Rizzetta & Company

Encore
Community Development District

Board of Supervisors' Meeting
November 13, 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	Chairman
	Irma Ruiz	Vice Chair
	Billi Johnson-Griffin	Assistