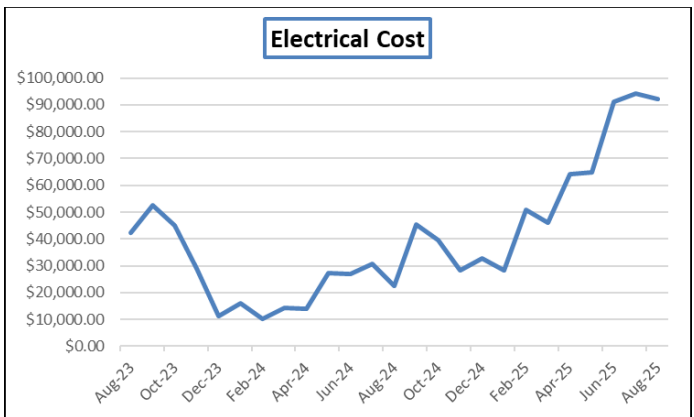
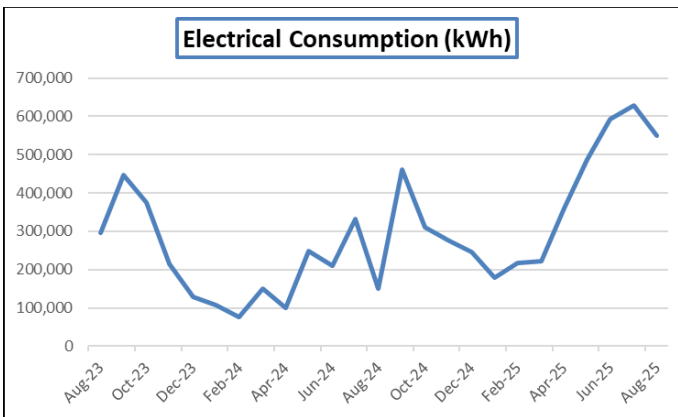
SECTION 7: Time of Use Electric Rates

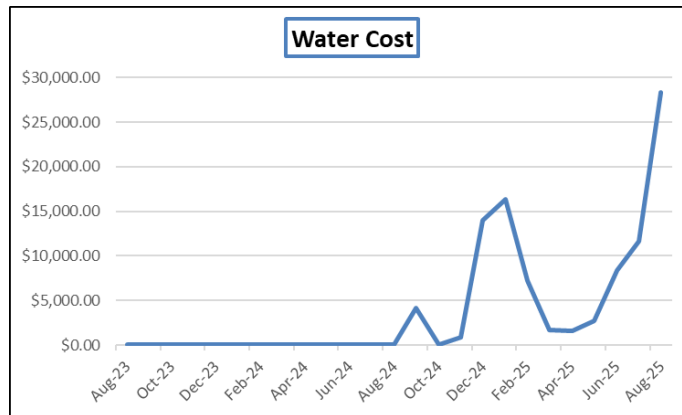
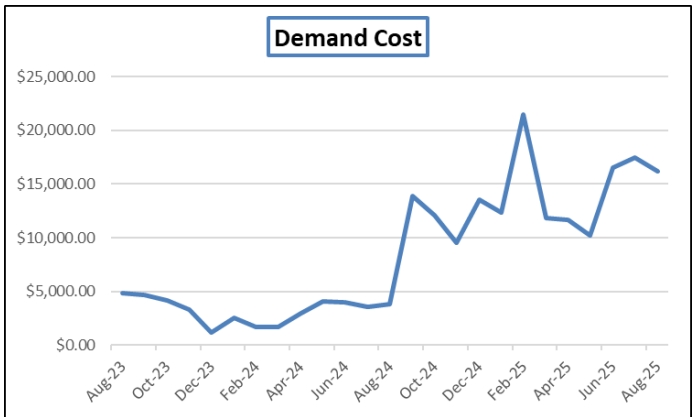
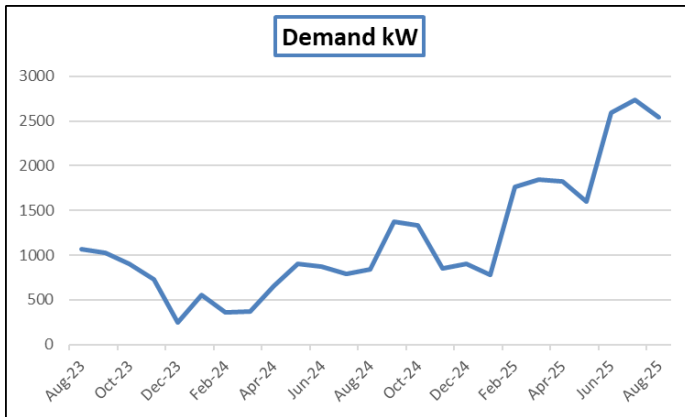
SECTION 8: Operations, Maintenance & Repairs



SECTION 1: Key Performance Indicators (KPI) - Financial

CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Electrical Consumption (kWh)	550,888	628,992	150,042	3,237,794
Electrical Cost	\$92,192.23	\$94,293.31	\$22,644.21	\$531,937.21
Peak Demand Consumption (kW)	2,493	1,980	763	11,408
Peak Demand Cost	\$29,168.10	\$23,166.00	\$7,080.64	\$133,473.60
Demand Consumption (kW)	2,544	2,741	845	15,696
Demand Cost	\$16,230.72	\$17,487.58	\$3,844.75	\$117,769.00
Water Cost	\$28,339.43	\$11,629.26	\$0.00	\$77,797.29



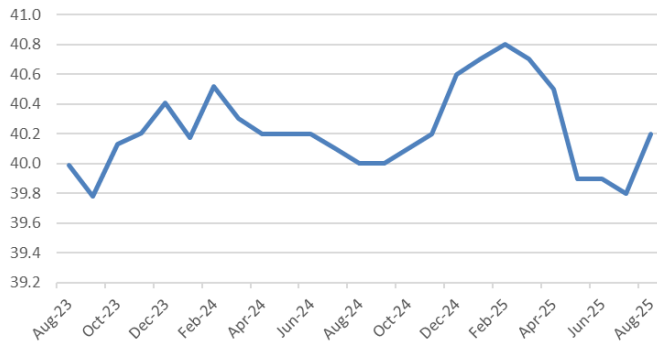


SECTION 2: Key Performance Indicators (KPI) - Operational

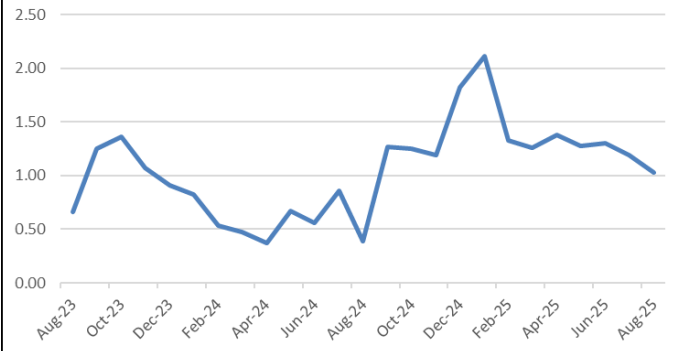
CEP Key Performance Indicators (KPI) - Operational

Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Chilled Water Supply Temperature (F) (Avg)	40.2	39.8	40.0	40.3
Plant Efficiency (kW/Ton) (Avg)	1.03	1.19	0.39	1.36
Chilled Water Differential Temperature (F) (Avg)	10.4	10.5	10.7	9.4
Chilled Water Differential Pressure (PSI) (Avg)	14.9	14.9	15.2	11.3
Chilled Water Pump VFD Speed (%) (Avg)	69.5	70.7	53.8	49.8
Chilled Water Flow (GPM) (Avg)	1,667	1,634	1,172	1,066
Condenser Water Differential Temperature (F) (Avg)	5.5	5.7	6.0	4.3
Condenser Water Setpoint (F) (Avg)	81.8	81.8	78.0	76.1
Water Usage (Gallons)	2,260	1,040	151	6,709

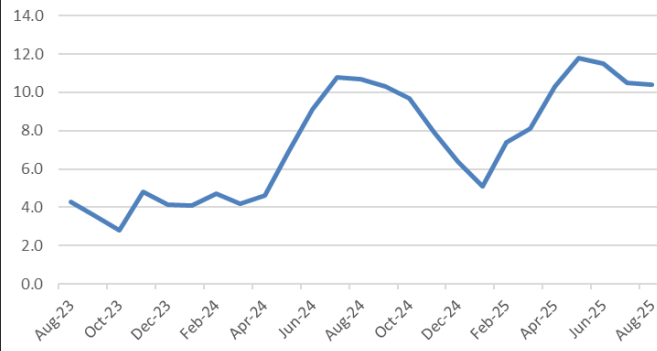
Chilled Water Supply Temperature (F)



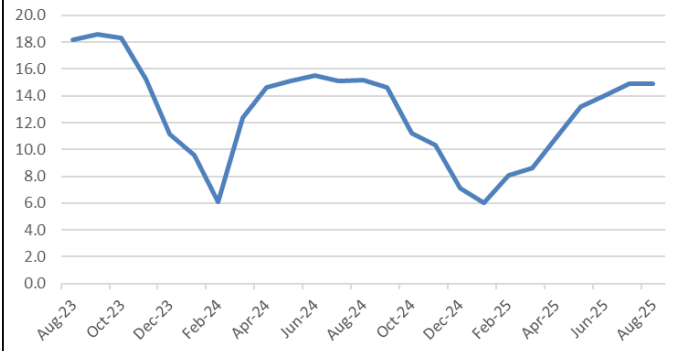
kW/Ton

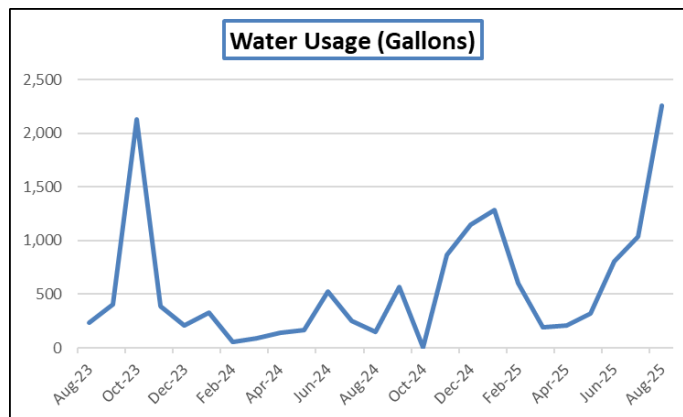
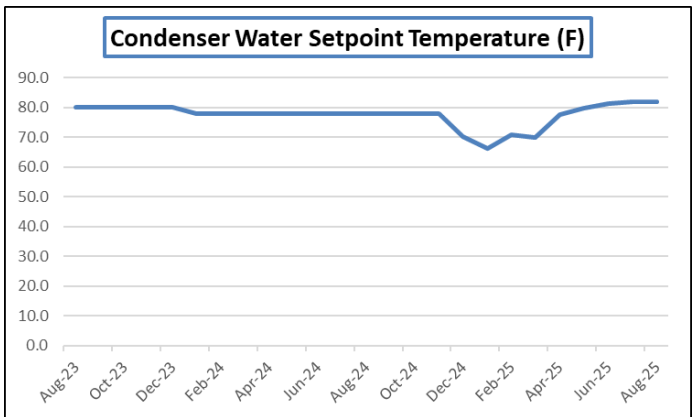
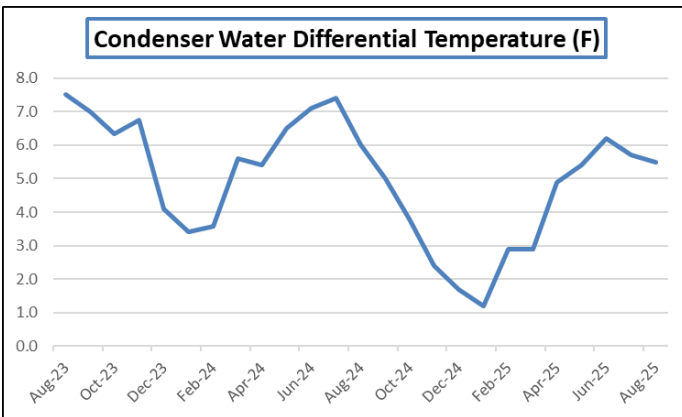
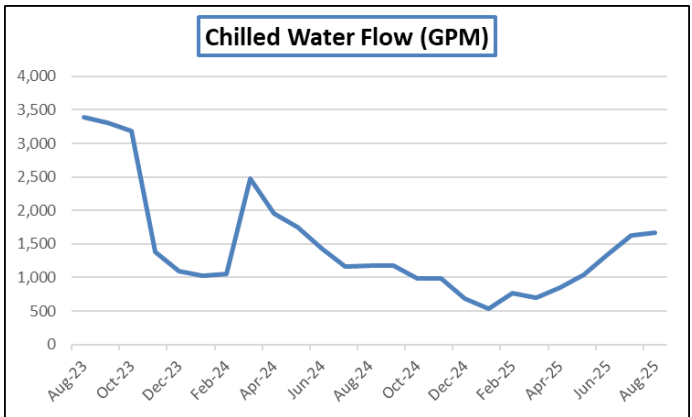
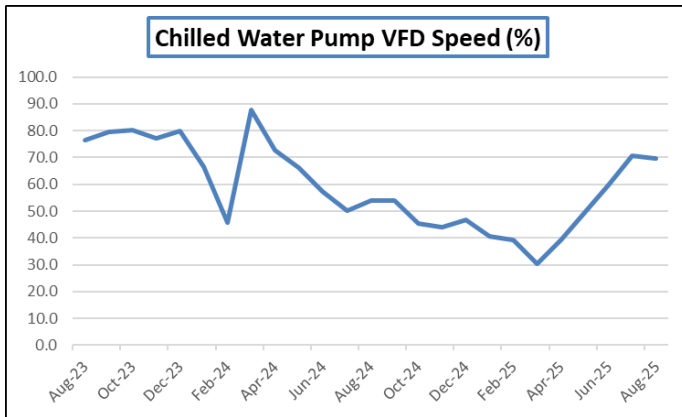


Chilled Water Differential Temperature (DT)



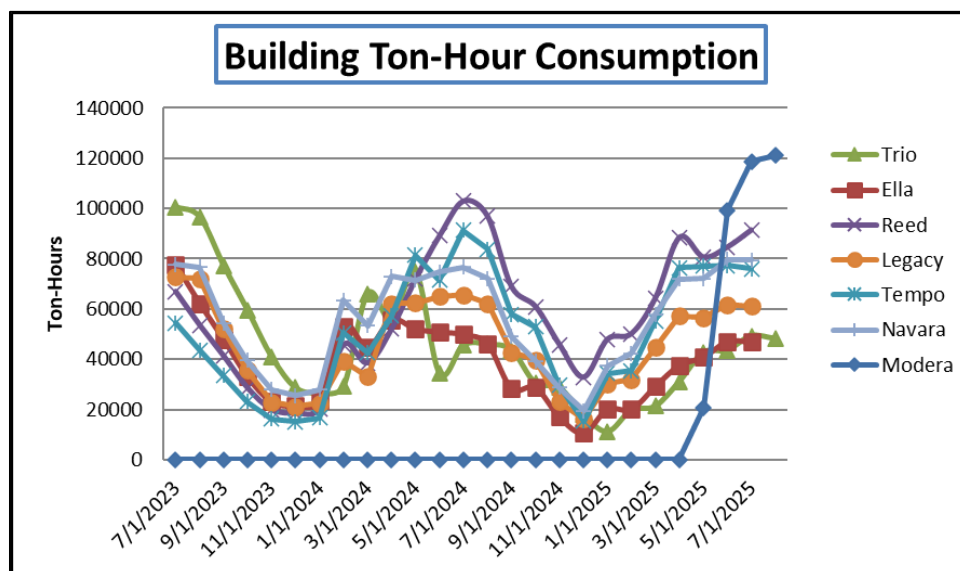
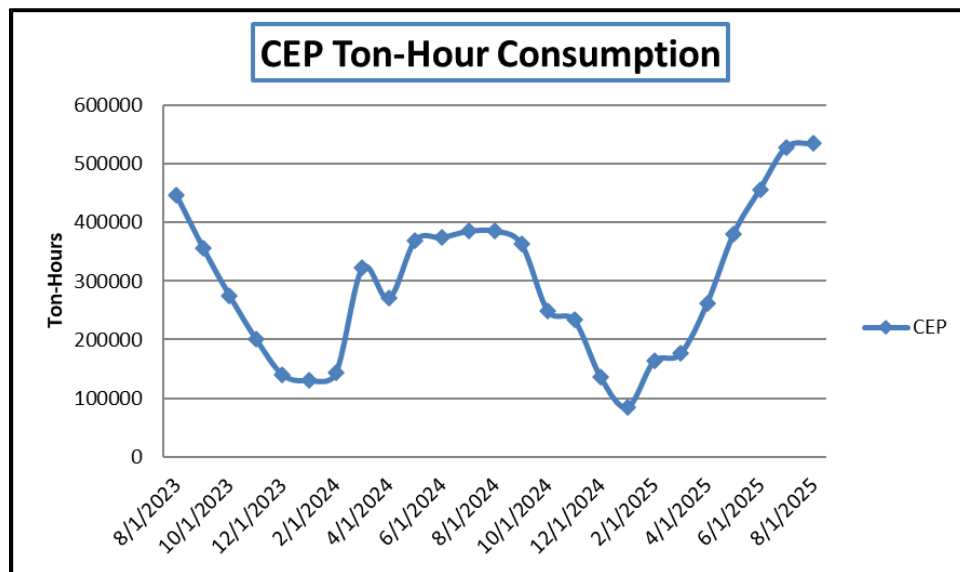
Chilled Water Differential Pressure (PSI)

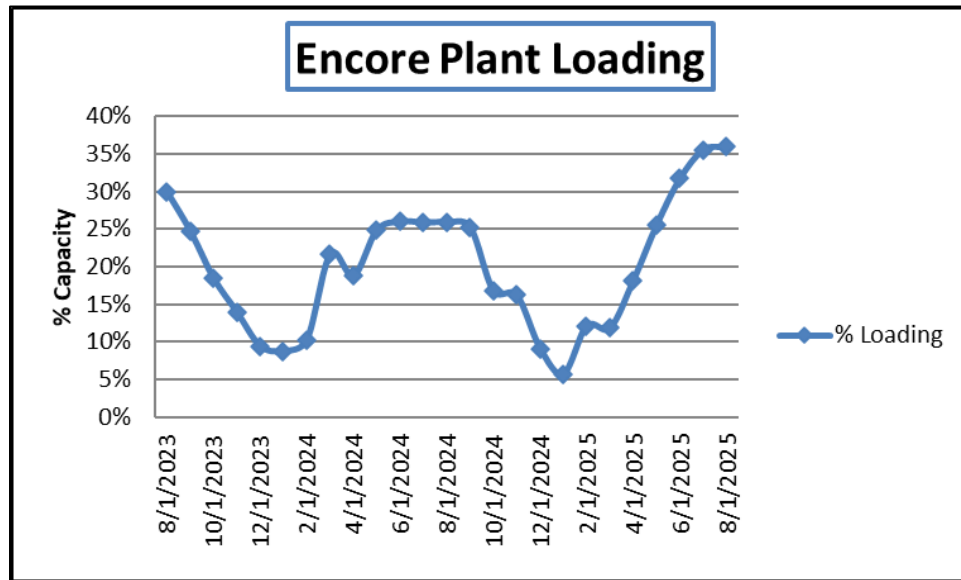




SECTION 3: CEP and Building Heat Exchanger Performance

CEP and Building Heat Exchanger Performance				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
CEP Ton Hour Consumption	534,832	528,765	385,450	2,586,078
Navara Ton Hour Consumption	79,501	79,580	76,568	460,083
Legacy Ton Hour Consumption	61,063	61,811	65,543	359,872
Ella Ton Hour Consumption	46,813	47,056	49,800	252,619
Reed Ton Hour Consumption	91,436	84,631	102,985	540,254
Trio Ton Hour Consumption	48,232	49,325	46,014	267,584
Tempo Ton Hour Consumption	75,978	77,317	91,306	447,213
Modera Ton Hour Consumption	121,167	118,736	0	359,863





The current month's Plant Loading of 36% was the same as the previous month.

Central Plant System Information

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	System Delta T	System Flow	Total System Tons	Total System Ton/Hrs	CHW Differential Pressure	CHW Differential Setpoint	kWh	kW/Ton	Cooling Degree Days
2024											
Jan	42.2	40.2	4.1	1,028	522,590	130,648	9.6	12.0	107,116	0.82	64
Feb	43.7	40.5	4.7	1,049	572,005	143,001	6.1	12.0	75,860	0.53	59
Mar	43.1	40.3	4.2	2,479	1,289,569	322,392	12.4	12.0	151,391	0.47	205
Apr	44.5	40.2	4.6	1,961	1,082,375	270,594	14.6	14.9	101,219	0.37	257
May	47.1	40.2	6.9	1,748	1,479,052	369,763	15.1	15.0	248,123	0.67	534
Jun	49.3	40.2	9.1	1,438	1,498,212	374,553	15.5	15.5	209,544	0.56	541
Jul	50.9	40.1	10.8	1,157	1,540,142	385,035	15.1	15.1	332,128	0.86	583
Aug	50.7	40.0	10.7	1,172	1,541,799	385,450	15.2	15.2	150,042	0.39	577
Sep	50.3	40.0	10.3	1,180	1,455,063	363,766	14.6	14.6	461,042	1.27	529
Oct	49.8	40.1	9.7	979	997,682	249,420	11.2	11.1	310,744	1.25	354
Nov	48.1	40.2	7.9	979	934,901	233,725	10.3	9.1	276,988	1.19	262
Dec	47.0	40.6	6.4	681	543,043	135,761	7.1	5.7	246,589	1.82	99
2025											
Jan	45.8	40.7	5.1	532	340,223	85,056	6.0	4.9	179,369	2.11	25
Feb	48.2	40.8	7.4	773	652,296	163,074	8.1	6.9	216,172	1.33	125
Mar	48.7	40.7	8.1	695	704,665	176,166	8.6	6.3	221,917	1.26	178
Apr	50.8	40.5	10.3	846	1,045,671	261,418	10.9	10.4	360,715	1.38	351
May	51.7	39.9	11.8	1,038	1,519,897	379,974	13.2	13.2	486,687	1.28	525
Jun	51.3	39.9	11.5	1,340	1,827,174	456,793	14.0	14.0	593,054	1.30	526
Jul	50.3	39.8	10.5	1,634	2,115,059	528,765	14.9	14.9	628,992	1.19	619
Aug	50.6	40.2	10.4	1,667	2,139,328	534,832	14.9	14.8	550,888	1.03	609

- CEP total kWh consumption decreased 12%, Ton-Hour consumption increased 1.1%, and total cooling degree days decreased by 1.6% from the previous month.

Glycol Heat Exchanger Performance

Row Labels	HX1 CHWS	HX1 CHWR	HX1 Glycol CHWS	HX1 Glycol CHWR	HX2 CHWS	HX2 CHWR	HX2 Glycol CHWS	HX-2 Glycol CHWR	GCHP-5 Speed%	GCHP-6 Speed%	GCHP-5 Run Hours	GCHP-6 Run Hours	Glycol GPM Flow
2025													
Jun	44.5	53.0	41.3	50.8	44.6	53.1	41.6	51.0	0.0	18.8	0	95	--
Jul	47.3	54.3	44.1	52.6	47.3	54.4	44.4	52.8	16.4	5.8	170	69	560
Aug	45.8	52.8	43.0	51.2	45.8	52.8	43.1	51.3	9.2	7.9	106	97	499

Average Individual Monthly Chilled Water Pump Speed% and Monthly Average

Row Labels	Average CHWP-1 Speed	Average CHWP-2 Speed	Average CHWP-3 Speed	Average CHWP-4 Speed	Average CHWP Speed%
2024					
Jan	--	66.7	71.7	--	66.6
Feb	--	45.9	45.6	--	45.8
Mar	88.9	79.0	90.5	--	87.6
Apr	--	--	72.6	--	72.6
May	65.2	--	66.3	--	66.2
Jun	--	--	57.5	--	57.5
Jul	40.5	--	50.5	50.0	50.3
Aug	57.9	67.9	53.2	--	53.8
Sep	--	--	53.8	--	53.8
Oct	46.6	40.4	48.5	42.2	45.5
Nov	53.9	36.3	43.6	32.9	44.0
Dec	--	--	--	46.9	46.9
2025					
Jan	--	--	--	40.6	40.6
Feb	30.0	36.5	--	47.8	39.2
Mar	27.3	32.5	--	--	30.2
Apr	35.6	39.4	51.7	35.5	39.1
May	40.8	50.5	55.3	--	49.5
Jun	54.8	61.2	61.1	22.9	59.6
Jul	71.1	70.1	69.1	--	70.7
Aug	68.2	66.7	74.4	60.8	69.5

Condenser Water System Information

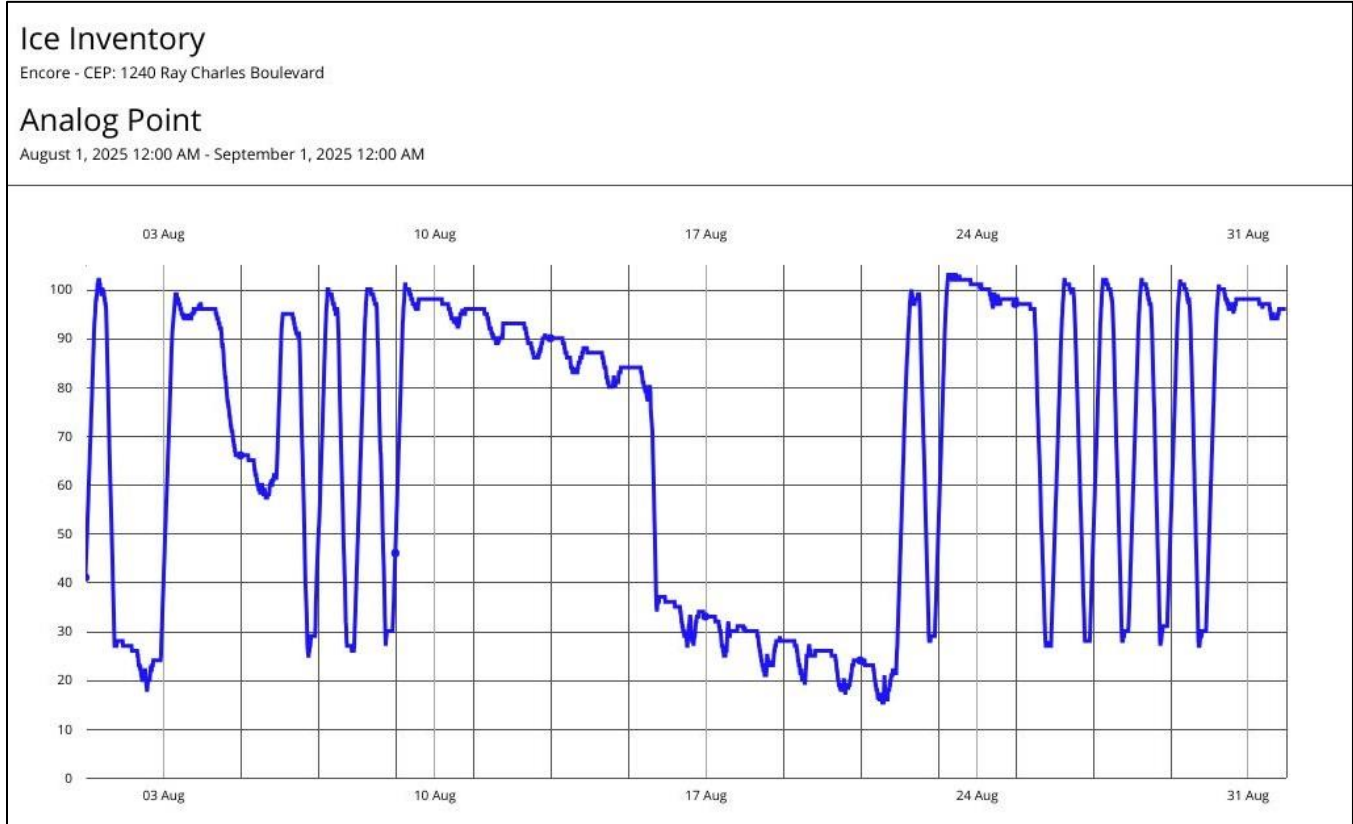
Condenser Water <input type="button" value="v"/>	Average Supply Temp (°F)	Average Return Temp (°F)	Average Delta T (Δ°F)	Average Wet Bulb Adj Setpt
<input type="button" value="[-"/> 2024				
<input type="button" value="+"/> Aug	81.3	84.1	2.8	0.0
<input type="button" value="+"/> Sep	80.5	83.7	3.2	0.0
<input type="button" value="+"/> Oct	79.6	81.6	2.0	0.0
<input type="button" value="+"/> Nov	73.8	76.2	2.4	0.0
<input type="button" value="+"/> Dec	69.1	70.8	1.7	70.1
<input type="button" value="[-"/> 2025				
<input type="button" value="+"/> Jan	64.9	66.0	1.0	66.1
<input type="button" value="+"/> Feb	71.7	74.6	2.9	70.7
<input type="button" value="+"/> Mar	70.3	73.1	2.9	69.8
<input type="button" value="+"/> Apr	77.9	82.7	4.9	77.7
<input type="button" value="+"/> May	80.1	85.5	5.4	79.8
<input type="button" value="+"/> Jun	81.1	87.3	6.2	81.1
<input type="button" value="+"/> Jul	81.9	87.7	5.7	81.8
<input type="button" value="+"/> Aug	82.0	87.5	5.5	81.8

Average Individual Monthly Condenser Water Pump Speed% and Monthly Average

Row Labels <input type="button" value="v"/>	Average CWP-1 Speed%	Average CWP-2 Speed%	Average CWP-3 Speed%	Average CWP-4 Speed%	Average CWP-5 Speed%	Average CWP Speed%
<input type="button" value="[-"/> 2025						
<input type="button" value="+"/> Jan	--	95.5	88.7	--	--	93.7
<input type="button" value="+"/> Feb	30.0	84.2	83.7	--	--	84.2
<input type="button" value="+"/> Mar	85.0	84.7	84.8	85.0	84.9	84.9
<input type="button" value="+"/> Apr	76.7	76.3	76.3	--	80.6	--
<input type="button" value="+"/> May	93.8	86.8	92.9	--	97.1	91.9
<input type="button" value="+"/> Jun	88.1	84.9	84.9	85.0	87.6	77.1
<input type="button" value="+"/> Jul	85.0	84.7	85.0	85.0	85.0	85.0
<input type="button" value="+"/> Aug	84.8	85.0	84.9	84.9	84.5	84.9

SECTION 4: Ice Generation and Usage

Ice Inventory and Usage August 2025



Ice Inventory - 2025				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	11	16	100	Ice calibration and testing in April
Minimum Ice Level	15	6	43	
Average Days on Ice	0.2	0.2	0.7	
Maximum Days on Ice	0.4	0.3	1.6	
Maximum Hours on Ice	9	7	37.8	



SECTION 5: Buildings Heat Exchanger Analysis

Navara - Plant and Building Side Heat Exchanger Information

Navara Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control Valve Feedback
2024											
Jan	54.0	40.7	9.3	96	14.0	149,398	58.4	54.2	4.1	28.1	28.0
Feb	53.2	40.7	8.5	130	14.0	171,829	52.4	48.2	4.2	44.2	43.8
Mar	54.2	40.5	9.6	169	14.0	268,429	57.0	52.7	4.3	32.7	32.2
Apr	53.8	40.4	9.4	217	14.0	306,025	58.2	53.6	4.6	34.3	34.0
May	52.4	40.4	8.0	303	14.0	442,981	58.9	53.8	5.1	43.5	43.0
Jun	55.8	40.8	11.0	230	14.0	396,705	60.6	56.0	4.6	31.0	23.6
Jul	58.4	40.5	13.9	175	14.0	385,483	64.4	60.2	4.2	3.5	24.2
Aug	58.2	40.4	13.8	185	14.0	398,658	63.7	59.4	4.3	0.0	25.0
Sep	58.4	40.5	13.9	174	14.0	372,919	63.5	59.3	4.3	0.0	24.3
Oct	58.6	41.3	13.4	137	14.0	254,526	59.8	55.6	4.2	0.0	23.8
Nov	54.4	44.9	9.5	158	14.0	69,096	59.2	54.8	4.4	0.0	24.9
Dec	52.2	40.7	11.5	84	14.0	105,203	54.9	50.8	4.0	0.0	23.0
2025											
Jan	50.8	41.0	9.8	63	14.0	78,029	52.2	48.2	3.9	0.0	22.0
Feb	53.7	40.9	12.8	103	14.0	150,151	55.1	51.0	4.1	0.0	23.6
Mar	53.4	40.8	12.6	107	14.0	169,485	55.5	51.4	4.0	21.3	23.4
Apr	54.3	40.8	13.5	143	14.0	232,812	84.7	80.7	4.1	23.1	24.5
May	53.9	40.0	13.9	187	14.0	99,432	64.2	59.9	4.3	23.5	24.9
Jun	52.6	40.3	12.3	200	12.3	171,516	77.8	73.5	4.3	25.3	26.6
Jul	52.2	40.3	11.9	222	12.0	328,258	68.5	70.2	-1.7	25.9	27.2
Aug	52.6	40.7	11.9	216	12.0	318,707	76.6	72.2	4.4	26.0	27.3

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Control Valve Signal	Average Control Valve Feedback
2024											
Jan	50.9	46.2	4.7	241	45	144,771	19.3	64.6	59.6	93.4	92.8
Feb	50.6	44.5	6.0	257	45	177,294	19.5	65.1	60.4	86.8	86.0
Mar	51.8	44.9	6.9	301	45	254,220	19.9	66.1	61.3	90.5	89.8
Apr	52.1	44.7	7.4	322	45	289,609	20.5	67.2	62.0	90.4	89.5
May	53.1	41.5	11.7	315	45	445,037	11.2	54.0	48.7	89.3	88.4
Jun	64.6	43.4	21.2	283	44	679,848	7.2	50.2	45.3	94.9	94.1
Jul	55.7	43.7	12.0	223	44	329,584	4.0	44.4	39.4	91.8	91.0
Aug	55.6	43.6	12.0	228	44	339,531	3.4	45.6	40.4	91.3	90.5
Sep	54.9	44.8	10.1	243	43	294,822	4.0	43.4	38.2	99.7	99.1
Oct	54.9	46.5	8.4	229	43	207,921	4.0	47.1	42.2	98.6	98.2
Nov	53.7	46.3	7.5	216	43	198,401	4.0	48.1	43.2	99.4	98.8
Dec	--	--	--	--	--	--	--	--	--	--	--
2025											
Jan	--	--	--	--	--	--	--	--	--	--	--
Feb	--	--	--	--	--	--	--	--	--	--	--
Mar	53.0	45.6	7.4	183	44	171,593	3.0	52.2	47.5	97.3	96.9
Apr	54.4	44.7	9.7	202	44	239,424	3.0	54.7	50.4	94.3	93.7
May	68.3	43.4	24.9	216	44	674,910	3.0	55.4	51.0	88.9	88.1
Jun	73.6	42.7	30.9	216	43	800,729	3.0	59.7	55.4	91.3	90.4
Jul	71.6	42.1	29.4	218	42	795,371	3.0	59.1	54.8	94.6	93.9
Aug	54.2	43.2	11.0	243	42	320,163	4.1	60.2	55.7	96.5	95.9



Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control Valve Feedback
2024											
Jan	51.9	40.5	11.4	58	14.0	84,999	58.8	56.3	2.5	30.4	21.8
Feb	54.3	40.6	13.7	56	14.0	90,058	52.0	49.6	2.4	56.4	21.2
Mar	54.3	40.4	14.0	90	14.0	158,035	57.1	54.3	2.8	43.1	34.6
Apr	54.3	40.3	14.0	100	14.0	168,162	58.5	55.6	3.0	43.3	38.1
May	54.7	40.2	14.5	139	14.0	249,275	57.3	53.5	3.8	83.8	71.3
Jun	54.6	40.3	14.4	145	14.0	250,168	57.8	54.0	3.9	84.6	84.4
Jul	54.4	40.2	14.2	148	14.0	260,021	60.0	56.1	3.9	86.2	85.9
Aug	54.2	40.1	14.2	150	14.0	262,855	59.5	55.6	3.9	86.8	86.6
Sep	54.2	40.1	14.2	147	14.0	249,596	59.5	58.9	0.6	86.2	86.0
Oct	55.0	40.4	14.6	112	14.0	171,669	57.0	53.9	3.1	80.0	79.7
Nov	56.0	41.8	14.2	93	14.0	159,382	55.6	52.7	2.9	68.8	68.7
Dec	0.0	0.0	14.4	71	14.0	0	53.5	51.0	2.5	77.0	77.0
2025											
Jan	53.9	40.0	13.9	36	14.0	58,117	51.3	49.2	2.1	51.9	51.8
Feb	53.9	39.7	14.2	77	14.0	121,685	53.6	51.0	2.5	69.0	68.8
Mar	53.6	39.6	14.0	74	14.0	128,433	54.0	51.5	2.5	63.1	62.9
Apr	53.9	39.6	14.4	104	14.0	179,519	82.4	79.5	2.8	74.7	74.4
May	53.2	38.8	14.4	148	14.0	81,552	59.9	56.0	3.9	86.8	86.5
Jun	53.3	39.1	14.2	135	14.0	133,844	74.3	70.8	3.5	82.4	82.2
Jul	53.5	39.2	14.4	139	14.0	247,803	64.8	61.1	3.6	84.1	83.8
Aug	54.0	39.6	14.4	138	14.0	245,172	73.0	69.4	3.6	83.8	83.6

Legacy Bldg Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Water Press Dp	Average Bldg Dp Setpoint	Average Panel Bldg DP
2024										
Jan	52.2	45.8	6.4	94	73,346	5.8	74.7	68.9	7.5	--
Feb	54.1	46.9	7.3	93	78,981	7.2	74.4	67.3	5.0	--
Mar	54.5	45.6	8.9	133	146,942	5.5	80.4	74.9	7.8	--
Apr	54.6	44.8	9.8	136	160,419	5.2	81.8	76.6	6.9	--
May	55.3	45.1	10.2	193	243,298	5.0	91.4	86.4	7.9	--
Jun	55.1	45.2	9.9	203	243,044	4.1	92.5	88.3	7.3	--
Jul	56.2	43.2	13.0	166	260,009	6.1	84.3	78.3	8.0	--
Aug	56.8	42.2	14.7	145	264,674	5.4	79.7	74.4	8.0	--
Sep	56.6	42.2	14.3	145	250,109	4.7	79.9	75.2	8.0	--
Oct	55.9	45.3	10.6	147	165,108	8.3	86.9	78.6	8.0	--
Nov	56.6	48.1	8.5	142	153,637	6.6	97.9	91.3	8.0	--
Dec	--	--	--	--	--	--	--	--	--	--
2025										
Jan	55.3	51.4	3.9	152	60,465	4.3	76.6	72.3	8.0	8.0
Feb	55.5	47.9	7.5	80	67,647	5.8	92.9	87.1	8.0	5.0
Mar	55.4	46.8	8.6	103	112,609	5.6	79.1	73.6	6.9	4.2
Apr	56.6	45.1	11.5	131	182,367	7.1	80.0	72.9	5.0	5.1
May	55.4	45.2	10.2	194	74,181	5.2	94.8	89.6	22.6	14.0
Jun	56.0	43.6	12.5	150	129,805	7.3	84.1	76.9	20.0	7.3
Jul	56.3	43.7	12.5	186	275,553	5.5	85.1	79.6	20.0	8.0
Aug	57.0	44.0	13.0	1154	1,838,160	5.4	87.0	81.6	20.0	8.8

The building side chilled water flow meter is not reading accurately for most of the month. Disregard the average flow and tonnage numbers. The readings return normal on August 12.



Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint	Average Control Valve Signal	Average of Valve FB
2024								
Jan	44.8	40.6	4.3	167	79,950	14.0	20.2	--
Feb	46.8	40.4	6.3	108	75,452	14.0	20.0	--
Mar	45.5	40.3	5.2	212	134,359	14.0	20.1	--
Apr	44.8	40.2	4.6	249	137,469	14.0	20.0	--
May	47.7	40.3	7.4	246	223,676	14.0	20.0	--
Jun	48.1	40.3	7.9	224	208,460	14.0	20.0	--
Jul	48.1	40.2	7.9	212	203,888	14.0	20.0	77.8
Aug	47.9	40.1	7.8	210	199,816	14.0	20.6	77.7
Sep	--	--	--	--	--	--	--	--
Oct	47.6	40.2	7.4	151	101,650	14.0	20.2	78.5
Nov	46.4	40.2	6.2	155	115,330	14.0	20.1	77.0
Dec	45.5	40.4	5.1	113	68,279	14.0	20.0	77.3
2025								
Jan	44.6	40.6	4.0	90	43,088	14.0	20.2	37.4
Feb	46.2	40.5	5.7	128	80,807	14.0	20.0	21.4
Mar	45.5	40.5	5.0	131	80,939	14.0	20.0	20.9
Apr	46.6	40.5	6.1	161	117,391	14.0	20.0	21.4
May	46.2	39.7	6.5	212	51,428	14.0	20.1	21.4
Jun	47.5	40.0	7.5	193	98,374	12.3	20.9	22.6
Jul	47.9	40.1	7.8	200	188,613	12.0	20.0	21.7
Aug	48.4	40.4	8.0	195	187,903	12.0	20.0	20.5

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Control Valve Signal
2024	54.4	43.0	11.4	211	3,446,882	42	94.7
Jan	52.4	41.5	10.9	111	150,884	42	89.5
Feb	53.2	42.8	10.3	123	146,504	42	96.9
Mar	53.8	41.2	12.6	169	263,865	42	89.3
Apr	53.9	40.7	13.2	172	274,067	42	86.4
May	55.7	43.7	12.0	274	402,619	42	98.3
Jun	56.3	44.1	12.2	298	432,381	42	99.7
Jul	56.0	44.0	12.0	304	450,978	42	99.7
Aug	56.1	43.9	12.2	297	449,137	42	99.6
Sep	55.5	44.0	11.5	287	394,498	42	99.3
Oct	54.1	45.6	9.8	234	152,081	42	96.9
Nov	54.1	42.6	11.5	163	220,455	42	90.5
Dec	51.3	42.6	8.8	99	109,412	42	90.3
2025	45.0	37.5	7.2	160	1,302,420	36	53.3
Jan	47.1	42.4	4.7	75	47,736	42	90.4
Feb	0.0	0.0	0.0	0	0	0	0.0
Mar	48.9	42.2	6.7	114	101,651	42	89.0
Apr	50.8	42.8	8.0	167	167,210	42	91.3
May	52.1	43.0	9.1	211	238,973	42	93.9
Jun	4.3	3.6	0.7	18	18,250	4	7.8
Jul	56.8	44.3	8.6	292	311,556	42	0.0
Aug	57.2	45.1	12.1	278	417,043	42	0.1

Reed – Plant and Building Side Heat Exchanger Information

Reed Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant CHWR Flow	Plant Total Tons	Average Plant Delta T Setpoint	Average Plant Control Valve	Average Control Valve Feedback
2024								
Jan	56.1	131.1	-75.0	125	-1,129,117	14	20.9	0.0
Feb	50.7	40.3	10.4	132	157,276	14	22.3	0.0
Mar	49.4	40.6	8.8	158	171,389	14	20.4	0.0
Apr	48.6	40.3	8.3	173	170,499	14	20.3	0.0
May	52.5	40.3	12.2	172	259,281	14	23.4	0.0
Jun	52.9	40.4	12.6	192	287,868	14	23.8	0.0
Jul	53.2	40.3	13.0	223	357,661	14	25.1	0.0
Aug	52.9	40.1	12.8	261	413,134	14	24.8	0.0
Sep	52.8	40.1	12.7	256	388,390	14	24.0	0.0
Oct	48.0	39.8	9.9	206	193,197	14	24.6	0.0
Nov	49.8	40.4	9.4	214	212,306	14	20.8	0.0
Dec	48.7	40.5	8.2	183	183,368	14	20.3	0.0
2025								
Jan	47.1	40.7	6.4	169	131,365	14	20.0	20.6
Feb	49.5	40.7	8.8	195	191,765	14	20.3	21.0
Mar	48.9	40.6	8.4	196	200,520	14	20.2	20.5
Apr	50.4	40.6	9.8	220	257,771	14	20.7	20.8
May	51.1	39.8	11.3	260	111,438	14	22.0	22.6
Jun	50.3	40.1	10.2	266	187,108	12	28.8	29.5
Jul	49.7	40.1	9.6	290	341,261	12	33.3	34.0
Aug	50.7	40.5	10.2	293	369,533	12	36.0	36.5

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2024							
Jan	57.4	47.2	10.3	75	44.0	94,092	9.9
Feb	54.3	42.3	12.0	71	44.0	97,985	11.5
Mar	53.9	41.9	12.0	120	44.0	178,528	14.6
Apr	53.6	41.5	12.1	131	44.0	190,010	15.2
May	56.3	43.7	12.5	200	44.0	312,243	15.8
Jun	56.7	43.8	12.9	210	44.0	325,658	15.9
Jul	56.6	43.5	13.1	221	44.0	357,877	16.0
Aug	56.2	43.2	13.0	219	44.0	352,109	16.0
Sep	56.3	43.4	12.8	213	44.0	326,989	16.0
Oct	57.8	47.0	10.8	146	44.0	220,733	12.8
Nov	53.9	41.9	12.0	138	44.0	199,799	13.1
Dec	53.0	41.3	11.7	85	44.0	125,191	9.9
2025							
Jan	51.2	40.8	10.4	64	44.0	84,194	9.4
Feb	53.6	41.7	11.9	105	44.0	138,855	11.2
Mar	53.3	41.4	12.0	98	44.0	144,845	11.4
Apr	54.0	41.9	12.1	146	44.0	211,406	14.0
May	55.4	42.5	12.8	191	44.0	303,524	15.9
Jun	54.7	42.0	12.7	190	44.0	290,863	15.9
Jul	54.5	41.3	13.2	197	44.0	323,034	16.0
Aug	55.3	41.6	13.7	205	44.0	348,046	16.0



Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Control Valve Signal
2024							
Jan	49.4	40.5	8.9	14	28	33,512	26.9
Feb	58.3	40.6	17.7	14	38	89,907	48.6
Mar	51.9	40.4	11.6	14	57	77,846	21.5
Apr	51.5	40.3	11.1	14	72	92,369	20.9
May	54.7	40.4	14.2	14	109	191,479	28.4
Jun	54.1	40.4	13.7	14	112	181,972	40.5
Jul	53.7	40.2	13.5	14	111	182,958	48.8
Aug	53.3	40.0	13.3	14	114	184,549	40.4
Sep	53.2	40.0	13.2	14	112	176,258	22.3
Oct	52.9	40.1	12.8	14	91	92,177	22.3
Nov	52.1	40.3	11.8	14	81	115,406	21.9
Dec	50.6	40.4	10.2	14	58	72,513	21.5
2025							
Jan	48.8	40.6	8.1	14	46	45,253	20.3
Feb	51.4	40.5	10.9	14	65	79,468	21.0
Mar	50.6	40.5	10.1	14	69	85,730	20.5
Apr	52.6	40.5	12.1	14	86	125,077	22.0
May	53.1	39.7	13.4	14	119	60,464	23.4
Jun	52.2	40.0	12.2	12	122	103,939	28.2
Jul	52.0	40.0	12.0	12	134	197,869	30.4
Aug	52.3	40.4	11.9	12	132	193,812	29.9

Trio Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	Average Bypass Valve (%)
2024								
Jan	48.8	45.3	3.5	98	46,342	10.8	10.8	0.0
Feb	50.5	44.5	6.0	102	73,699	15.0	15.0	21.7
Mar	52.5	42.5	10.0	131	162,952	15.0	15.0	92.6
Apr	52.7	42.0	10.7	135	174,882	15.0	15.0	98.7
May	55.5	43.1	12.4	190	290,909	15.0	15.0	89.7
Jun	56.0	42.5	13.6	181	293,120	12.2	12.2	95.2
Jul	56.0	41.9	14.1	179	313,601	10.9	10.9	96.3
Aug	55.4	60.2	6.9	185	157,067	13.0	13.0	34.0
Sep	54.5	61.5	2.4	189	52,721	15.0	15.0	0.0
Oct	54.1	39.7	18.9	166	324,758	15.0	15.0	0.0
Nov	53.2	34.3	18.9	143	340,949	15.0	15.0	1.1
Dec	51.7	41.9	9.8	98	121,818	15.0	15.0	26.0
2025								
Jan	49.5	41.8	7.7	72	72,438	15.0	15.0	57.2
Feb	52.5	41.8	10.7	109	133,793	15.0	15.0	8.2
Mar	52.4	41.4	11.1	102	142,219	13.2	13.2	7.2
Apr	54.6	41.6	13.0	135	212,090	11.3	11.3	0.0
May	55.0	41.6	13.4	177	294,811	10.0	10.0	0.1
Jun	55.1	41.2	14.0	178	297,778	10.0	10.0	0.4
Jul	55.1	40.9	14.2	188	330,723	10.0	10.0	0.1
Aug	55.1	41.4	13.7	189	322,653	10.1	10.1	0.5

Tempo – Plant Side Heat Exchanger Information

Tempo Plant Side HX <input type="button" value="v"/>	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Total Plant Tons
2024						
⊕ Oct	53.9	40.4	13.6	14.0	164	229,673
⊕ Nov	52.4	40.5	11.9	14.0	145	211,999
⊕ Dec	49.8	40.7	9.1	14.0	106	118,710
2025						
⊕ Jan	46.7	40.9	5.8	14.0	89	61,977
⊕ Feb	51.7	41.5	10.2	14.0	119	137,545
⊕ Mar	50.8	41.7	9.2	14.0	124	142,054
⊕ Apr	53.9	41.7	12.3	14.0	150	221,131
⊕ May	54.6	40.9	13.7	14.0	208	108,429
⊕ Jun	50.5	41.1	9.4	12.3	296	179,738
⊕ Jul	47.8	41.1	6.7	12.0	388	310,343
⊕ Aug	47.5	41.5	6.0	12.0	421	303,620

Tempo Bldg Side HX <input type="button" value="v"/>	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	CHW Supply Temp Setpoint (°F)
2025								
⊕ Mar	51.9	44.5	7.4	215	198,184	10	10.0	42
⊕ Apr	55.1	46.9	8.2	279	274,693	10	10.0	42
⊕ May	55.8	48.2	7.6	464	134,225	10	19.1	42
⊕ Jun	54.0	44.0	10.1	349	235,223	11	11.6	42
⊕ Jul	50.8	42.5	8.3	386	191,012	12	17.4	42
⊕ Aug	52.0	42.0	10.0	345	315,467	11	13.8	42

Tempo Building data starts at 9:00AM on August 8 due to controller relocation.

Modera – Plant Side Heat Exchanger Information

Modera Plant Side HX <input type="button" value="v"/>	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average Control Valve Signal	Average Control Valve Feedback
2025								
⊕ May	53.6	39.6	14.0	156	14.0	67,377	42.8	43.9
⊕ Jun	53.9	39.9	14.0	249	14.0	200,692	56.5	57.4
⊕ Jul	53.9	39.9	14.0	274	14.0	475,636	58.0	59.0
⊕ Aug	54.2	40.3	14.0	280	14.0	487,463	58.8	59.7

Modera Bldg Side HX <input type="button" value="v"/>	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure
2025							
⊕ May	54.2	48.9	5.3	487	44	78,249	0.1
⊕ Jun	54.8	48.0	6.8	574	44	222,614	0.1
⊕ Jul	55.1	47.5	7.6	592	44	526,751	0.5
⊕ Aug	56.1	45.5	10.6	407	44	528,144	1.0

SECTION 6: Water Treatment



Service Report

Monthly Water Treatment Service Report
Monday, September 8, 2025 8:13 PM EDT

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

Report Number: **639801**
Recorded By: **Chris Long**
(952) 469-4965
clong@chemtexcorp.com
On-Site Time: **9:15 AM EDT to 10:40 AM EDT**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water	New Softener	
Conductivity (as μmhos)	750 Record	2429 1000 - 5500	1100 1000 max	
pH	7.79 6 - 8.5		7.7 7.5 - 8	
Hardness, total (ppm as CaCO_3)	5 5 max	160 150 max	100 6 max	
On-Trac, ppb		108 80 min		
Controller Conductivity Reading		2411 Record		
Temperature ($^{\circ}\text{F}$)		80 60 - 100		
 Conductivity Cycles (Calculated)		3.2 4 - 10		

Opening Comment

Chemtex was on site to perform monthly water testing of the cooling tower system. While on site I verified that the probes were within calibration. During the visit no calibration was needed on the controller. The hardness in the softener was improved this month 100 ppm. We would still like this to be lower. With that being said the softener only had about 400 gallons left before it was set to regenerate and switch to the other softener. I will try and get back out in the next week or so and see if I can check on the softener when it is not so close to the end of its cycle. The conductivity setpoint has been reduced to 2400 to help combat some hardness breakthrough and the times the city water is utilized to help reduce the scaling potential.



SECTION 7: Time of Use Electric Rates

Tampa Electric Monthly Charges

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

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

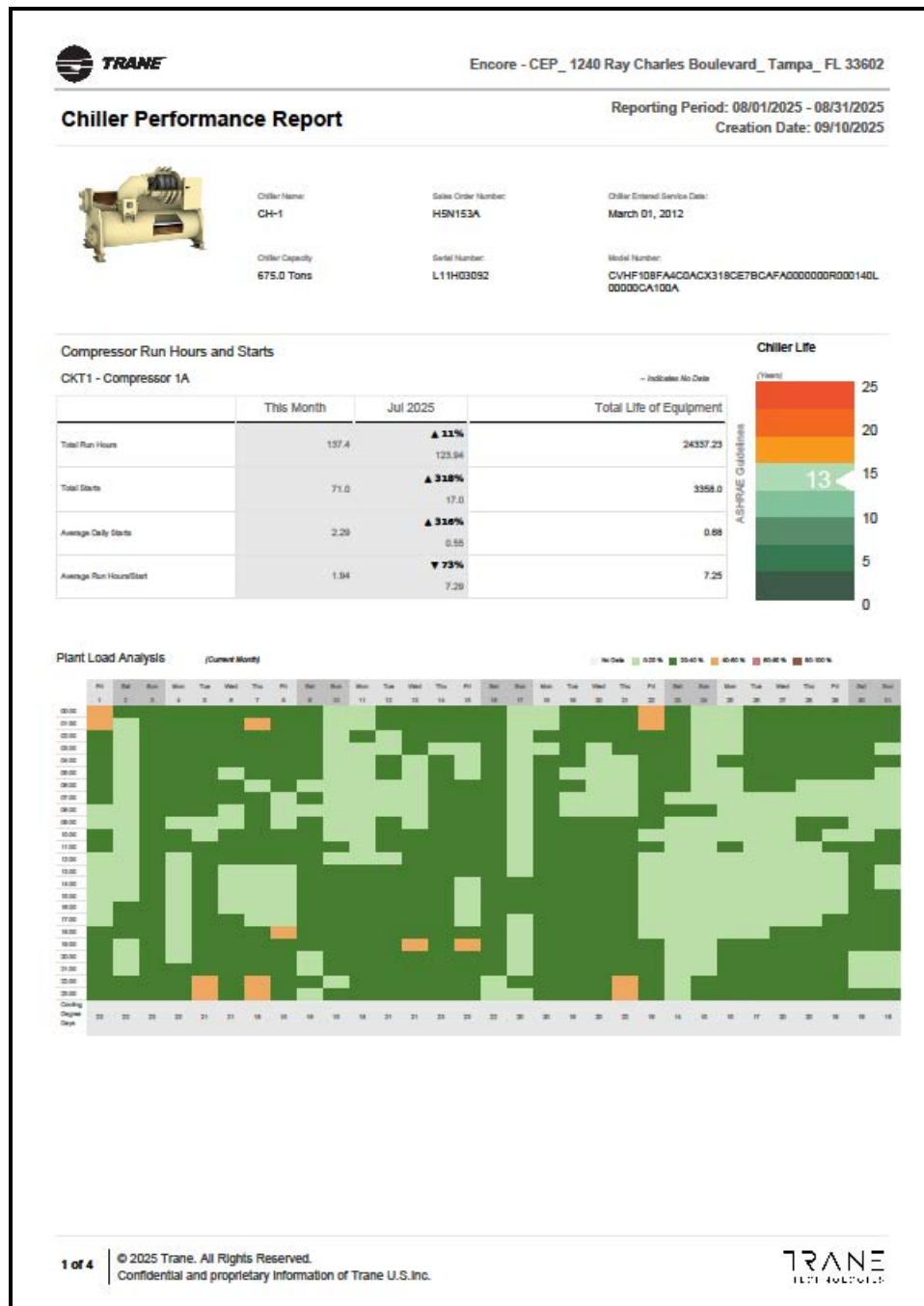
SECTION 8: Operations, Maintenance, and Repair Status

Chiller #1 Chilled & Condenser Water Performance



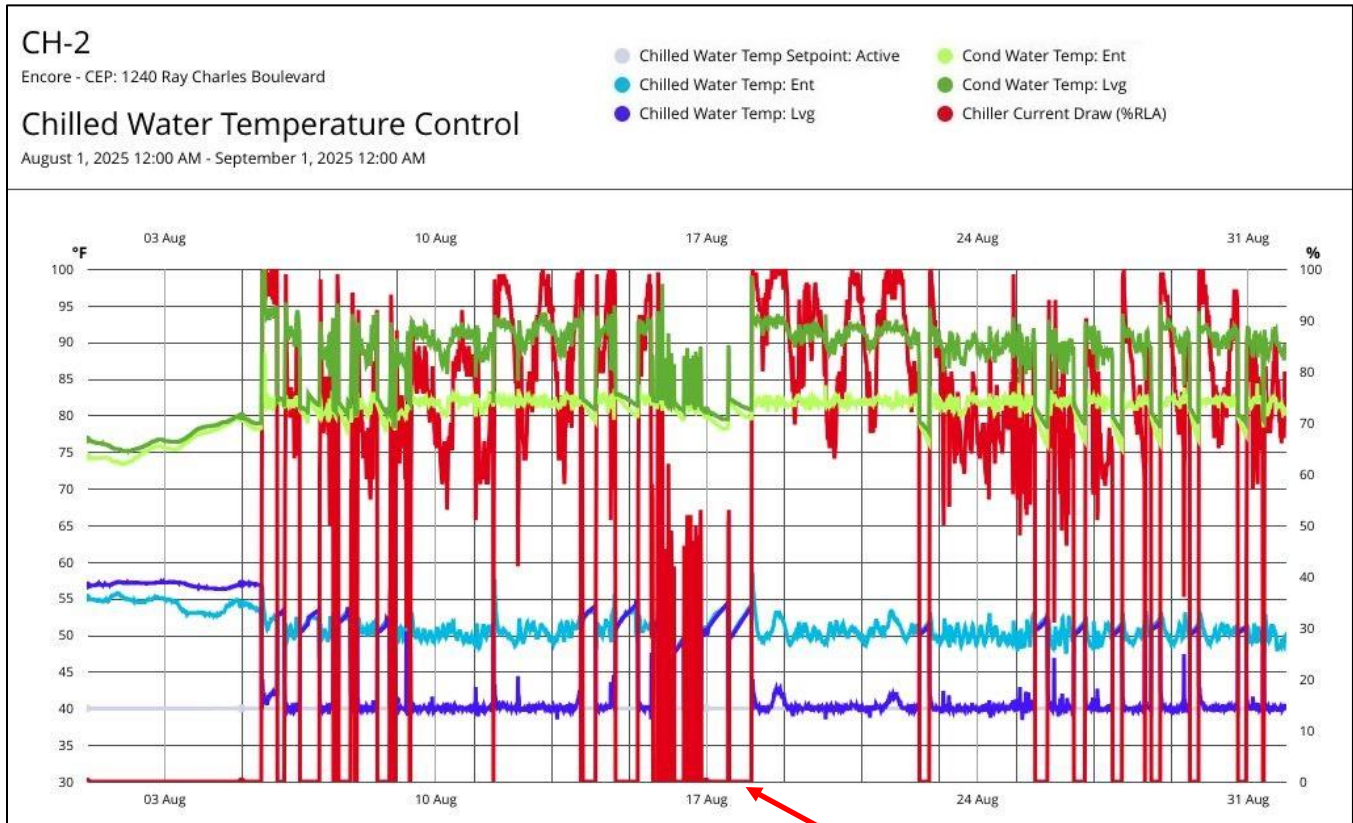
Trane Model # CVHF108, Serial # L11H03092

Chiller 1	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	--	--	--	--	--	--	--	0
Feb	35.0	26.5	8.5	68.5	77.2	8.7	76.5	11
Mar	32.4	24.4	7.9	72.6	81.4	8.8	77.8	64
Apr	37.3	31.0	6.3	77.9	85.2	7.3	66.6	92
May	32.4	30.0	2.4	79.3	83.3	4.0	47.5	13
Jun	32.3	26.0	6.3	80.7	88.2	7.5	75.1	120
Jul	30.4	24.2	6.1	82.0	91.0	8.9	77.0	123
Aug	33.9	27.2	6.7	82.5	90.3	7.9	70.9	138



Chiller #1
Performance Report
 Double click the
 document above to open.

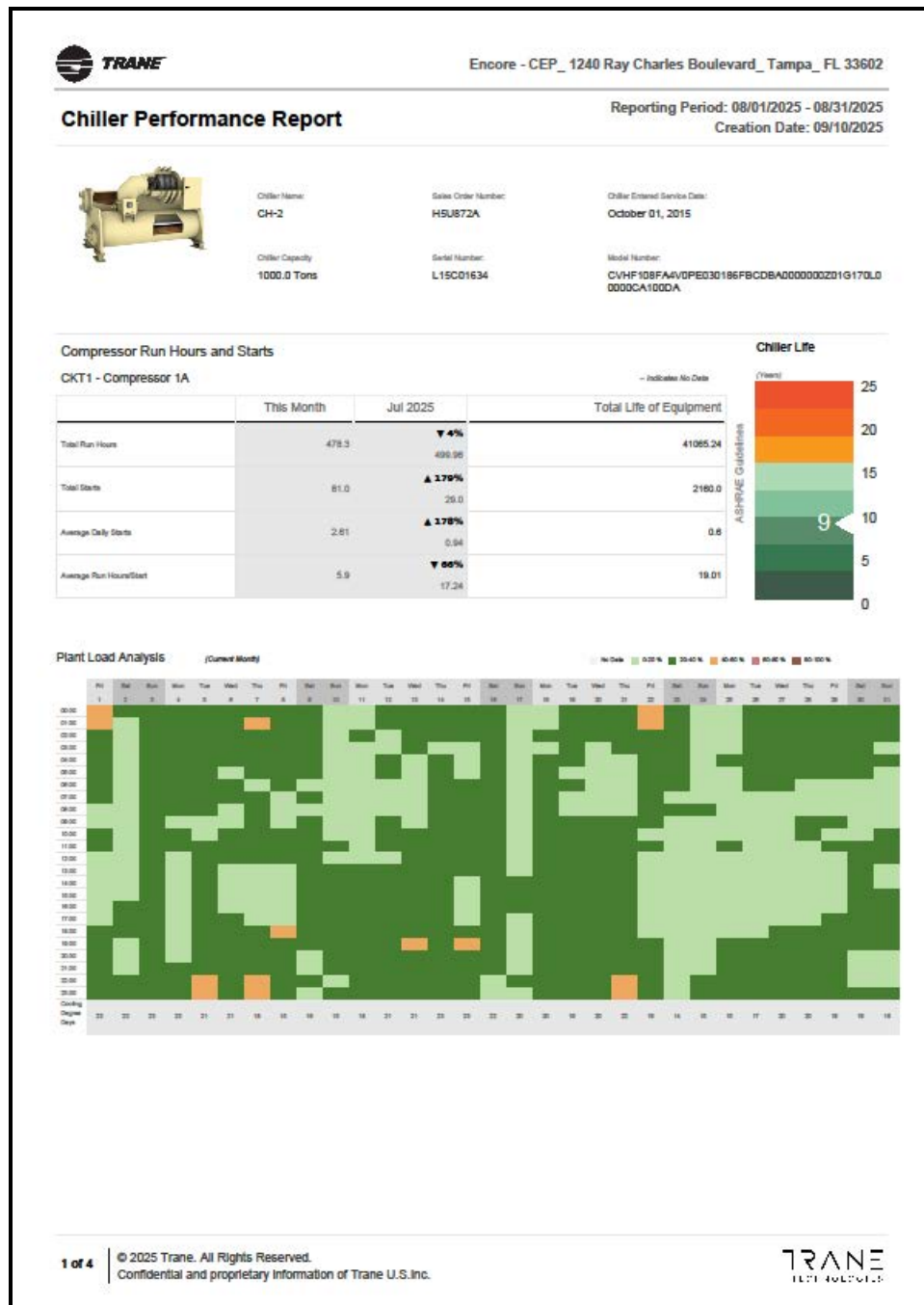
Chiller #2 Chilled & Condenser Water Performance



Chiller not operating while burning ice.

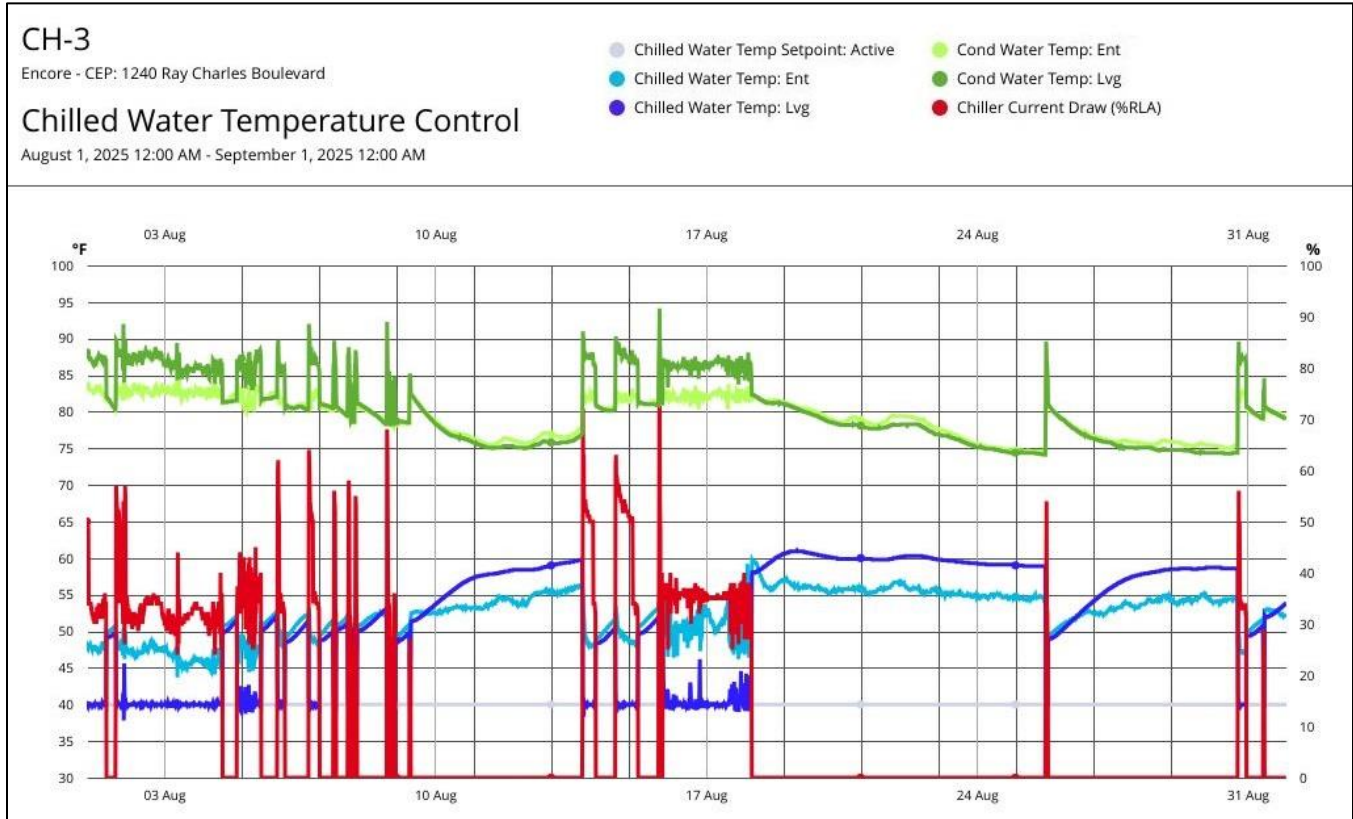
Trane Model # CVHF108, Serial # L15C01634

Chiller 2	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	44.0	40.0	4.0	66.2	67.8	1.6	24.7	457
Feb	47.6	40.0	7.6	71.1	74.5	3.4	36.2	642
Mar	48.5	40.0	8.5	69.5	72.9	3.4	34.6	613
Apr	50.6	40.3	10.3	77.5	83.5	6.0	50.4	631
May	51.6	40.2	11.5	79.6	86.2	6.7	65.2	658
Jun	51.2	40.2	11.0	80.9	89.0	8.1	78.8	609
Jul	50.4	40.2	10.2	81.7	90.3	8.6	81.4	501
Aug	50.4	40.3	10.1	81.8	90.5	8.7	78.5	480



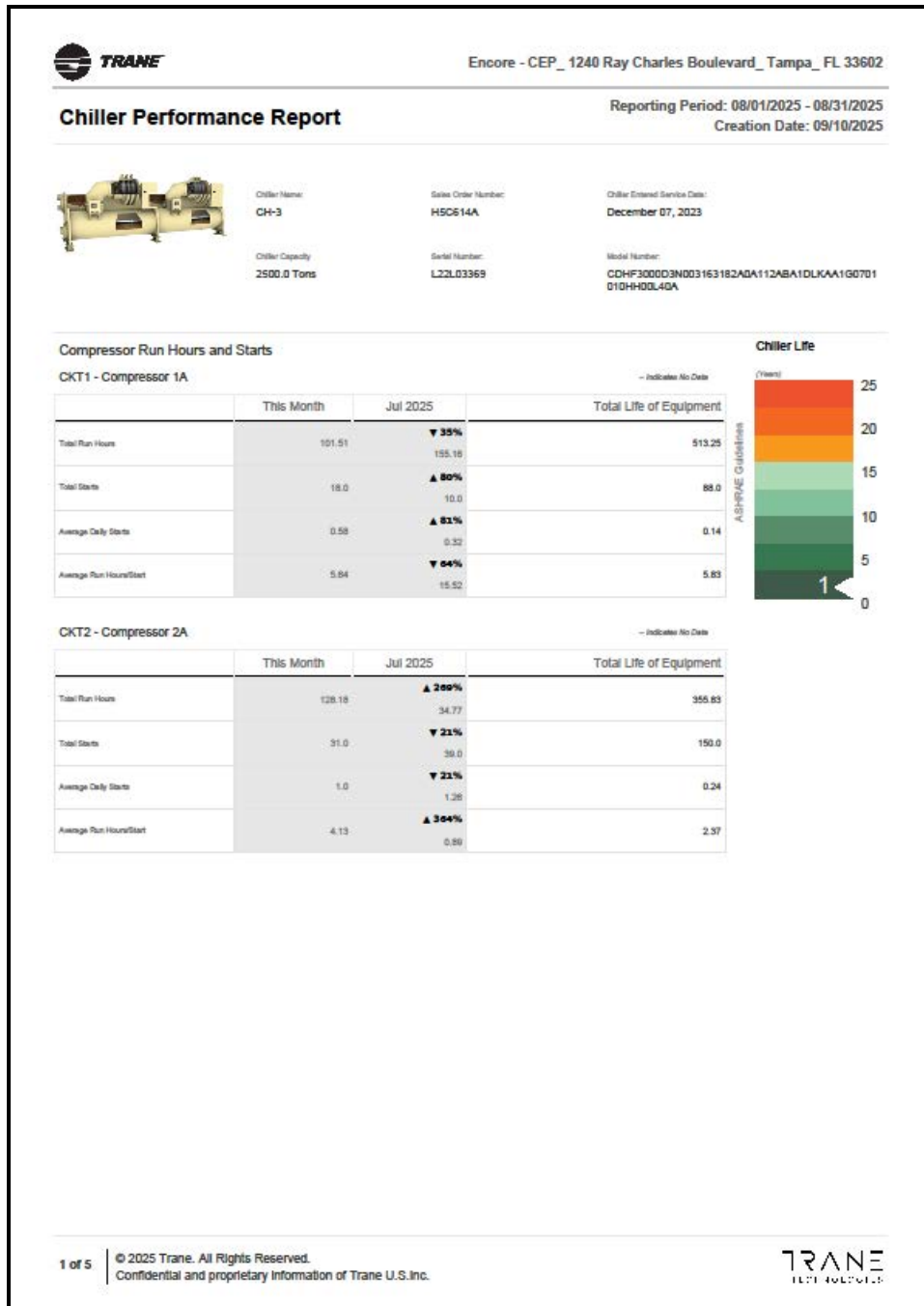
Chiller #2
Performance Report
 Double click the
 document above to open.

Chiller #3 Chilled & Condenser Water Performance



Trane Model # CDHF3000, Serial # L22L03369

Chiller 3	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	42.0	40.0	2.0	62.8	63.8	1.0	16.4	252
Feb	44.6	40.9	3.7	73.5	75.6	2.1	22.2	27
Mar	44.5	41.2	3.3	74.9	76.0	1.0	19.4	1
Apr	50.0	44.9	5.1	80.0	83.6	3.6	29.9	1.5
May	46.5	40.0	6.4	81.6	85.0	3.3	32.9	73
Jun	47.3	40.3	7.0	82.0	86.2	4.3	34.5	35
Jul	48.1	40.2	8.0	82.3	87.2	4.9	37.1	156
Aug	48.6	40.2	8.3	82.3	86.7	4.4	36.4	201



Chiller #3
Performance Report
 Double click the
 document above to open.

Chillers #1 & #2 Refrigeration and Mechanical Performance

Chiller 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025										
Jan	--	--	--	--	--	--	--	--	0.0	0
Feb	0.8	84.0	6.8	-10.7	24.7	1.8	22.5	116.4	0.0	11
Mar	2.1	88.5	7.0	-11.0	22.0	2.4	22.2	117.6	0.0	64
Apr	2.6	90.2	5.0	-10.2	29.4	1.5	22.4	116.5	0.0	92
May	1.7	87.2	3.9	-10.1	29.6	0.4	22.7	119.9	0.0	13
Jun	2.7	90.0	1.8	-10.7	24.6	1.4	20.6	120.9	0.0	120
Jul	2.7	65.4	3.4	-12.9	38.7	0.8	22.6	119.4	0.0	123
Aug	2.6	92.6	0.1	-10.6	77.6	0.1	22.5	118.7	0.0	138

Chiller 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025										
Jan	-3.2	69.2	1.4	-9.1	38.7	1.3	26.1	111.1	0.0	457
Feb	-0.8	78.0	3.5	-9.1	38.3	1.8	25.7	115.0	0.6	642
Mar	-1.4	76.1	3.2	-9.1	38.0	2.0	25.9	113.4	0.0	613
Apr	2.4	89.0	5.5	-9.1	38.1	2.2	25.3	122.0	0.6	631
May	4.4	94.9	8.6	-9.1	38.1	2.1	25.1	125.7	0.0	658
Jun	5.9	99.0	10.0	-9.1	38.0	2.2	24.9	129.4	0.6	609
Jul	5.2	97.2	6.9	-9.1	38.0	2.2	25.1	128.4	0.0	501
Aug	3.8	93.2	2.6	-9.1	38.1	2.3	25.4	124.9	0.0	480

Predictive Maintenance Acceptable Ranges	
Condenser Saturated Refrigerant Pressure (PSI)	-5 to 5
Condenser Saturated Refrigerant Temperature (Degrees F)	65 to 100
Condenser Approach Temp (Degrees F)	0 to 5
Evaporator Saturated Refrigerant Pressure (PSI)	-12 to 12
Evaporator Saturated Refrigerant Temperature (Degrees F)	35 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	105 to 150

Chiller #3 Circuits #1 & #2 Refrigeration and Mechanical Performance

Chiller 3 Ckt 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temp	Purge Minutes	Run Hours
2025										
Jan	9.6	64.8	0.1	5.2	38.4	1.6	20.0	102.9	0.0	194
Feb	12.4	76.7	0.6	5.3	39.2	1.9	20.1	112.4	0.0	9
Mar	11.9	74.7	-0.2	5.3	38.9	0.8	20.5	109.7	0.0	0.25
Apr	14.7	84.8	0.8	5.6	41.3	2.8	20.1	117.3	0.0	1.3
May	--	--	--	--	--	--	--	--	0.0	0
Jun	15.2	86.6	0.9	5.3	39.1	1.7	15.6	111.9	0.6	13
Jul	15.8	88.5	1.3	5.3	39.0	1.2	18.1	110.0	0.0	156
Aug	16.0	89.1	1.8	5.3	39.3	0.8	17.3	110.1	0.0	102

Chiller 3 Ckt 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025										
Jan	8.8	61.8	1.3	5.2	38.4	1.7	22.0	114.9	46.0	58
Feb	12.4	76.0	0.4	5.3	39.0	1.7	22.4	118.0	62.4	18
Mar	12.4	74.3	-2.0	5.4	39.7	2.0	22.7	119.5	4.2	0.75
Apr	13.6	78.1	-5.0	5.9	43.4	1.4	22.9	127.4	1.8	0.5
May	15.0	86.5	1.5	5.2	38.0	2.0	19.5	116.4	0.0	73
Jun	15.5	85.7	-1.1	5.1	37.9	2.2	13.8	116.9	13.2	24
Jul	15.1	84.5	-3.9	5.2	38.0	1.9	21.5	117.1	0.0	35
Aug	15.5	85.8	-0.8	5.1	37.7	2.5	19.9	116.5	0.0	129

Predictive Maintenance Acceptable ranges	
Condenser Saturated Refrigerant Pressure (PSI)	5 to 18
Condenser Saturated Refrigerant Temperature (Degrees F)	65 to 100
Condenser Approach Temperature (Degrees F)	0 to 4
Evaporator Saturated Refrigerant Pressure (PSI)	0 to 8
Evaporator Saturated Refrigerant Temperature (Degrees F)	36 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	100 to 130

Completed Maintenance & Repairs	
City Water Makeup 9/2 thru 9/11/25	Tech: Javier Suris arrived on site to address issues with the CT's 1, 2 & 3. Observed the CT-1, 2 & 3 overflow line draining with the make-up water valve open. Discovered V-24 CT make-up water valve was open despite all ultrasonic water level sensors being satisfied. Temporarily overrode and closed the V-24 city water make-up valve. Established trends for V-24 to monitor its behavior. I identified and deleted an unused point for V-28 City water make-up valve during Phase 3. Updated the TGP configuration. Verified the operation of the actuator and ultrasonic level sensors. Set up a BV point in the UC600 to time out V-24 open position and trigger an alarm. Downloaded a modified TGP to alarm if the City Water MU valve remains open for an extended period. The UC600-2 CW unit is now operating as intended. Additional work requiring a quote has been identified.
CHWP-1 VFD 8/17/25	Tech: Angel Encio Jr arrived on site and addressed the following: CHWP-1 VFD Troubleshooting. Observed alarm A24, indicating an external cooling fan failure. Opened the drive cabinet and tested the fan motor. Tightened all electrical connections and checked voltage on the motor leads. Verified the motor runs briefly before shutting down. Contacted Danfoss drive tech support (Kam) to confirm the correct part number for the fan motor. Ordered the replacement cooling fan motor from the Tampa Trane Parts center. The unit is currently operational. The job is incomplete, pending arrival and installation of the new fan motor. No additional work needs to be quoted at this time.
Chiller 2 8/5/25	Tech: Alfred Gonzalez arrived on site to address issues with the unit. Observed the unit was not operating as intended upon arrival. Identified symptoms including loss of oil flow pressure and main AFD power loss. Troubleshooting revealed a general supply power failure to the chiller's drive starter. Checked oil pump motor electrical connections and oil level in the oil sump; all were proper. Operated the oil pump in manual mode, noting satisfactory oil pump pressure and amperage. Determined that the oil flow loss was due to the loss of main power supply to the chiller starter. Reset diagnostics and performed chiller start-up. Observed and monitored operation, confirming it to be proper. The unit was operating as intended upon departure. No additional work needs to be quoted.
Chiller 1 8/4 & 8/5/25	Tech: Javier Suria Addressed the following issues with the CEP-SC. The unit was not operating as intended upon arrival. On 8/4/2025, I remote connect to the site. CH-3 was found to be in Ice Chiller Cooling Mode during Ice Burning Mode due to CH-2 and CH-3 being in alarm. Temporarily disabled Ice Chiller Cooling Mode and allowed Ice Burning Mode. After Ice Burning Mode terminated, Chiller Plant was enabled, which started CH-3. On 8/5/2025, I found that CH-3 Ckt-1 was in alarm while Ckt-2 was running. Modified the Ice_Plant_Mode_SC TGP. Removed the CH-3 Diagnostic Shutdown Present value E/A BI to allow CH-1 to run in Cool Mode even when CH-3 available Ckt runs. Created CH-3 Circuit 1 and Circuit 2 Cooling Available E/A B's. Added an AND statement and NOT block with Ice Burning Mode Only. Downloaded the modified TGP. The unit was operating as intended upon departure. No additional work needs to be quoted.
Chiller 3 8/5/25	Tech: Alfred Gonzalez arrived on site and completed the following maintenance. Confirmed the unit was partially operational; only circuit -2 was running. Observed a symptom of low oil pressure differential. Identified a clogged oil filter as the cause. I purchased and picked up a new oil filter. Isolated the filter block, removed the old filter, and installed the new one. Checked electrical wiring connections and oil level in the sump. Operated the oil pump motor in manual mode, checked amperage, and adjusted differential pressure as required. Reset the diagnostic and return circuit -1 to full auto mode. Replaced the oil filter. The unit is now operating as intended. No additional work is required at this time.
Glycol Pump 6 7/24/25	Tech: Alfred Gonzalez arrived on site. Confirmed the unit was not operating as intended due to defective motor bearings. Observed extremely loud noise, indicating the motor required new bearings. Made wiring connections for the motor to incoming power from the VFD drive. Checked coupling connections and motor rotation. Reinstalled coupling guard and motor terminal junction box cover. Reset the drive and return the motor to full auto mode from the BAS system. Verified the unit was operating as intended upon departure. No additional work requires a quote.
Chiller 3 7/21 & 7/22/25	Tech: Javier Suris arrived on site. Confirmed the CEP SC unit was operating as intended upon arrival. Identified CH-3 as the lead chiller. Observed system pressure below setpoint, causing pump over-pressurization. Noted V-26 CHWP Bypass valve opening to relieve pressure, leading to system pressure DP decrease. Connected to the system, which then stabilized. Follow-Up and Adjustments (7/22/2025) Verified the system was working properly after switching to CH-2 post-service. Increased AI and BI update intervals from 10 seconds to 1 minute and 1 second, mirroring previous AO and BO adjustments. Set the V-26 CHWP Bypass PID maximum from 100% to 50%. Confirmed the CEP SC unit was operating as intended upon departure. No additional work requiring a quote was identified.
Chiller 2 7/17 thru 7/22/25	Tech: Alfred Gonzalez arrived on site and addressed concerns with the unit. Confirmed the unit was operating on arrival but noted a high condenser approach. Troubleshooting revealed dirty and scaled condenser tubes. Performed chiller shutdown and isolated the condenser, then depressurized the vessel. Verified drain ports were clear of obstructions. Oversaw the chemical company's acid cleaning of the condenser. Drained the vessel and removed the condenser head. Inspected the tubes. Plan to brush the tubes tomorrow. The unit is not operating as intended on departure. Condenser tubes still need brushing. Arrived on site. The unit was shut down for condenser tube brushing due to high head pressure. Brushed condenser tubes. Purchased service material. Unit is not operating as intended. More brushing of the condenser tubes is required.

	<p>Arrived on site. Unit was not operating as intended on arrival due to high condenser approach. Troubleshooting revealed scaled, dirty condenser tubes. Finished brushing condenser tubes (bottom half). Cleaned O-ring groove, crown sheet, and condenser head. Installed condenser head. Filled vessel with water and reopened condenser isolation valves. Cleaned the general area and packed up tools and equipment. Put chiller back into full auto mode. Unit was operating as intended on departure. Chiller needs to be operating to check condenser approach. Note: a thin veneer of scale was still present on the tubes after brushing. No additional work needs to be quoted.</p> <p>Arrived on site and performed the following maintenance activities: Chiller Startup and Verification. Had the BAS technician put chiller -2 into operation. Verified the condenser approach, noting it was at 1.7 degrees. Observed chiller amperage at 85% current load. Confirmed that the acid cleaning and tube brushing had a positive effect on the chiller system. Left the chiller in operational condition.</p>
Chiller 1 7/17/25	<p>Tech: Alfred Gonzalez arrived on site. Observed the unit was not operating as intended due to low oil pressure. Troubleshooting revealed a defective relay and wiring issue. Locked out and tagged out the electrical breaker for the oil pump motor. Removed the defective relay and repaired the wiring for the oil pump motor. Purchased and picked up a new relay contactor. Installed the new relay as required. Tested the oil pump motor. Reset the chiller control panel and started up the chiller. Observed net oil pressure and amperage; noted satisfactory readings. The unit is now operating as intended. No additional work needs to be quoted at this time. Completed paperwork.</p>
GCHWP-6 7/2 thru 7/13/25	<p>Tech: Andrew Hayden arrived on site. Confirmed the unit was not operating as intended upon arrival. Diagnosed the pump motor with a bad bearing. Pulled the pump motor to have it rebuilt. The unit is not operating as intended upon departure. No additional work needs to be quoted at this time.</p> <p>Observed the unit was not operating as intended. Installed and aligned the rebuilt motor from Suncoast to the pump. Confirmed the unit was still not operating as intended upon departure. Determined no additional work needs to be quoted.</p>
Navara Bldg 6/26/25	<p>Tech: Javier Suris arrived on site to address the NAVARA BLDG BTU METER. The unit was not operating as intended upon arrival due to intermittent communication loss reported by the customer. Changed the device IP Address for the plant SC network. Connected the meter to the plant ethernet network switch. The NAVARA BLDG BTU METER was operating as intended when I departed. No additional work needs to be quoted.</p>
Chiller 3 6/20/25	<p>Tech: Alfred Gonzalez arrived on site to address issues with the chiller unit. Observed the unit was not operating as intended upon arrival. Performed a shutdown diagnostic and noted low differential oil pressure on circuits 1 and 2. Troubleshooting revealed a clogged oil filter circuit on both circuits. Isolated and removed the old oil filters. Installed new oil filters provided with the chiller. Reopened the isolation valve and ran the oil pump in manual mode. Verified discharge and differential oil pressures were normal. Reset the chiller diagnostic and returned the chiller to full auto mode. The unit was operating as intended upon departure. No additional work needs to be quoted at this time. Sent email to notify others of the chiller's status and completed necessary paperwork.</p>
Ice Plant 6/17 & 6/18/25	<p>Techs: Ed Wright and Javier Suris</p> <p>6/16/2025: Monitored the plant in the evening. Several issues with the Ice Plant.</p> <p>6/17/2025: Chiller Plant was off. Enabled the plant while working with Ed on modifying Ice Plant Modes and CH-1 Enable TGP's. NOTE: The CT's were overflowing via the overflow lines. The city water makeup valve was open and CT-1 ultrasonic water level sensor was 9" triggering the city water makeup. Temporarily put CT-1 ultrasonic sensor out of service to stop the city MU. In addition, found the well makeup not supplying water. The well-1 pump is not running. It has a bad motor starter coil. Ed notified Justin K. and the service company fixed the problem. Downloaded one of the modified TGPs and will download the other in the morning.</p> <p>6/18/2025: Worked with Ed modifying TGPs for the Ice Plant Modes and CH-1 Enable. Downloaded the TGPs and tested. NOTE: Left Ice Making Mode overridden OFF per Evan M and Jim C for the T&B testing tomorrow and Friday.</p> <p>6/24/2025: Changed Add delay from 10 to 20 min. Changed Subtract RLA from 80% to 100%. Changed CH-3 from Peak to Base.</p>
Network Repairs 5/22 thru 8/9/25	<p>Tech: Javier Suris</p> <p>Narava - Network Configuration (5/22/2025). Ran CAT cable from the NAVARA BLDG SC controller (Port-1, 192.168.9.23) to the existing ethernet switch. Disconnected customer-supplied CAT cable from Port-1. Connected both the BLDG SC and Plant SC+ to the cell router using the ethernet switch. Designated Port-2 as the primary network port. Verified connectivity with Trane Connect. Ethernet Switch (5/29/2025): Located the ethernet switch and requested a quote from Kele.</p> <p>Reed - BLDG SC: Network Configuration: Installed an ethernet switch in the Base Plant SC+ can. Connected the Bldg SC and Plant SC+ to the cell router using the ethernet switch. Designated Port-1 as the primary network port. Changed the IP address to 192.168.8.11 and DNS to 8.8.8.8. Connectivity Troubleshooting: Experienced connection issues and performed troubleshooting steps. Followed the "Unable to connect to Tracer SC/SC+ remotely via Trane Connect / Command Center" procedure. Verified connectivity with Trane Connect. The REED BLDG SC was operating as intended upon departure. No additional work needs to be quoted at this time.</p> <p>5/30/2025: Ordered the ethernet switch. 7/1/2025: Picked up Ethernet cable from store.</p> <p>7/1/25 Picked up parts and material needed for the job. Installed exterior antenna on the PEPLINK HUB cell router, as per Pete DiNapoli. The unit was operating as intended upon arrival and departure. No additional work requires a quote.</p> <p>8/9/2025: Picked up parts and material needed for the job. Installed exterior antenna on the Pepwave cell router. Per Pete DiNapoli.</p>

Chiller 2 5/29/25	<p>Tech: Alfred Gonzalez arrived on site and completed the following: Confirmed the chiller was operating as intended upon arrival. Observed an AFD power failure reported in the system. Identified a loss of main power supply to the building and subsequently to the chiller. Observed that the chiller had been reset and was in operation. Verified chiller readings and supply voltage. Checked starter conditions. Confirmed, the chiller was operating in a satisfactory mode after power restoration. Observed that the chiller acknowledged the incoming voltage and started up once power was restored. Confirmed the chiller was operating as intended upon departure. No additional work requiring a quote was identified.</p>
Controls System 5/7/25	<p>Tech: Javier Suris arrived on site.</p> <p>System Assessment: The Automation System was not operating as intended upon arrival. Customer indicated issues with the Automation System. Servicing CH-1 due to air in the system. Temporarily overrode Ice modes.</p> <p>System Analysis: Reviewed Overrides Report, Area Operation, Alarm History, VAS Operation, and Chiller Plant Operation. Performed Control Loop Tuning. Verified equipment followed Sequence of Operation. Confirmed all devices are communicating as intended. Verified Date and Time is correct.</p> <p>Software Review and Updates: Confirmed software is at the current release. Current SMP Expiration Date is up to date. The current Operating Software Version is up to date.</p> <p>Trane Connect: Site is connected to Trane Connect. Reviewed Past Issues & Findings. Added a new Issue or Finding.</p>
Chiller 2 5/6/25	<p>Tech: Alfred Gonzalez arrived on site to conduct an annual inspection of the chiller unit. The unit was operating as intended upon arrival. No symptoms or diagnostics were present at that time. Troubleshooting revealed no issues. Conducted the following repairs and maintenance: Performed chiller annual inspection. Inspected the purge system. Replaced the filter drier. I conducted a leak test and performed the pump-out sequence. Inspected the lubrication system. Replaced the oil filter. Checked the oil level and net oil pressure. Inspected electrical connections for the oil pump motor. Took an oil sample for analysis. The unit continued to operate as intended upon departure. No additional work needs to be quoted.</p>
Chiller-1 5/5 to 5/7/25	<p>Tech: Alfred Gonzalez arrived on site to assess the chiller unit. Unit was not operating as intended upon arrival. Shut down observed during diagnostics. Troubleshooting revealed a surge condition caused by air trapped in the chiller. Discovered a broken flare connection into the pump out compressor, which allowed air to leak into the system. Repaired the flare connection as required. Retested the purge operation and pump out sequence. Successfully reopened the purge system to the chiller and set to override for 72 hours. Attempted to run the chiller; however, condenser head pressure remained too high due to residual air in the system. Plan to continue efforts to remove air from the chiller on the next visit. Completed necessary paperwork and left the chiller in off mode. The unit is still not operating as intended at departure. No additional work needs quoting currently.</p> <p>Get controls tech to put chiller online to get the air out of the chiller, hold chiller in manual mode at 30% current and I was able to get a substantial amount of air out but not enough to leave chiller online in auto mode. Override purge another 72 hours. Leave chiller in off mode.</p>
CWP-2 5/5/25	<p>Tech: Alfred Gonzalez arrived on site to address a malfunctioning unit. The unit was not operating as intended upon arrival. Diagnostics indicated an over current alarm had tripped. Troubleshooting revealed the following: Power to the drive was shut down. Fuses and internal components were checked and found to be in good condition. Motor terminals in the junction box were examined. Additional rubber insulation tape was added to the terminals for better protection. After securing the motor terminal junction box and powering up the drive: The drive and pump motor were operated by hand, reaching up to 60 HZ. Operation was confirmed to be okay, and amperage levels were within the allowed range. The drive was switched back to auto mode, and the motor continued to operate without issues. All the necessary paperwork was completed for the visit. The unit was operating as intended upon departure, and no additional work needs to be quoted</p>
Chiller 1 4/30 thru 5/1/15	<p>Tech: Alfred Gonzalez arrived on site to perform an annual inspection of the chiller purge system. The unit was operating as intended upon arrival. No symptoms or diagnostics were presented by the unit. Troubleshooting revealed no issues. Picked up parts at Trane Parts for the inspection. Isolated and replaced the filter drier. I conducted a leak test and performed a pump-out test. Checked the carbon tank heater functionality. Overrode the purge for 72 hours. Completed all necessary paperwork. The unit continued to operate as intended upon departure. No additional work needs to be quoted at this time.</p> <p>Tech: Alfred Gonzalez arrived on site for the chiller annual inspection. The unit was operating as intended upon arrival. No symptoms or diagnostics were present. Troubleshooting revealed no issues. During the inspection, the following tasks were completed: Conducted a comprehensive chiller annual inspection. Inspected the lubrication system. Replaced the oil filter. Took an oil sample. Checked the oil level. Verified net oil pressure. Checked oil pump motor amperage and electrical connections. Assessed oil heater operation. Lubricated the 1st stage tang operator. Inspected the control panel and starter panel. Checked UC-800 configuration. Completed necessary paperwork. The unit continued to operate as intended upon departure. No additional work needs to be quoted at this time.</p>
Ice Plant 4/25/25	<p>Tech: Javier Suris and Evan arrived on site to assess the ice plant's operation. The unit was not operating as intended upon arrival. Symptoms included assisted contracting during T&B testing off the ice plant and issues with the ice plant SOO. Troubleshooting revealed problems with the ice plant T&B and required a review of the SOO. Evan Modified TGP for ice plant control as per the commissioning engineer's specifications. Transitioned from ice burning and chiller run to ice burning mode only. Monitored operations in the evening; ice burn was terminated at 9 PM. Current ice inventory is at 21%, with both ice make, and chiller plant enabled. The unit was operating as intended at the time of departure. No additional work needs to be quoted.</p>

Chiller 1 4/22/25	<p>Tech: Jose Camareno arrived on site to assess the unit. The unit was operating as intended upon arrival. The customer expressed concerns regarding maintenance. Closed condenser water valves. Emptied the condenser barrel. Brushed condenser tubes. Cleaned the condenser barrel. Reattached the condenser head and filled up the condenser barrel. The unit continued to operate as intended upon departure. No additional work needs to be quoted.</p> <p>Tech: Alfred Gonzalez arrived on site to address a unit with the following conditions: Unit was operating as intended upon arrival. High Condenser Approach was noted during diagnostics. Dirty condenser tubes. Scaled conditions present in the system. I received A-Frame gantry, rigging, and tube brushing machine on site. Isolated the condenser and drained the vessel as required. Connected the condenser head to rigging chain fall and removed it from the chiller. Brushed all condenser tubes; noted a thin veneer of scale remained on tube surfaces after brushing. Reinstalled condenser head and refilled the vessel with water. Reopened isolation valves to restore system operation. Cleaned the general area and completed necessary paperwork. Unit was operating as intended upon departure. No additional work requires quoting.</p>
Isolation valve Glycol Pump 4/10/25	<p>Tech: Alfred Gonzalez arrived on site to assess the isolation valve. Unit was operating as intended upon arrival. No symptoms or diagnostics presented by the unit. Troubleshooting revealed no issues. Found the handle for the isolation valve on the floor. Noted a broken roll pin; removed pieces of the old roll pin. Reinstalled the handle on the spindle and installed a new roll pin. Successfully manipulated the valve back and forth with the wheel handle. Positioned the valve in the fully closed position and verified a proper seal through depressurization of the pump cavity. Opened the valve satisfactorily and completed necessary paperwork. Job completed; the isolation valve does not need replacement. Unit continued to operate as intended upon departure. No additional work needs to be quoted.</p>
Navara Bldg Controller 3/21 to 3/31/25	<p>Tech: Javier Suris arrived on site at the Navara Building-SC to address connectivity issues with Trane Connect. The unit was not operating as intended upon arrival. No connectivity to Trane Connect was reported. Diagnosed that the building's provided internet service was interrupted. Customer was notified about the internet service disruption. Connected the Building SC with the Plant Base SC cell router using an ethernet cable and switch. Set the Building SC Port-2 IP to 192.168.9.23. The unit was still not operating as intended upon departure. Remote UC600 requires troubleshooting due to lack of communication. Additional work is needed to check the remote UC600 that is not communicating.</p> <p>Connected the BLDG SC with the PLANT BASE SC cell router via ethernet cable and switch. Set Bldg. SC Port-2 IP to 192.168.9.23. Set DSN 8.8.8.8 and 8.8.4.4. Set Preferred IP Interface to Port-2. Verified connection to TC.</p>
Chiller 2 3/28/25	<p>Tech: Angel Encio Jr arrived on site to address Chiller 2. Unit Details: Unit Tag: CH-2. Operating Status on Arrival: Yes. Symptoms and Diagnostics: Chiller tripped on "Low evaporator saturated refrigerant temperature" alarm. Sensor checked for issues. Alarm deleted and chiller was run and logged. Monitored operation including temperatures, pressures, amps, and volts. Purge unit inspected. Alarm history indicated low evaporator water flow could trigger the diagnostic. Troubleshooting Outcomes: Alarm reset by Josh Suderland in the BAS. All systems function normally post-check. Repairs Made: Alarm deleted, and chiller operation verified. No further repairs are necessary. Unit Status on Departure: Operating as intended. Additional Work: No additional work needs to be quoted. Job is complete and all is well with Chiller 2.</p>
Chiller 1 3/12/25	<p>Tech: Bill Lynch arrived on site to service Chiller 1. The unit was operating as intended upon connection. No issues were detected during the operation. The chiller remained online throughout the visit. Disconnected from the unit while it continued to function properly. No additional work was identified that needs to be quoted. No follow-up is required at this time. Overall, everything is functioning well with Chiller 1.</p>
Chiller 2 3/12/25	<p>Tech: Bill Lynch arrived on site to check on Chiller 2. The unit was operating as intended when connected. No follow-up is required after the visit. The unit continued to operate as intended upon disconnection. No additional work was identified that needs to be quoted. All systems are functioning well!</p>
Controls Maintenance 3/7/25	<p>Tech: Javier Suris arrived on site to assess the BAS System. The Automation System was operating as intended upon arrival. No issues or concerns were indicated by the customer regarding the operation of the Automation System. Conducted a comprehensive System Analysis, which included: Reviewing the Overrides Report. Checking the Alarm History. Evaluating Area Operation. Analyzing VAS Operation. Inspecting Chiller Plant Operation. Performing Control Loop Tuning. Ensuring equipment follows the Sequence of Operation. Verifying that all devices are communicating as intended. Reviewed and updated software on the system: Confirmed that the software is at the current release. Current SMP expiration date is valid. The current operating software version is up to date. The site is successfully connected to Trane Connect.</p>
Ice Plant Eval 2/17 thru 3/17/25	<p>Tech: Javier Suris arrived on site to assess the ICE Plant. Unit Status: The unit was not operating as intended upon arrival. Initial Diagnostics: Conducted tests on the ice plant. Noted low water levels in the ice tanks; notified Justin and Alfred for topping off. Troubleshooting Findings: Collaborated with Evan Marchesini to enable the Ice Plant. Installed UC800 version on my PC for connection to CH-1. Closed V-3 to the heat exchanger manually. Opened manual valves on the chiller, GCHWP's, and ice bank. Reset CH-1 ELWT Cutout to 22°F and LRT Cutout to 18°F. Increased GCHWP minimum motor limit from 6Hz to 12Hz for pump status monitoring.</p> <p>On 2/18/2025, I enabled Ice Make and monitored the process. Worked on the inventory level meter. Current Inventory: Ice inventory reached 100% by 2/19/2025. Collaborated with Evan Marchesini to test Ice Burn mode, manually reopening V-3 to the heat exchanger. Departure Status: The unit was still not operating as intended upon departure. Additional work is required; waiting on the actuator for V-3.</p>

Tab 2



COOLING TOWERS AND HEAT EXCHANGERS
A FIDELITY COMPANY

Trane Commercial Services Tampa Bay

Proposed Project Agreement

Date:
9/4/2025

Proposal Number:
P26845

Prepared for:
Encore
1004 North Nebraska Avenue
Tampa, Florida 33602

Prepared by:
Mike Carpenter
334.559.5073





PROJECT PROPOSAL

Company
CTHX
661 Garden Commerce Parkway Unit 160
Winter Garden, FL 34787
Ph: 334.559.5073

Proposal Date: 9/4/2025
Proposal Number: P26845
Agreement Number:
Contractor License: CMC1250958

Bill To Identity
Trane Commercial Services Tampa Bay
902 North Himes Avenue
Tampa, Florida 33609

Agreement Location
Encore
1004 North Nebraska Avenue
Tampa, Florida 33602

Reference: Encore
Marley Cooling Towers – Two (2)
Model: NC8413UAN2SGF | Serial: NC-10041982-A3

Per your request, we offer the following proposal to perform the following work to the referenced equipment. Our recommended scope of work is as follows.

Base Scope: Install Two (2) Float Assemblies

- A. **Project Start-Up**
 - 1. Draining of cooling tower to be done by on-site staff prior to CT/HX arrival.
 - 2. All associated valves are to be operated by the customer or on-site staff.
 - 3. Perform Lock Out/Tag Out on all electrical components needed to perform scope of work.
- B. **Install Two (2) New Float Valve Assemblies**
 - 1. We will cut the 2" PVC Piping going into the cooling tower near the elbow.
 - 2. Furnish and install Two (2) new OEM Float Valve Assemblies with all associated PVC Piping and hardware.
 - 3. Start-up tower and check for proper operation. Float Valves will be adjusted accordingly.
- C. **Job Site Clean-Up**
 - 1. Remove all associated debris from the jobsite and properly dispose of it.
 - 2. Remove Lock Out/Tag Outs as necessary.
 - 3. Communicate with the Contract Project Manager to review project completion.

WARRANTY: Our warranty on work performed is one (1) year, parts and labor.

YOUR INVESTMENT FOR THIS SCOPE OF WORK\$3,438.00

Parts: \$2,292.00

Labor: \$1,146.00

*We want to assure you that we are taking every possible step to proactively manage and minimize the impact of tariffs and rising costs. Our team is actively working with suppliers, exploring alternative sourcing options, and optimizing our supply chain to mitigate these increases while maintaining the quality and service you expect. We remain committed to keeping you informed and will continue to explore all available strategies to reduce cost pressures.
Please don't hesitate to reach out if you have any questions or concerns.*

SPECIAL NOTES AND CLARIFICATIONS:

1. The above quoted **price is valid for 15 days** from the date of this proposal. After 15 days CT/HX will need to confirm price and availability prior to final agreement.
2. The proposal price includes the estimated labor, parts, materials, travel, and expenses specifically noted and required to perform these services; it does not include any additional repairs or services, which may become apparent during the original work. Any additional repairs or required/requested work would be extra and would require either a Change Order or New Contract number.
3. Pricing is based on work being performed during normal working hours Monday through Friday exclusive of holidays. Labor performed outside regular hours will be charged extra at applicable overtime or holiday rates.
4. Please note a 4% Processing Fee will be added for any credit card transactions.
5. This scope of work requires payment in net 30 days following completion of the work. The account is subject to a finance charge for past due payment computed at a monthly rate of 1½% of the total past due balance.
6. The Cooling Tower or Heat Exchanger will need to be isolated and drained by the customer prior to the proposed work being performed. Neither draining, isolation, refilling, nor the condition of the isolation valves is the responsibility of CT/HX, LLC.
7. All labor and material furnished by CTHX LLC is warranted to be free from defects in material and workmanship for a period of one (1) year. The warranty period begins on the final job completion date.
8. All work will be done in compliance with Customer safety policies and procedures. All CT/HX employees will be supplied with PPE as necessary per scope specific situations.
9. Lead time on parts/materials is 1 week from date of executed contract or issued Customer Purchase Order.
10. The above scope of work will take approximately 1 Business Day to complete. CTHX LLC shall not be liable for delays beyond our control nor for special, indirect, or consequential damages of any kind.
11. The above scope of work is based on working on 2 tower cell(s) at a time except where noted.
12. All projects over \$35,000 will require a 25% deposit. This project Will not require a 25% deposit
13. CT/HX, LLC will need to have an area provided and designated for a temporary dumpster to be set up for debris disposal unless otherwise noted.
14. Travel Work – for any work being performed more than 80 miles from one of our regional offices the pricing will include all travel expenses including Vehicle, Per Diem and Hotel expenses based on GSA standards.

This proposal is valid for a period of fifteen (15) days, and if not accepted within that time frame, it shall be automatically rescinded, and any replacement proposal may be subject to increased costs. Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Contractor

Signature (Authorized Representative)

Mike Carpenter

Name (Print/ Type)

334.559.5073

Phone

9/4/2025

P26845

Date

Proposal #

Customer

Signature (Authorized Representative)

Name (Print/ Type)

Title

Date

PO#

Exclusions

1. The above price does not include labor priced at Davis Bacon, Certified, or Prevailing wages unless otherwise noted.
2. Pricing does not include any Overtime/Night work or Phasing of work unless otherwise stated in the scope.
3. The above price does not include any local, jurisdictional, state usage, or privilege taxes that may need to be assigned up and above quoted price unless otherwise noted.
4. The above scope does not include any power or control wiring unless otherwise stated. If this scope includes any replacement of electrical power-driven components, CT/HX, LLC will not troubleshoot any existing electrical supplies or controls. All existing electrical work and/or control work will be reused on this installation. CT/HX will not be responsible for any new electrical work and/or control work needed.
5. **Tariff Exclusion** – the Customer will be responsible for any price increases that CT/HX incurs as a result of any tariffs imposed on the equipment and materials reflected in its scope of work, including any tariffs on any component parts of the equipment and materials. In the event CT/HX incurs any such tariff-related price increase, Customer will issue a change order to CT/HX to adjust the contract price to reflect the tariff-related price increase.
6. Unless otherwise noted in the scope, Rigging is not included for lifting materials to and from the cooling towers. If rigging is included in the scope, CT/HX will provide the customer with a copy of a formal Crane Lift plan and permits (as required) provided specifically for this project. This documentation will be reviewed and approved by the assigned CT/HX Project Manager and reviewed with the customer prior to our work starting.
7. Unless otherwise stated, the above pricing does not include any registration or applications for use of any third-party invoicing or payment systems. CT/HX, LLC will add an additional fee into final invoice if such third-party vendor/system is to be utilized for invoicing and has applicable fee associated with usage.
8. The above price does not include any Bid, Performance or Payment Bonds unless otherwise noted.
9. Unless noted in the scope, the above price does not include an OSHA approved third party scaffolding company. If needed, additional costs will have to be added to the project.
10. Unless noted in the scope, the above does not include any Engineered Drawings and/or Stamp of Approvals. Additional costs are required if Stamped Engineered Drawings are required.
11. Unless noted, the above price does not include costs needed for Site Specific Safety Orientation/Certification or Drug & Alcohol testing if needed.
12. The above pricing does not include any background check(s) and/or fingerprinting processing fees unless otherwise noted.
13. The project does not include any building permits unless noted.
14. The project does not include any liquidated damages unless noted.
15. Expedited shipping is not included unless noted in scope of work
16. Abatement of Hazardous Material Remediation is not included unless noted.
17. IAQ Testing, Leeds, or 3rd Party Commissioning Agent is not included unless noted in the scope.
18. Any work not indicated in the scope documents.

Project Agreement Terms and Conditions

Throughout this Agreement:

Trane Commercial Services Tampa Bay shall be known as the Customer.

CTHX shall be known as the Contractor.

These terms and conditions of the Agreement (the "Agreement") and all of the sections included, are integral parts of and form the Agreement between the Contractor and the Customer. In the event the Customer seeks to have the Contractor enter into a separate written contract for the scope of work of this Agreement (the "Work"): (1) the separate written contract must be acceptable to the Contractor; (2) the entire Agreement shall be attached to and incorporated by reference in such separate written contract, (3) to the extent that there is a conflict between the terms and conditions of the Agreement and the terms and conditions of the separate written contract, the terms and conditions of this Agreement shall control; and (4) if the Contractor and the Customer are unable to agree upon a mutually acceptable separate written contract, the Contractor shall have the right to rescind the quote included with this Agreement without liability to the Contractor.

This Agreement shall not include maintenance, repairs, service or replacements necessitated by any loss or damage resulting from any cause beyond the control of the Contractor, including but not limited to damage or loss due to lack of water, freezing, loss or insufficient electric power or fuel source, hail, flood, windstorm, excessive rain, snow, freezing weather, lightning, earthquake, theft, fire, riots of any origin, strikes, wars, misuse, negligence by person(s) other than those representing the Contractor, vandalism, acts of government, building code requirements, insurance company requirements, unauthorized adjustments or repairs, or any other peril or act of God. The cost of all repairs, modifications, or alterations necessitated by the above shall be the responsibility of the Customer and payable to the Contractor at the Contractor's current service rates.

All reasonable efforts shall be extended in performing the Work as requested by the Customer, but the Contractor shall not be liable for any losses, liquidated damages or consequential damages that arise out of delays, misuse by the Customer, or the Customer's agents or employees. The Customer acknowledges that, to the extent the Work requires the Contractor to order materials and/or equipment from its suppliers and vendors, any lead times communicated to the Customer or included in the Agreement are estimates only based upon information provided by such suppliers and vendors, and such estimates are outside the reasonable control of the Contractor. The Contractor agrees to use its reasonable efforts to obtain materials and equipment consistent with such estimated lead times; however, to the extent any deliveries occur beyond such estimated lead times, the Contractor: (1) will communicate such delays within three (3) days of when the Contractor discovers such delay; (2) shall be entitled to an extension of time to perform its Work; and (3) shall not be liable for any liquidated damages associated with such delays in delivery.

The Customer agrees to pay the Contractor the price set forth in the Agreement (the "Price"). The terms of payment for all invoices submitted by the Contractor are net thirty (30) days from the Customer's receipt of such invoice. The Customer's obligation to pay the Contractor shall not be contingent upon or delayed by prior payment of a third-party, including but not limited to any insurance companies or the Customer's client. In the event that the Customer objects to the charges in any invoice, the Customer shall notify the Contractor in writing the basis for such objection within fifteen (15) days of its receipt of such invoice, and if the Customer fails to provide written notice within such timeframe, the Customer's objection shall be deemed waived, and the invoice shall be deemed due and payable for the amount of such invoice. The Price does not include any costs associated with using any invoicing software, portals or services required by the Customer or of any requirement by the Customer for the Contractor to procure additional insurance or higher limits of insurance than are typically carried by the Contractor. To the extent there are any costs incurred by the Contractor to comply with any such requirements, the Customer agrees to reimburse the Contractor for such additional costs. The Customer will be responsible for any price increases that the Contractor incurs as a result of any tariffs imposed on the equipment and materials reflected in its scope of work, including any tariffs on any component parts of the equipment and materials. In the event the Contractor incurs any such tariff-related price increase, the Customer will issue a change order to the Contractor to adjust the contract price to reflect the tariff-related price increase.

The Customer further agrees to pay finance charges of 1½% per month for invoices not paid within thirty (30) days of the Customer's receipt of such invoice. In the event that the Customer fails to pay the Contractor in accordance with the agreed payment terms: (1) the Contractor may, at its sole discretion, stop all work under this Agreement and any other Agreement between the Contractor and the Customer until such time as the Customer's account is brought current; and (2) the Customer agrees to reimburse the Contractor for any and all costs of collection of the outstanding balance, including but not limited to the Contractor's attorneys' fees, expert fees, court costs and any other legal expenses that the Contractor incurs, even if the costs of collection exceed the outstanding balance. The Contractor and the Customer agree that in the event a dispute arises with respect to this Agreement, such dispute shall be resolved

in a court of competent jurisdiction in the county in which the Contractor's home office is located and this Agreement shall be governed and interpreted by the laws of the state in which the Contractor's home office is located, exclusive of its conflict of laws principles. THE CONTRACTOR AND THE CUSTOMER EXPRESSLY CONSENT TO THE PERSONAL JURISDICTION OF THE AFOREMENTIONED STATE, AGREE TO THE AFOREMENTIONED COUNTY AS THE APPROPRIATE VENUE FOR DISPUTES, AND IRREVOCABLY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM, WHETHER AT LAW OR IN EQUITY, BROUGHT BY EITHER PARTY IN CONNECTION WITH THIS AGREEMENT.

The Contractor's liability hereunder shall not exceed the amount paid to the Contractor under this Agreement. In no event shall the Contractor be liable for consequential damages or losses, including but not limited to loss of profits, loss of use of the Work, loss of the use of any associated or supported equipment, high or unusual utility cost, investment cost of substitute facilities, or rental of equipment. In the event the project for which the Work is being performed is covered by builder's risk insurance, the Contractor shall be named as an additional insured on such builder's risk policy, and within three (3) days of the execution of the Agreement, the Customer shall provide the Contractor with a certificate of insurance reflecting the Contractor's status as an additional insured of such policy. If, during the performance of the Agreement, the Work is damaged as a result of the acts or omissions of the Customer, of the Customer's other contractors and/or subcontractors, and/or any other third-parties, the Customer shall be responsible for reimbursing the Contractor for reasonable charges associated with the repair and/or replacement of the Work.

The Contractor agrees to warrant the labor and installation of materials, part and equipment used in connection with the Work for a period of one (1) year from substantial completion of the Work (the "Warranty Period"). Provided the Customer notifies the Contractor in writing so that it is received by the Contractor during the Warranty Period, the Contractor agrees to either repair or replace any defective installation performed by the Contractor. The determination as to whether such work is to be repaired or replaced is within the sole discretion of the Contractor. In the event the Customer requires the Contractor to enter into a separate written contract, and such document requires a longer warranty period than as stated herein, including but not limited to the point at which the Warranty Period commences, the Customer agrees that, to the extent the Contractor can obtain an extended warranty from the manufacturer(s) of the of materials, part and equipment to comply with such longer warranty period, the Customer agrees to pay the Contractor for any additional charges associated with obtaining such extended warranty. Any warranty of the materials, parts and equipment installed by the Contractor shall be subject to the manufacturers' standard warranty terms, if any, and the Customer's exclusive remedy with respect to any claims of defects in such materials, parts or equipment shall be governed by the manufacturers' standard warranty. To the fullest extent permitted by law, the Customer shall defend, indemnify and hold harmless the Contractor, its agent and employees from and against all claims, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of the Customer, anyone directly or indirectly employed by the Customer, or anyone for whose acts the Customer may be liable, regardless of whether it is caused in part by the negligence of the Contractor. Further and notwithstanding the preceding sentence, the Contractor shall be held harmless by the Customer and shall not be liable to the Customer for any claims, liabilities, damages, losses and expenses related to mold or the creation of mold at the Customer's location(s) and shall have no obligation to treat, identify or remove such mold. In the event the Customer requires the Contractor to enter into a separate written contract, and such document requires the Contractor to hold harmless, indemnify, and/or defend the Customer and/or third parties, any such requirement shall be limited to the extent of the Contractor's negligence, and the Contractor shall have no obligation to hold harmless, indemnify or defend the Customer and/or third parties for the negligence of the Customer and third parties.

The Customer and the Contractor acknowledge that pandemics and/or epidemics may severely impact the location where the services will be performed. As a result, in the event of a pandemic and/or epidemic, Federal, State and Local guidelines and requirements may be imposed and modified, which may impact the timing and cost of the services under the Agreement.

The Customer and the Contractor agree that: (1) the Customer and the Contractor will both use commercially reasonable efforts with respect to the services under the Agreement; (2) the Customer and the Contractor and their respective employees, agents and representatives will comply with applicable Federal, State and Local government quarantines, shelter-in-place orders, regulations, executive orders and/or directives, including but not limited to any recommendations or requirements of the Centers for Disease Control, U.S. Department of Labor, U.S. Department of Health and Human Services, and/or any comparable State or Local agencies (collectively, "Pandemic/Epidemic Requirements"); (3) the Customer and the Contractor will both use commercially reasonable efforts to keep each other informed of pertinent updates or developments regarding their obligations to comply with Pandemic/Epidemic Requirements; and (4) if the Contractor's performance of the Work is delayed, suspended and/or effected by Pandemic/Epidemic Requirements and/or by their direct or indirect impacts, the Contractor shall be entitled to adjustments to the schedule and/or the prices under the Agreement, provided the Contractor notifies the Customer within a reasonable period of time after the Contractor learns of the delay, suspension and/or effect.

Tab 3

SEASONAL LIGHTING AGREEMENT

This agreement ("**Agreement**") is made and entered into as of this 29th day of September, 2025, by and between:

Encore Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Tampa, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**District**"); and

Deck the Lights, LLC, a Florida limited liability company, whose address is 727 Cape Cod Circle, Valrico, Florida 33594 ("**Contractor**") and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation of seasonal lighting and enhancements ("**Decorations**"); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A**, attached hereto and incorporated herein by this reference ("**Services**"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES; TERM.

- A.** Contractor will provide the Services, which shall include provision of materials and labor, installation services, weekly inspection services, and removal services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. The District shall notify the Contractor in writing if additional work is requested. No additional work, including any optional services for which the cost thereof is not included in the

Exhibit A, shall be performed unless the District authorizes such additional work in writing.

- B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the Services performed by the Contractor are not satisfactory, and Contractor does not cure the unsatisfactory Services within five (5) days, District shall have the right to terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.
- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities within a reasonable period of time; however, Contractor shall provide written notice to the District of any repairs that are anticipated to take longer than seventy-two (72) hours to repair.
- D. Initial installation of the Decorations shall be completed no later than October 30th, 2025. The removal of the Decorations shall be completed no later than January 8th, 2026. This schedule may only be altered in writing by the District in its sole discretion.
- E. This Agreement shall be effective upon execution and shall remain in effect until the Services are completed, unless it is terminated earlier in accordance with Section 10 herein or amended in accordance with Section 8 herein. The provisions of Sections 6, 11, 14, 15, and 16 shall survive the termination of this Agreement.

SECTION 3. COMPENSATION. The District agrees to pay the Contractor a total of forty thousand Dollars (\$ 40,000.00) as compensation for the Services. This compensation includes all materials and labor necessary to complete the Services as provided herein and in Exhibit A. A fifty percent (50%) deposit of Twenty Thousand Dollars (\$ 20,000) shall be remitted by the District upon execution of this Agreement by the Parties. A final payment of Twenty Thousand Dollars (\$ 20,000.00) shall be remitted by the District upon completion of all Services, including but not limited to the installation of the Decorations and subsequent removal.

SECTION 4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the 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. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the 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.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability	
<i>Bodily Injury</i>	
<i>Property Damage</i>	Combined Single Limit \$1,000,000

Contractor shall provide to District prior to the commencement of any performance under this Agreement a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

SECTION 6. INDEMNIFICATION.

- A. Obligations under this section 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.
- B. The Contractor 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 out 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 Contractor. 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 Contractor has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

- C. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other law or statute.

SECTION 7. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Exhibit A attached hereto is for the sole purpose of providing a description of the Services. The terms of this Agreement shall be deemed to control over the terms of Exhibit A.

SECTION 8. 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 Parties.

SECTION 9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 10. TERMINATION. The District shall have the right to cancel this Agreement at any time, with or without cause, upon written notice. In the event the Agreement is being terminated for cause, the District shall provide a cure period pursuant to Section 2.B. herein. Contractor shall have the right to cancel this Agreement upon thirty (30) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement.

SECTION 11. ENFORCEMENT OF AGREEMENT. In the event that either the District or the 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 12. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- A. **If to Contractor:** Deck the Lights, LLC
727 Cape Cod Circle
Valrico, Florida 33594
Attn: Jennifer Stilwell
- B. **If to District:** Encore Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attention: District Manager

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

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 the Contractor may deliver Notices on behalf of the District and the 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 in this Agreement.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 14. CONTROLLING LAW AND 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. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 15. 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 **Stephanie DeLuna** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the 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 the 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 the Contractor, the 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 THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS BY PHONE AT (813) 533-2950, BY EMAIL AT SDELUNA@RIZZETTA.COM, OR BY MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 16. 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.

SECTION 17. 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.

SECTION 18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same Agreement. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

Irma Ruiz

Irma Ruiz (Sep 30, 2025 16:27:36 EDT)

Chair/Vice Chair, Board of Supervisors

**DECK THE LIGHTS, LLC, a Florida limited liability
company**

By: 

Print:

Jennifer R. Stilwell

Its: _____

Deck The lights

727 Cape Cod Cir
Valrico, FL 33594-4383 USA
deckthelightsfl@gmail.com
<https://deckthelights.com>

INVOICE

BILL TO
Encore District

INVOICE 1001
DATE 09/29/2025
TERMS Due on receipt
DUE DATE 09/29/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Section 1 - Blanche Armwood & Hank Ballard	7 trees, 9 light poles, 4 palms, 1- 7/8 ft outdoor tree, timers, and cords		6,590.00	6,590.00
Section 2 - Ballard median	Garland wrapping 7 palms w/o power and 6 poles around the roundabout		2,610.00	2,610.00
Section 3 - Ballard Roundabout	Low bushes, get twinkling nets, tall bushes, floodlights alternating red and green, 6 palms with green and red twinkling nets, timers and cords		3,205.00	3,205.00
Section 4 - Hank Ballard and the governor	Giant Everest tree, 8 trees, 9 light poles, 5 palms, timers, and cords		16,105.00	16,105.00
Section 5 - governor and Central behind the church	5 light poles, 1 tall, palm, timers, and cords		1,840.00	1,840.00
Section 6 - Central and Ray Charles	5 light poles, timers, cords and 1- 7/8ft outdoor Christmas tree		3,230.00	3,230.00
Maintenance and equipment	Weekly visits to spot check any damages over the course of the season		2,700.00	2,700.00
Takedown	All 6 sections materials removed		3,720.00	3,720.00

Payment Terms:

The Client agrees to pay a total project fee of \$40,000.00.

• A deposit of \$20,000.00 is due upon acceptance of this agreement and prior to commencement of work.

• The remaining balance of \$20,000.00 shall be paid in full upon completion of the project.

BALANCE DUE

\$40,000.00

Section 1 – Blanche Armwood & Hank Ballard

- • Trees (7) → \$1,575
- • Light Poles (9) → \$2,700
- • Palms (4) → \$750
- • 7-8 ft Tree → \$1,250
- • Timers & Cords → \$315

Section Total: \$6,590

Section 2 – Ballard- no power

- • Palms (6 - garland) → \$810
- • Light Poles (6) → \$1,800

Section Total: \$2,610

Section 3 – Roundabout Middle

- • Low Bush (25 nets) → \$875
- • Tall Bush (20 floodlight sets) → \$500
- • Palms (6) → \$1,350
- • Timers & Cords → \$480

Section Total: \$3,205

Section 4 – Hank Ballard & Governor

- • Trees (8) → \$1,800
- • Light Poles (9) → \$2,700
- • Palms (5) → \$1,125
- • 25 ft Christmas Tree (light décor and 3ft topper) → \$10,000
- • Timers & Cords → \$480

Section Total: \$16,105

Section 5 – Governor & Central

- • Light Poles (5) → \$1,500
- • Palm (1 tall) → \$200
- • Timers & Cords → \$140

Section Total: \$1,840

Section 6 – Central & Ray Charles

- • Light Poles (5) → \$1,500
- • 7-8 ft Tree → \$1,250
- • Timers & Cords → \$480

Section Total: \$3,230

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 24-48 hours (if weather complies)

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

Section Totals

Section 1: \$6,590

Section 2: \$2,610

Section 3: \$3,205

Section 4: \$16,105

Section 5: \$1,840

Section 6: \$3,230

Maintenance & Equipment: \$2,700

All Sections Subtotal: \$36,280

Takedown: \$3,720

Grand Total: \$40,000

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






Ratification of Deck the Lights LLC Signed Contract

Final Audit Report

2025-09-30

Created:	2025-09-30
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZ3kPsmhewauxxeljgzo033LJkLjUyw1

"Ratification of Deck the Lights LLC Signed Contract" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-09-30 - 8:07:12 PM GMT
-  Document emailed to Irma Ruiz (bk2paradise@yahoo.com) for signature
2025-09-30 - 8:07:18 PM GMT
-  Email viewed by Irma Ruiz (bk2paradise@yahoo.com)
2025-09-30 - 8:26:37 PM GMT
-  Document e-signed by Irma Ruiz (bk2paradise@yahoo.com)
Signature Date: 2025-09-30 - 8:27:36 PM GMT - Time Source: server
-  Agreement completed.
2025-09-30 - 8:27:36 PM GMT

Tab 4



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Encore Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125614

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$10,024,932
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$79,698

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125614

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$79,698
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,278
Public Officials and Employment Practices Liability	\$3,922
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$87,898

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Encore Community Development District

(Name of Local Governmental Entity)

By: *Irma Ruiz*
Irma Ruiz (Sep 23, 2025 17:10:57 EDT)
Signature

IRMA RUIZ
Print Name

Witness By: *[Signature]*
Signature

Stephanie DeLuna
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$10,024,932	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: 
Irma Ruiz (Sep 23, 2025 17:10:57 EDT)

Date: 09/24/25

Name: Irma Ruiz

Title: Comm Member

**Encore Community Development District**

Policy No.: 100125614

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Chiller Plant including underground piping within		2012	10/01/2025	\$6,155,023		
	Cass & Nebraska Tampa FL 33602		Non combustible	10/01/2026		\$6,155,023	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Irrigation Wells (2),Piping and the like within 1		2012	10/01/2025	\$145,166		
	Cass & Orange Tampa FL 33602		Pump / lift station	10/01/2026		\$145,166	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Solar Panel Collection System		2012	10/01/2025	\$404,515		
	Cass & Nebraska Tampa FL 33602		Property in the Open	10/01/2026		\$404,515	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Stormwater Vault		2012	10/01/2025	\$942,996		
	Cass & Nebraska Tampa FL 33602		On ground liquid storage tank	10/01/2026		\$942,996	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Decorative Street Signs		2012	10/01/2025	\$40,646		
	throughout project Tampa FL 33602		Property in the Open	10/01/2026		\$40,646	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Chiller Tower 2		2012	10/01/2025	\$1,393,590		
	Cass & Nebraska Tampa FL 33602		Non combustible	10/01/2026		\$1,393,590	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Street Lights		2012	10/01/2025	\$942,996		
	throughout project Tampa FL 33602		Electrical equipment	10/01/2026		\$942,996	
			Total:	Building Value \$10,024,932		Contents Value \$0	Insured Value \$10,024,932

Sign:

Irma Ruiz

Irma Ruiz (Sep 23, 2025 17:10:57 EDT)

Print Name:

Irma Ruiz

Date:

09/24/25









Proposal.FIA.PKG.Encore

Final Audit Report

2025-09-23

Created:	2025-09-18
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAR5dy47CYljwNkKbvEmjtaL-fZcBwm7iH

"Proposal.FIA.PKG.Encore" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-09-18 - 3:04:54 PM GMT
-  Document emailed to Irma Ruiz (bk2paradise@yahoo.com) for signature
2025-09-18 - 3:04:58 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2025-09-18 - 3:04:58 PM GMT
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2025-09-18 - 3:08:11 PM GMT
-  Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2025-09-18 - 4:53:30 PM GMT - Time Source: server
-  Email viewed by Irma Ruiz (bk2paradise@yahoo.com)
2025-09-22 - 3:17:47 PM GMT
-  Document e-signed by Irma Ruiz (bk2paradise@yahoo.com)
Signature Date: 2025-09-23 - 9:10:57 PM GMT - Time Source: server
-  Agreement completed.
2025-09-23 - 9:10:57 PM GMT

Tab 5

Copperline Electric Inc
9942 Currie Davis Drive Ste H
Tampa, FL 33619
813 995-0400



Invoice 25923-02

Bill to: ENCORE CDD 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614	Job: 25923 Encore Roadway Lighting 1239 E HARRISON ST TAMPA, FL 33602
--	--

Invoice #: 25923-02	Date: 09/30/25	Customer P.O. #:
Payment Terms: Net 30		Salesperson:
Customer Code: ENCCDD		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
	Encore Roadway Lighting			7,500.00
Total:				7,500.00
Current Due:				7,500.00

Investigation and repair of street lighting power throughout the Encore District Community Developments associated with UG TECO Handhole located within PCL project site located at 1280 E. Harrison Street. Primary and secondary conductors to be pulled in and terminated at TECO meter and loadcenter "F" that feeds street lighting down Harrison Street.

Tab 6

Representing (Name of Firm): _____



PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 9/23/2025

Proposal #: 4538

Project: Irrigation

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			
I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.	Total		\$1,689.76

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 7



PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 10/1/2025

Proposal #: 4543**Project:** Irrigation**Proposal For:**

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

**719 Mainsail Drive
Tampa, FL 33602**

813.765.7134

jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
SCOPE:			
Irrigation Valve Replacement ~ Encore CDD			
Irrigation Valve Replacement:	1	477.50	477.50
- replace faulty valve located in sod area near Tampa's Black History Museum			
- area not getting sufficient water and needs to be replaced to help improve coverage			
- replace 2" Irritrol Valve located in Zone #19			
- includes PVC fittings, solvent, weld, primer and all misc. materials to complete this irrigation project			
*includes all parts & labor to complete project			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



crosspoint
LANDSCAPE & DESIGN

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 10/1/2025

Proposal #: 4543

Project: Irrigation

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

**719 Mainsail Drive
Tampa, FL 33602**

**813.765.7134
jim@crosspointlandscape.com**

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			
I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.	Total		\$477.50

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENCORE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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 Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. Julia Jackson is appointed Chairman.

Section 2. Irma Ruiz is appointed Vice Chairman.

Section 3. Mae Walker is appointed Assistant Secretary.

Michael Randolph is appointed Assistant Secretary.

Billie Johnson-Griffin is appointed Assistant Secretary.

Stephanie DeLuna is appointed Assistant Secretary.

Rachel Welborn is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Shawn Wildermuth is appointed Assistant Treasurer

Scott Brizendine is appointed Treasurer

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF OCTOBER 2025.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST SECRETARY

Tab 9

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, September 11, 2025, at 1:39 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
John Toborg	Field Services, Rizzetta & Company, Inc. (via phone)
Jeff Watson	Representative, Trane
Troy Springer	Representative, Springer Environmental
Jim Potantus	Representative, Crosspoint Landscape
Ed Colon-Rivera	Representative, Crosspoint Landscape
Jennifer Reynoso Stilwell	Representative, Deck the Lights
Tim Gay	Representative, Illuminations Holiday Lighting
Anita Camancho	Representative, Tampa Bay Butterfly Foundation
Joe Robinson	Representative, Volt Air Engineering

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. DeLuna called the meeting to order at 1:39 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience comments were heard regarding lights.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection

1. Review of Landscape Inspection Report and Responses

Mr. Toborg was present by phone. The landscape inspection was reviewed, and a meeting will be set up with Ms. Camancho, Crosspoint, and Springer to review scope of work and responsibility of Chiller Park.

Mr. Potantus gave an overview of work that has been accomplished. A Crosspoint proposal #4524 was presented for the Fall flower rotation.

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously agreed to approve Crosspoint proposal #4524, in the amount of \$2124.00, for the Encore Community Development District.

B. Springer Environmental

Mr. Springer provided updates on the meadow and cleaning efforts. He provided input for field design where plants were removed. A proposal will be worked up for the meadow for plantings and presented at another time.

Ms. Camancho gave updates on the butterfly garden, maintained by volunteers. She explained the challenges with mowing and trimming the area and there being no signs explaining the area. Mr. Toborg asked about the communication between she and Mr. Springer and the maintenance of the meadow.

C. District Counsel

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

D. District Engineer

Mr. Woodcock was present. Mr. Woodcock introduced Mr. Robinson with Benjamin Edwards for mechanical engineering services.

A discussion ensued on Trio water bills being higher than normal.

E. Chiller System Manager - Trane

1. Presentation of Central Energy Plant Report

Mr. Watson reviewed highlights of his report.

F. Tampa Housing Authority Update

G. District Manager

The next meeting is scheduled for October 8, 2025 at 1:30 p.m.

1. Consideration of 2024-2025 Goals and Objectives Reports

Ms. DeLuna reviewed the goals and objectives.

On a Motion by Ms. Walker, seconded by Mr. Randolph, the Board unanimously approved to accept the 2024-2025 Goals and Objectives, as presented, for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Review of Holiday Decorations

Deck the Lights and Illuminations Holiday Lighting gave presentations to the Board as vendors for the Holiday lighting.

On a Motion by Ms. Jackson, seconded by Ms. Ruiz, the Board unanimously approved Deck the Lights, with a not to exceed amount of \$40,000.00 for Holiday lighting, for the Encore Community Development District.

B. Consideration of Contract for District Management Services

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously approved the District Management Services agreement, with District Counsel review and finalization, for the Encore Community Development District.

C. Consideration of Resolution 2025-10; Meeting Schedule for 2025-2026

On a Motion by Ms. Walker, seconded by Mr. Randolph, the Board unanimously approved to adopt Resolution 2025-10, Meeting Schedule for 2025-2026, changing to the second Thursday of the month, for the Encore Community Development District.

D. Consideration of Resolution 2025-11; Setting Uniform Method Hearing

On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board unanimously approved to adopt Resolution 2025-11; Setting Uniform Method Hearing for November 13, 2025 at 1:30, at The Ella, for the Encore Community Development District.

E. Ratification of Crosspoint Landscaping Agreement

On a Motion by Mr. Randolph, seconded by Ms. Ruiz, the Board unanimously ratified the Crosspoint Landscape & Design agreement, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Regular Meeting Held on August 14, 2025.

On a Motion by Ms. Walker, seconded by Ms. Jackson, the Board unanimously approved the minutes of the Board of Supervisors Regular Meeting held on August 14, 2025, as presented, for the Encore Community Development District.

B. Consideration of Operations and Maintenance Expenditures for July 2025

On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board ratified the Operations and Maintenance Expenditures for July 2025 (\$47,117.52), for the Encore Community Development District.

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

On a Motion by Ms. Walker, seconded by Ms. Jackson, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for July 2025 (\$196,732.75), for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Randolph stated there will be a Tampa Housing Authority dedication in Robles Park, Monday September 15, 2025 at 10:00 a.m.

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. Walker, the Board unanimously approved to adjourn the meeting at 3:36 p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 10

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures August 2025 For Board Approval

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

The total items being presented: **\$21,881.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ameri Solutions, Inc.	300081	INV041	Repair Parking Poles, Sign Pole & Brick Paver 08/25	\$ 350.00
Copperline Electric, Inc.	300075	25923-01R	Roadway Lighting 07/25	\$ 4,315.00
Irma Ruiz	300078	IR081425	Board of Supervisor Meeting 08/14/25	\$ 200.00
Julia Jackson	300077	JJ081425	Board of Supervisor Meeting 08/14/25	\$ 200.00
Kutak Rock, LLP	300073	3598668	Legal Services 06/25 & boundary amendments	\$ 4,925.37
Mae F. Walker	300079	MW081425	Board of Supervisor Meeting 08/14/25	\$ 200.00
Michael Randolph	300080	MR081425	Board of Supervisor Meeting 08/14/25	\$ 200.00
Rizzetta & Company, Inc.	300071	INV0000101187 General	District Management Fees 08/25	\$ 4,369.16
Rizzetta & Company, Inc.	300072	INV0000101330	Mass Mailing-Budge Notice 07/25	\$ 107.81
School Now	300074	INV-SN-867	Quarterly/ADA-PDF FY 9/30/25	\$ 384.38
Springer Environmental Services, Inc.	300076	15206	Cleanup Services 07/25	\$ 1,168.70
TECO	20250827-1	TECO Summary 07/25-201 ACH	TECO Summary 07/25-201 ACH	\$ 591.59

Encore Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	20250820-1	973331	Monthly Landscape Maintenance 08/25	\$ <u>4,869.56</u>
Total Report				\$ <u>21,881.57</u>



Ameri Solutions Inc.

701 Stillview Cir.

Brandon, FL 33510

8134513400

ameri3solutions@gmail.com

INVOICE

INV041

DATE

Aug 11, 2025

DUE

On Receipt

BALANCE DUE

USD \$350.00

RECEIVED
08/22/25

BILL TO

Encore CDD

1239 E Harrison St. Tampa FL

DESCRIPTION	RATE	QTY	AMOUNT
1. Cut broken metal sign pole (trip hazard)	\$350.00	1	\$350.00
2. Fill hole with dirt and install one brick paver.			
3. Repair bent 2 hr parking pole.			

TOTAL

\$350.00

Payment Info

BY CHECK

Ameri Solutions Inc.

BALANCE DUE

USD \$350.00

Home repairs

Payment terms 20% deposit upon starting remaining balance due upon completion.

Make all checks payable to Ameri Solutions Inc.

Thank you for your business!

Copperline Electric Inc
9942 Currie Davis Drive Ste H
Tampa, FL 33619
813 995-0400



Invoice 25923-01R

RECEIVED
07/21/25

Bill to: ENCORE CDD 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614	Job: 25923 Encore Roadway Lighting 1239 E HARRISON ST TAMPA, FL 33602
--	--

Invoice #: 25923-01R	Date: 07/21/25	Customer P.O. #:
Payment Terms: Net 30		Salesperson:
Customer Code: ENCCDD		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
	Encore Roadway Lighting			4,315.00
Total:				4,315.00
Current Due:				4,315.00

Encore CDD

Meeting Date: August 14, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Billi Johnson-Griffin		
Mae Walker	X	MW081425
Julia Jackson	X	JJ081425
Irma Ruiz	X	IR081425
Michael Randolph	X	MR081425

NOTE: Supervisors are only paid if checked.

RECEIVED
08/15/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:30
Meeting End Time:	3:10
Total Meeting Time:	1:40

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

Total at <u>\$175.00</u> 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: _____

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3598668

Client Matter No. 6723-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3598668
6723-1

Re: General

For Professional Legal Services Rendered

06/03/25	S. Sandy	0.20	65.00	Confer regarding district funding agreement
06/05/25	S. Sandy	5.10	1,657.50	Prepare for, travel to, and attend board meeting; conduct follow up regarding same; return travel
06/06/25	S. Sandy	0.40	130.00	Confer with DeLuna
06/08/25	S. Sandy	0.50	162.50	Review FY 2026 proposed budget and assessments; prepare remaining documents for same
06/09/25	S. Sandy	0.60	195.00	Confer with DeLuna; confer with THA regarding supervisor qualifications
06/09/25	D. Wilbourn	0.50	90.00	Prepare and transmit budget documents
06/11/25	S. Sandy	0.40	130.00	Conduct meeting follow up
06/12/25	S. Sandy	0.20	65.00	Review draft agenda; confer with DeLuna
06/13/25	D. Wilbourn	0.50	90.00	Prepare notice of boundary amendment; request ordinance
06/19/25	S. Sandy	0.20	65.00	Confer with DeLuna regarding outstanding assessments

KUTAK ROCK LLP

Encore CDD

July 29, 2025

Client Matter No. 6723-1

Invoice No. 3598668

Page 2

06/23/25	S. Sandy	0.20	65.00	Review draft agenda
06/23/25	D. Wilbourn	0.50	90.00	Prepare uniform method notice and resolution; prepare notice of boundary amendment
06/24/25	S. Sandy	2.50	812.50	Conduct research regarding outstanding past O&M assessments; confer with Huber and DeLuna regarding same; confer regarding proposed FY 2026 O&M assessment roll
06/24/25	D. Wilbourn	0.20	36.00	Disseminate boundary amendment notice and uniform method resolution
06/25/25	S. Sandy	0.90	292.50	Review FY 2026 assessment roll and mailed notices; confer with Huber regarding same
06/26/25	S. Sandy	0.20	65.00	Confer regarding ethics training
06/26/25	D. Wilbourn	0.20	36.00	Update and revise notice of boundary amendment
06/30/25	S. Sandy	1.60	520.00	Confer with DeLuna regarding O&M assessments; prepare for board meeting

TOTAL HOURS 14.90

TOTAL FOR SERVICES RENDERED \$4,567.00

DISBURSEMENTS

Meals	43.04
Reproduction Costs	21.00
Travel Expenses	294.33

TOTAL DISBURSEMENTS 358.37TOTAL CURRENT AMOUNT DUE \$4,925.37**RECEIVED**
07/29/2025

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

Invoice

Date	Invoice #
8/2/2025	INV0000101187

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services General \$468.66	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
			\$4,369.16
	Subtotal		\$5,306.50
	Total		\$5,306.50

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

Invoice

Date	Invoice #
8/1/2025	INV0000101330

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
Mass Mailing - Budget Notice	1.00	\$107.81	\$107.81
Subtotal			\$107.81
Total			\$107.81



INVOICE

Encore CDD
2700 S. Falkenburg Road, Suite 2745
Riverview FL 33578
United States

RECEIVED
07/28/25

Invoice # INV-SN-867
Invoice Date: 7/16/2025
Due Date: 8/15/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00

Subscription start: 10/1/2024
Subscription end: 9/30/2025

Subtotal: \$384.38
Tax Total:
Total: \$384.38
Amount Paid: \$0.00

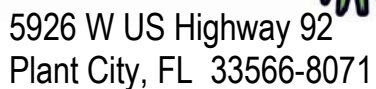
Direct Deposit Instruction:**Amount Due: \$384.38**

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



Invoice

15206

7/31/2025

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
6.75	07/01 Cleanup Session	58.00	391.50
4.4	07/02 Cleanup Session	58.00	255.20
9	07/25 Cleanup Session	58.00	522.00
	Hillsborough County Sales Tax Collection	7.50%	0.00

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

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

Total	\$1,168.70
--------------	-------------------

RECEIVED
07/31/25

Encore CDD

TECO Summary 07/25

Period Covered: 07/01/25-07/30/25

RECEIVED
08/20/25

<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	08/05/25	08/26/25	\$ 55.80	1101 Scott St E #A	4301	
211006275609	08/05/25	08/26/25	\$ 84.69	1199 Scott St E #B	4301	
211006276102	08/05/25	08/26/25	\$ 58.84	1231 Scott St E	4301	
211006276375	08/05/25	08/26/25	\$ 37.30	1261 Scott St E	4301	
211006276698	08/05/25	08/26/25	\$ 53.11	1261 Scott St E Chr Lights	4307	
211006277001	08/05/25	08/26/25	\$ 169.62	1200 Nebraska Av N	4301	
211006277597	08/05/25	08/26/25	\$ 101.39	1200 Nebraska Av N	4301	
211006277886	08/05/25	08/26/25	\$ -	1008 Nebraska Av N	4301	\$288.48
221007736350	08/05/25	08/26/25	\$ 30.84	1210 E. Hamilton Av	4301	
TOTAL			<u>\$ 591.59</u>			

53100	4301	\$	538.48	Utility
53100	4307	\$	53.11	Street Lights

TOTAL	<u>\$</u>	<u>591.59</u>
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ENCORE COMMUNITY DEVELOPMENT
1101 SCOTT ST E, A
TAMPA, FL 33602-0000

Statement Date: August 05, 2025

Amount Due: \$55.80

Due Date: August 26, 2025

Account #: 211006275344

DO NOT PAY. Your account will be drafted on August 26, 2025

Account Summary

Current Service Period: July 01, 2025 - July 30, 2025

Previous Amount Due	\$56.35
Payment(s) Received Since Last Statement	-\$56.35

Current Month's Charges	\$55.80
-------------------------	---------

Amount Due by August 26, 2025	\$55.80
-------------------------------	---------

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

Your Energy Insight



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

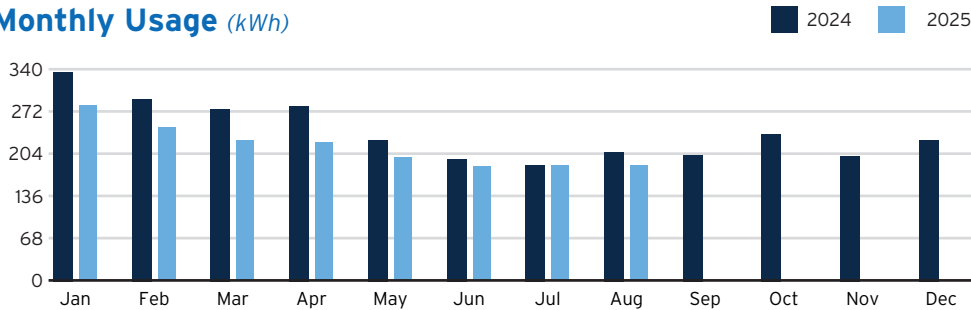


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211006275344

Due Date: August 26, 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: \$55.80

Payment Amount: \$ _____

642742453025

Your account will be drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read


Meter Location: # A

Service Period: Jul 01, 2025 - Jul 30, 2025

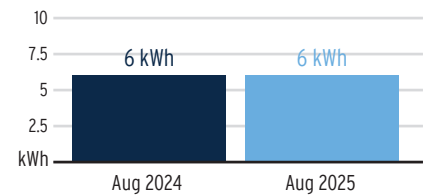
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	07/30/2025	44,915		44,729		186 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	186 kWh @ \$0.08641/kWh		\$16.07
Fuel Charge	186 kWh @ \$0.03391/kWh		\$6.31
Storm Protection Charge	186 kWh @ \$0.00577/kWh		\$1.07
Clean Energy Transition Mechanism	186 kWh @ \$0.00418/kWh		\$0.78
Storm Surcharge	186 kWh @ \$0.02121/kWh		\$3.95
Florida Gross Receipt Tax			\$1.21
Electric Service Cost			\$48.29
Franchise Fee			\$3.16
State Tax			\$4.35
Total Electric Cost, Local Fees and Taxes			\$55.80

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$55.80

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 05, 2025

Amount Due: \$84.69

Due Date: August 26, 2025

Account #: 211006275609

DO NOT PAY. Your account will be drafted on August 26, 2025

Account Summary

Current Service Period: July 01, 2025 - July 30, 2025

Previous Amount Due	\$94.60
Payment(s) Received Since Last Statement	-\$94.60

Current Month's Charges	\$84.69
-------------------------	---------

Amount Due by August 26, 2025 \$84.69

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

Your Energy Insight



Your average daily kWh used was **14.29% lower** than the same period last year.

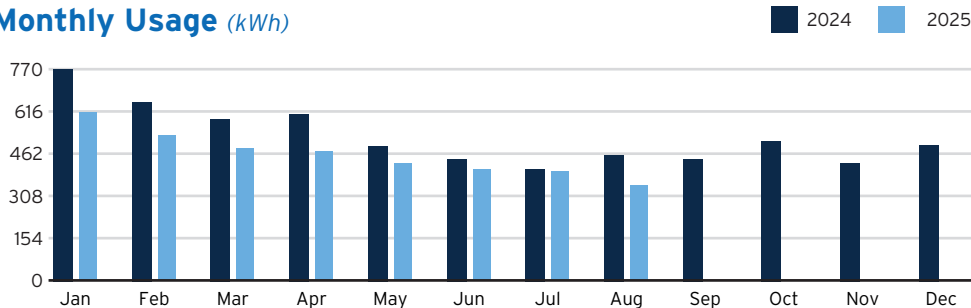


Your average daily kWh used was **7.69% lower** than it was in your previous period.



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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211006275609

Due Date: August 26, 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: \$84.69

Payment Amount: \$ _____

642742453026

Your account will be drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read


Meter Location: # B

Service Period: Jul 01, 2025 - Jul 30, 2025

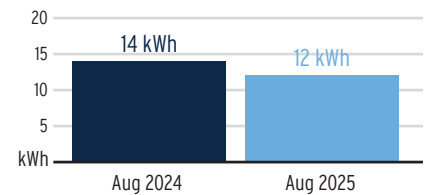
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	07/30/2025	58,222		57,875		347 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	347 kWh @ \$0.08641/kWh		\$29.98
Fuel Charge	347 kWh @ \$0.03391/kWh		\$11.77
Storm Protection Charge	347 kWh @ \$0.00577/kWh		\$2.00
Clean Energy Transition Mechanism	347 kWh @ \$0.00418/kWh		\$1.45
Storm Surcharge	347 kWh @ \$0.02121/kWh		\$7.36
Florida Gross Receipt Tax			\$1.83
Electric Service Cost			\$73.29
Franchise Fee			\$4.80
State Tax			\$6.60
Total Electric Cost, Local Fees and Taxes			\$84.69

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$84.69

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 05, 2025

Amount Due: \$58.84

Due Date: August 26, 2025

Account #: 211006276102

DO NOT PAY. Your account will be drafted on August 26, 2025

Your Energy Insight



Your average daily kWh used was **12.5% 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: July 01, 2025 - July 30, 2025

Previous Amount Due	\$60.48
Payment(s) Received Since Last Statement	-\$60.48

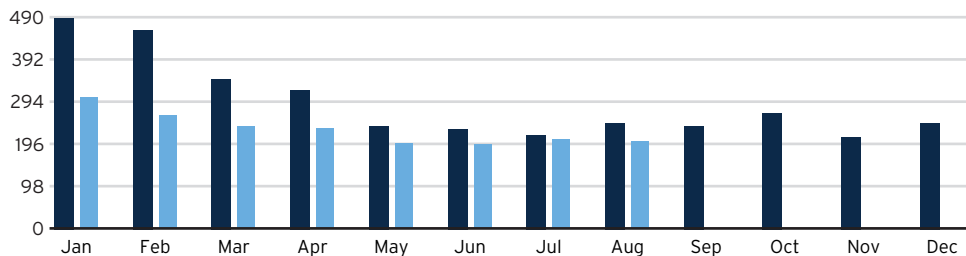
Current Month's Charges	\$58.84
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Amount Due by August 26, 2025	\$58.84
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)

2024 2025



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

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211006276102

Due Date: August 26, 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: \$58.84

Payment Amount: \$ _____

642742453027

Your account will be
drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read

Service Period: Jul 01, 2025 - Jul 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	07/30/2025	51,566		51,363		203 kWh	1	30 Days

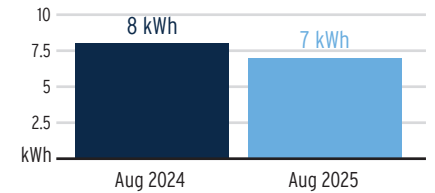
Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	203 kWh @ \$0.08641/kWh		\$17.54
Fuel Charge	203 kWh @ \$0.03391/kWh		\$6.88
Storm Protection Charge	203 kWh @ \$0.00577/kWh		\$1.17
Clean Energy Transition Mechanism	203 kWh @ \$0.00418/kWh		\$0.85
Storm Surcharge	203 kWh @ \$0.02121/kWh		\$4.31
Florida Gross Receipt Tax			\$1.27
Electric Service Cost			\$50.92
Franchise Fee			\$3.34
State Tax			\$4.58
Total Electric Cost, Local Fees and Taxes			\$58.84

Total Current Month's Charges

\$58.84

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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Ways To Pay Your Bill



Bank Draft

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In-Person

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

Statement Date: August 05, 2025

Amount Due: \$37.30

Due Date: August 26, 2025

Account #: 211006276375

DO NOT PAY. Your account will be drafted on August 26, 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: July 01, 2025 - July 30, 2025

Previous Amount Due	\$38.23
Payment(s) Received Since Last Statement	-\$38.23

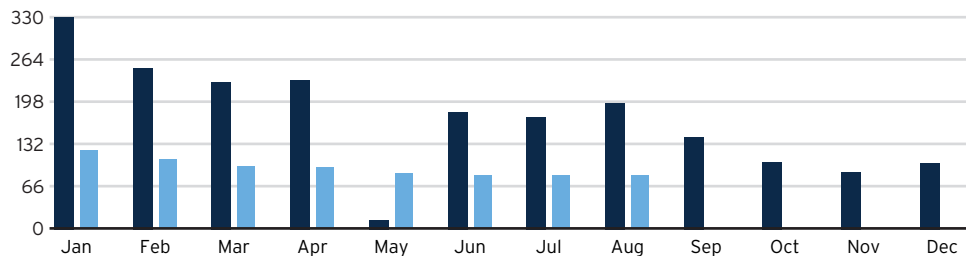
Current Month's Charges	\$37.30
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Amount Due by August 26, 2025 \$37.30

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

**Let's be honest.
You don't
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anymore.**



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Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211006276375

Due Date: August 26, 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: \$37.30

Payment Amount: \$ _____

642742453028

Your account will be
drafted on August 26, 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: August 05, 2025

Charges Due: August 26, 2025

Meter Read

Service Period: Jul 01, 2025 - Jul 30, 2025 Rate Schedule: General Service - Non Demand

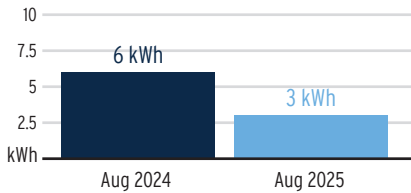
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	07/30/2025	24,607		24,524		83 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	83 kWh @ \$0.08641/kWh	\$7.17
Fuel Charge	83 kWh @ \$0.03391/kWh	\$2.81
Storm Protection Charge	83 kWh @ \$0.00577/kWh	\$0.48
Clean Energy Transition Mechanism	83 kWh @ \$0.00418/kWh	\$0.35
Storm Surcharge	83 kWh @ \$0.02121/kWh	\$1.76
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.28
Franchise Fee		\$2.11
State Tax		\$2.91
Total Electric Cost, Local Fees and Taxes		\$37.30

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source
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Total Current Month's Charges

\$37.30

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Tampa, FL 33631-3318
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Tampa Electric
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Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Statement Date: August 05, 2025

Amount Due: \$53.11

Due Date: August 26, 2025

Account #: 211006276698

DO NOT PAY. Your account will be drafted on August 26, 2025

Your Energy Insight



Your average daily kWh used was **200% higher** than the same period last year.



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



Scan here to view your account online.

Account Summary

Current Service Period: July 01, 2025 - July 30, 2025

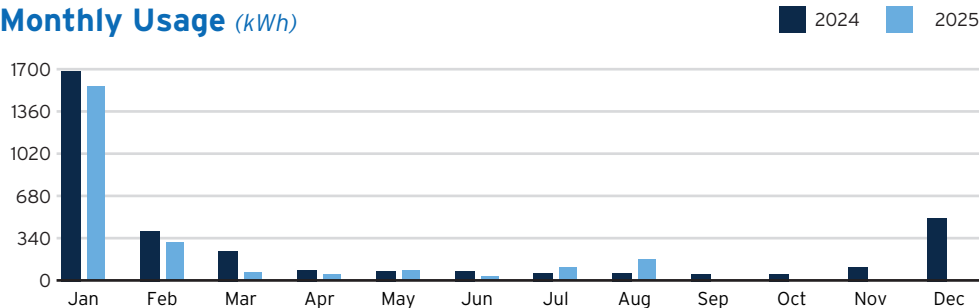
Previous Amount Due	\$42.89
Payment(s) Received Since Last Statement	-\$42.89

Current Month's Charges	\$53.11
-------------------------	---------

Amount Due by August 26, 2025 \$53.11

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

Monthly Usage (kWh)



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

Account #: 211006276698

Due Date: August 26, 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: \$53.11

Payment Amount: \$ _____

642742453029

Your account will be
drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read

Service Period: Jul 01, 2025 - Jul 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	07/30/2025	12,647		12,476		171 kWh	1	30 Days

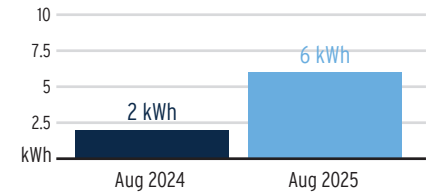
Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	171 kWh @ \$0.08641/kWh		\$14.78
Fuel Charge	171 kWh @ \$0.03391/kWh		\$5.80
Storm Protection Charge	171 kWh @ \$0.00577/kWh		\$0.99
Clean Energy Transition Mechanism	171 kWh @ \$0.00418/kWh		\$0.71
Storm Surcharge	171 kWh @ \$0.02121/kWh		\$3.63
Florida Gross Receipt Tax			\$1.15
Electric Service Cost			\$45.96
Franchise Fee			\$3.01
State Tax			\$4.14
Total Electric Cost, Local Fees and Taxes			\$53.11

Total Current Month's Charges

\$53.11

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

Statement Date: August 05, 2025

Amount Due: \$169.62

Due Date: August 26, 2025

Account #: 211006277001

DO NOT PAY. Your account will be drafted on August 26, 2025

Your Energy Insight



Your average daily kWh used was **12.9% lower** than the same period last year.



Your average daily kWh used was **35% higher** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: July 01, 2025 - July 30, 2025

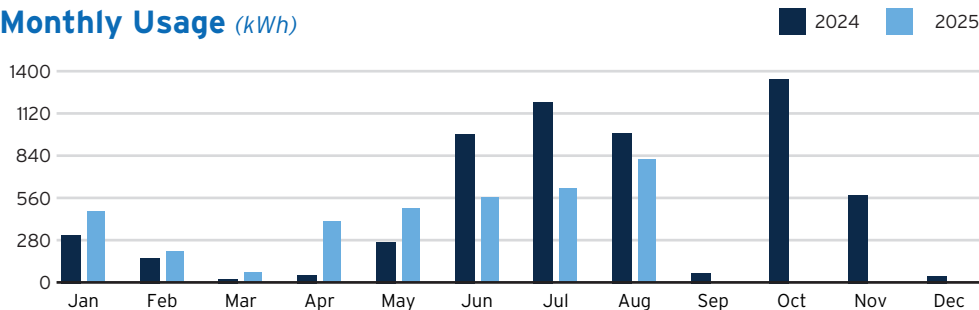
Previous Amount Due	\$135.36
Payment(s) Received Since Last Statement	-\$135.36

Current Month's Charges	\$169.62
-------------------------	----------

Amount Due by August 26, 2025 \$169.62

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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211006277001

Due Date: August 26, 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: \$169.62

Payment Amount: \$ _____

642742453030

Your account will be drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read

Service Period: Jul 01, 2025 - Jul 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	07/30/2025	39,516		38,696		820 kWh	1	30 Days

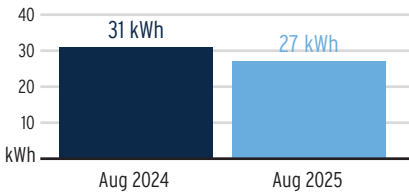
Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	820 kWh @ \$0.08641/kWh		\$70.86
Fuel Charge	820 kWh @ \$0.03391/kWh		\$27.81
Storm Protection Charge	820 kWh @ \$0.00577/kWh		\$4.73
Clean Energy Transition Mechanism	820 kWh @ \$0.00418/kWh		\$3.43
Storm Surcharge	820 kWh @ \$0.02121/kWh		\$17.39
Florida Gross Receipt Tax			\$3.67
Electric Service Cost			\$146.79
Franchise Fee			\$9.61
State Tax			\$13.22
Total Electric Cost, Local Fees and Taxes			\$169.62

Total Current Month's Charges

\$169.62

Avg kWh Used Per Day



Important Messages

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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: August 05, 2025

Amount Due: \$101.39

Due Date: August 26, 2025

Account #: 211006277597

DO NOT PAY. Your account will be drafted on August 26, 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: July 01, 2025 - July 30, 2025

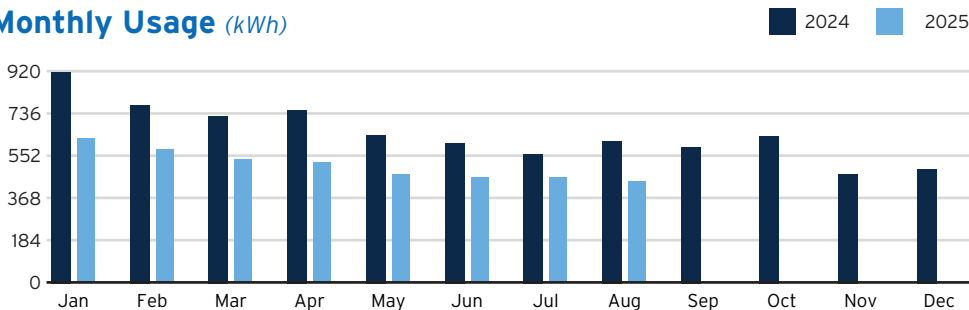
Previous Amount Due	\$105.54
Payment(s) Received Since Last Statement	-\$105.54

Current Month's Charges	\$101.39
-------------------------	----------

Amount Due by August 26, 2025	\$101.39
-------------------------------	----------

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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211006277597

Due Date: August 26, 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: \$101.39

Payment Amount: \$ _____

642742453031

Your account will be drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read

Service Period: Jul 01, 2025 - Jul 30, 2025 Rate Schedule: General Service - Non Demand

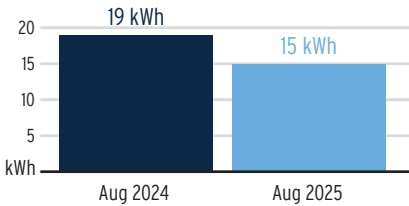
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	07/30/2025	10,265		9,825		440 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	440 kWh @ \$0.08641/kWh	\$38.02
Fuel Charge	440 kWh @ \$0.03391/kWh	\$14.92
Storm Protection Charge	440 kWh @ \$0.00577/kWh	\$2.54
Clean Energy Transition Mechanism	440 kWh @ \$0.00418/kWh	\$1.84
Storm Surcharge	440 kWh @ \$0.02121/kWh	\$9.33
Florida Gross Receipt Tax		\$2.19
Electric Service Cost		\$87.74
Franchise Fee		\$5.75
State Tax		\$7.90
Total Electric Cost, Local Fees and Taxes		\$101.39

Total Current Month's Charges **\$101.39**

Avg kWh Used Per Day



Important Messages

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Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

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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: August 05, 2025

Amount Due: **\$30.84**

Due Date: August 26, 2025

Account #: 221007736350

DO NOT PAY. Your account will be drafted on August 26, 2025

Account Summary

Current Service Period: July 01, 2025 - July 30, 2025

Previous Amount Due	\$32.13
Payment(s) Received Since Last Statement	-\$32.13

Current Month's Charges **\$30.84**

Amount Due by August 26, 2025 \$30.84

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

Your Energy Insight



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

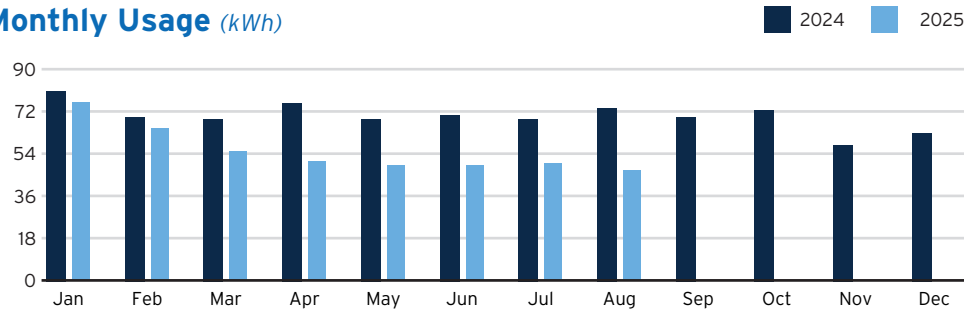


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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**Let's be honest.
You don't
need me
anymore.**



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Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 221007736350

Due Date: August 26, 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: **\$30.84**

Payment Amount: \$ _____

673606473291

Your account will be
drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read

Service Period: Jul 01, 2025 - Jul 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	07/30/2025	4,127		4,080		47 kWh	1	30 Days

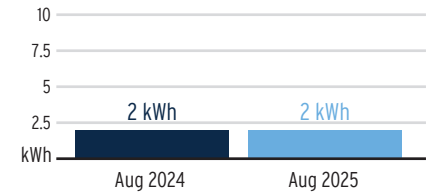
Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	47 kWh @ \$0.08641/kWh		\$4.06
Fuel Charge	47 kWh @ \$0.03391/kWh		\$1.59
Storm Protection Charge	47 kWh @ \$0.00577/kWh		\$0.27
Clean Energy Transition Mechanism	47 kWh @ \$0.00418/kWh		\$0.20
Storm Surcharge	47 kWh @ \$0.02121/kWh		\$1.00
Florida Gross Receipt Tax			\$0.67
Electric Service Cost			\$26.69
Franchise Fee			\$1.75
State Tax			\$2.40
Total Electric Cost, Local Fees and Taxes			\$30.84

Total Current Month's Charges

\$30.84

Avg kWh Used Per Day



Important Messages

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Tampa, FL 33631-3318
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866-689-6469

All Other

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

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TampaElectric.com

Phone:

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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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INVOICE

INVOICE #	INVOICE DATE
973331	8/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Address: 1004 N Nebraska Ave
Tampa, FL 33602

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2025

Invoice Amount: \$4,869.56

Description	Current Amount
Monthly Landscape Maintenance August 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

IN COMMERCIAL LANDSCAPING

Invoice Total

\$4,869.56

RECEIVED
08/08/2025

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

Tab 11

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$105,145.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	20250826-1	813-223-7101-092412-5 08/25	Telephone, Internet & Cable 08/25	\$ 432.91
Rizzetta & Company, Inc.	300031	ACH Chiller INV0000101187 Chiller	District Management Fees 08/25	\$ 937.34
Stantec Consulting Services, Inc.	300032	2435623	Engineering Services - Chiller 07/25	\$ 8,259.50
Tampa Bay Trane	20250819-1	315509486	Monthly Billing #3117815 07/25	\$ 29,166.66
TECO	20250827-1	211006278348 07/25 ACH Chiller	1004 N Nebraska Ave C 07/25	\$ 36,397.62
TECO	20250829-1	221009277932 07/25 ACH Chiller	1237 E Harrison St 07/25	\$ <u>29,951.02</u>
Total Report				\$ <u>105,145.05</u>



**ENCORE COMMUNITY
DEVELOPMENT**

Account Number:
813-223-7101-092412-5

PIN:

RECEIVED
AUG 11 2025

Billing Date:
Aug 01, 2025

Billing Period:
Aug 01 - Aug 31, 2025

BY:

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	\$427.32
Payment received by Aug 01, thank you	-\$427.32

Service summary

	Previous month	Current month
Bundle	\$356.35	↑\$361.85
Other	\$4.50	\$4.50
Taxes and Fees	\$66.47	↑\$66.56
Total services	\$427.32	\$432.91
Total balance		\$432.91

Total balance

\$432.91

Auto Pay is scheduled

Aug 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

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 DY RP 01 08042025 NNNNNNNN 01 004197 0020

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

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



60900481322371010924120000000000000000432915



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

PIN:

Billing Date:
Aug 01, 2025

Billing Period:
Aug 01 - Aug 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.



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

PIN:

Billing Date:
Aug 01, 2025

Billing Period:
Aug 01 - Aug 31, 2025

Page 3/4

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

08.01-08.31	FiberOptic Internet for Business 25/25	\$135.98
	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	\$4.50
(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 **\$361.85**



Other Charges

Monthly Charges

08.01-08.31	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	\$0.88
Federal Taxes		\$32.70
	Tampa Utility Tax	\$15.53
	FL State Communications Services Tax	\$12.68
	FL State Gross Receipts Tax	\$4.36
(2)	Hillsborough County 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.33
(2)	FL Telecommunications Relay Service	\$0.16
State Taxes		\$33.86

Taxes and Fees Total **\$66.56**

Total current month charges **\$432.91**

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 \$292.43 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 this month, the Road Recovery surcharge has increased 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.





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

Billing Date:
Aug 01, 2025
Billing Period:
Aug 01 - Aug 31, 2025

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
	Additional Line Discount		2025-08-01	-\$30.00
	Solutions Bundle Discount		2025-08-01	-\$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 #
8/2/2025	INV0000101187

Bill To:

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

Services for the month of		Terms	Client Number
August		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	2435623
Invoice Date	August 7, 2025
Customer Number	183039
Project Number	238202247

Bill To

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

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

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

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$8,259.50

For Period Ending:

August 1, 2025

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

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number2435623

Project Number238202247

Top Task 2025 FY

2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Kostakis, Vasili	26.00	206.00	5,356.00
	26.00		5,356.00
Woodcock, Gregory (Greg)	5.50	217.00	1,193.50
Woodcock, Gregory (Greg)	7.50	228.00	1,710.00
	13.00		2,903.50
Professional Services Subtotal	39.00		8,259.50

Top Task 2025 FY Total

8,259.50

Total Fees & Disbursements

\$8,259.50

INVOICE TOTAL (USD)

8,259.50

RECEIVED
08/14/25

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-07-14	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 MODELING
2025-07-15	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 MODELING
2025-07-16	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 MODELING
2025-07-17	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 MODELING
2025-07-18	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 MODELING
2025-07-21	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 DRAINAGE MODELING ANALYSIS
2025-07-22	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 DRAINAGE MODELING ANALYSIS
2025-07-23	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 DRAINAGE MODELING ANALYSIS
2025-07-24	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 DRAINAGE MODELING ANALYSIS
2025-07-28	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	WILL UPDATE
2025-07-29	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	WILL UPDATE
2025-07-30	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	WILL UPDATE
2025-07-31	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	WILL UPDATE
2025-07-01	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	COORDINATE WITH TECO AND STEPHANIE REGARDING METER REMOVAL AND INSTALLATION. COORDINATE WITH IRRIGATION VENDOR AND LOT 8 DEVELOPER TO MEET ONSITE TOMORROW TO TURN ON IRRIGATION ASSOCIATED WITH CDD PROPERTY FOR LOT 8
2025-07-02	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	217.00	325.50	PREPARE FOR AND ATTEND CDD MEETING.
2025-07-07	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	CALL WITH ALEX WITH PCL TO DISCUSS ELECTRICAL LINE DAMAGED DURING SANITARY CONNECTION. CONTACT STEPHANIE REGARDING GETTING ELECTRICIAN TO REVIEW.
2025-07-09	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	REVIEW PAY APPLICATION. SIGN AND SEND TO RIZZETTA.
2025-07-10	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PREPARE FOR AND ATTEND TRANE OPERATIONS MEETING FOR CHILLER PLANT.
2025-07-15	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	228.00	342.00	REVIEW PROPOSAL FOR WELL FOR CHILLED WATER. SEND TO VOLTAIR FOR REVIEW. COORDINATE DRAINAGE FOR LOT 13. CALL WITH VASILI REGARDING SCHEDULE FOR REVIEW.
2025-07-16	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	228.00	285.00	COORDINATE WITH LOT 11 DEVELOPER TO REQUEST MEETING TO DISCUSS TREE AND IRRIGATION ISSUES. CALL WITH PCL REGARDING ELECTRICAL. CALL WITH STEPHANIE REGARDING ELECTRICAL.
2025-07-28	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	228.00	228.00	SEND AGREEMENT FOR ME TO BRYAN ZEMA VOLT AIR. REVIEW ICE HX PAY APPLICATION, COORDINATE WITH BRYAN TO REVIEW. SIGN AND UPLOAD FOR PAYMENT.
2025-07-29	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	228.00	171.00	SET MEETING WITH LOT 11 DEVELOPER TO DISCUSS IRRIGATION AND TREE REPLACEMENT.
2025-07-30	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	228.00	228.00	CALL WITH ERIC AT DAUNTLESS REGARDING LOUVER INSTALLATION SCHEDULE. DISCUSS ACCESS NEEDED. COORDINATE EXECUTION OF RAFTELIS AGREEMENT.
2025-08-01	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	228.00	456.00	CONFERENCE CALL WITH LOT 11 OWNERS REGARDING IRRIGATION AND MISSING TREE. PRINT REPORTS AND MAPS FOR ONSITE REVIEW OF LOUVER INSTALLATION.
Total Labor:					39.00		\$8,259.50	
Total Project 238202247					39.00		\$8,259.50	

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

Invoice

Invoice Number **315509486**

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 **09-JUL-2025**Customer No. **958479**Reference No. **3117815**Internal Account **4205244**Payment Terms **NET 45**Payment Due Date **23-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	

RECEIVED
07/10/25**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.

1232029996

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		09-JUL-2025	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 07/01/2025	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 07/01/2025	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 07/01/2025	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 07/01/2025	1			



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

Statement Date: August 05, 2025

Amount Due: **\$36,397.62**

Due Date: August 26, 2025

Account #: 211006278348

DO NOT PAY. Your account will be drafted on August 26, 2025

Your Energy Insight



Your average daily kWh used was **393.49% higher** than the same period last year.



Your peak billing demand was **61.46% higher** than the same period last year.



Scan here to view your account online.

Account Summary

Current Service Period: July 01, 2025 - July 30, 2025

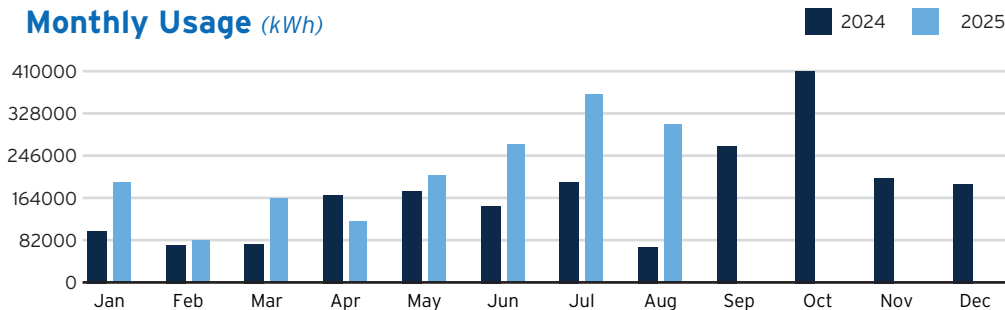
Previous Amount Due	\$38,989.17
Payment(s) Received Since Last Statement	-\$38,989.17

Current Month's Charges	\$36,397.62
-------------------------	--------------------

Amount Due by August 26, 2025	\$36,397.62
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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

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211006278348

Due Date: August 26, 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: **\$36,397.62**

Payment Amount: \$ _____

642742453032

Your account will be
drafted on August 26, 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: August 05, 2025
Charges Due: August 26, 2025

Meter Read

Service Period: Jul 01, 2025 - Jul 30, 2025

Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000848418	07/30/2025	12,793		12,457		53,760 kWh	160.0000	30 Days
1000848418	07/30/2025	55,201		53,281		307,200 kWh	160.0000	30 Days
1000848418	07/30/2025	4.66		0		745.6 kW	160.0000	30 Days
1000848418	07/30/2025	4.97		0		795.84 kW	160.0000	30 Days

Charge Details



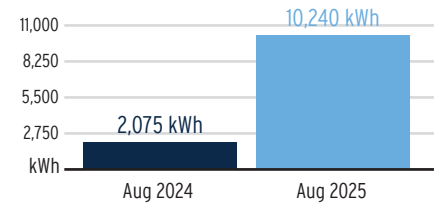
Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	796 kW @ \$6.38000/kW	\$5,078.48
Peak Demand Charge	746 kW @ \$11.70000/kW	\$8,728.20
Energy Charge - On Peak	53,760 kWh @ \$0.01253/kWh	\$673.61
Energy Charge - Off Peak	253,440 kWh @ \$0.00600/kWh	\$1,520.64

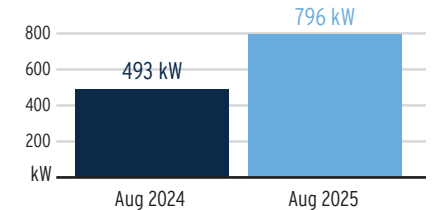
Fuel Charge

On-Peak	53,760 kWh @ \$0.03549/kWh	\$1,907.94
Off-Peak	253,440 kWh @ \$0.03325/kWh	\$8,426.88
Capacity Charge	796 kW @ \$0.30000/kW	\$238.80
Storm Protection Charge	796 kW @ \$2.08000/kW	\$1,655.68
Energy Conservation Charge	796 kW @ \$0.93000/kW	\$740.28
Environmental Cost Recovery	307,200 kWh @ \$0.00068/kWh	\$208.90
Clean Energy Transition Mechanism	796 kW @ \$1.15000/kW	\$915.40
Storm Surcharge	307,200 kWh @ \$0.01035/kWh	\$3,179.52

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Account #: 211006278348

Statement Date: August 05, 2025

Charges Due: August 26, 2025

Charge Details Continued...

Florida Gross Receipt Tax	\$854.00
Electric Service Cost	\$34,160.13
Franchise Fee	\$2,237.49
Total Electric Cost, Local Fees and Taxes	\$36,397.62

Total Current Month's Charges

\$36,397.62

Load Factor



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

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST
TAMPA, FL 33602

Statement Date: August 07, 2025

Amount Due: \$29,951.02

Due Date: August 28, 2025

Account #: 221009277932

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

Account Summary

Current Service Period: July 03, 2025 - August 01, 2025

Previous Amount Due	\$18,461.05
Payment(s) Received Since Last Statement	-\$18,461.05

Current Month's Charges	\$29,951.02
-------------------------	-------------

Amount Due by August 28, 2025 \$29,951.02

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 **15128.57% higher** than the same period last year.



Your peak billing demand was **45750% higher** than the same period last year.



Scan here to view your account online.

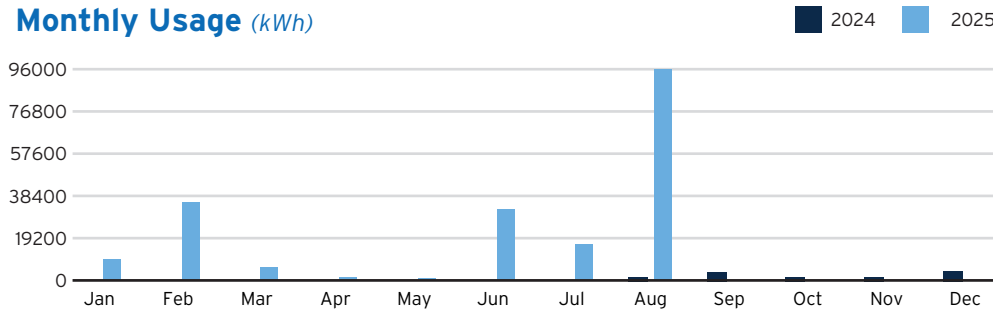
**Let's be honest.
You don't need me anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Monthly Usage (kWh)



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

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



Pay your bill online at TampaElectric.com

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

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

Account #: 221009277932

Due Date: August 28, 2025

Amount Due: \$29,951.02

Payment Amount: \$ _____

630396811575

Your account will be
drafted on August 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:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: August 07, 2025
Charges Due: August 28, 2025

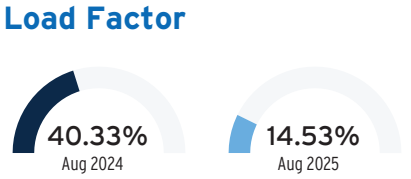
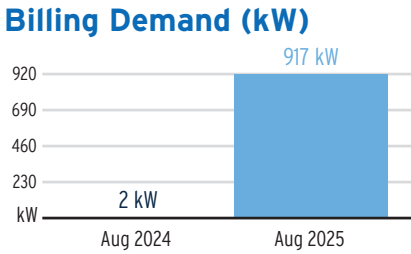
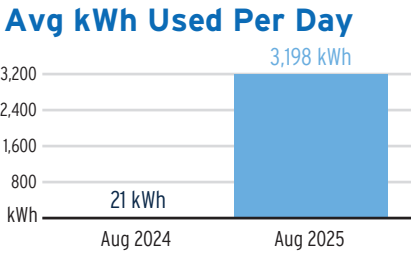
Meter Read

Meter Location: CHILLER
Service Period: Jul 03, 2025 - Aug 01, 2025
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	08/01/2025	95,944 kWh	917 kW	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	917 kW @ \$6.38000/kW	\$5,850.46
Peak Demand Charge	902 kW @ \$11.70000/kW	\$10,553.40
Energy Charge - On Peak	24,213 kWh @ \$0.01253/kWh	\$303.39
Energy Charge - Off Peak	71,731 kWh @ \$0.00600/kWh	\$430.39
Fuel Charge		
On-Peak	24,213 kWh @ \$0.03549/kWh	\$859.32
Off-Peak	71,731 kWh @ \$0.03325/kWh	\$2,385.06
Capacity Charge	917 kW @ \$0.30000/kW	\$275.10
Storm Protection Charge	917 kW @ \$2.08000/kW	\$1,907.36
Energy Conservation Charge	917 kW @ \$0.93000/kW	\$852.81
Environmental Cost Recovery	95,944 kWh @ \$0.00068/kWh	\$65.24
Clean Energy Transition Mechanism	917 kW @ \$1.15000/kW	\$1,054.55
Storm Surcharge	95,944 kWh @ \$0.01035/kWh	\$993.02
Florida Gross Receipt Tax		\$655.43
Electric Service Cost		\$26,217.33
Franchise Fee		\$1,717.24
State Tax		\$2,016.45
Total Electric Cost, Local Fees and Taxes		\$29,951.02



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

Billing information continues on next page →

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

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

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



Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: August 07, 2025
Charges Due: August 28, 2025

Charge Details *Continued...*

Total Current Month's Charges	\$29,951.02
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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**.

Moving? Save time and reduce stress! Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome**; it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.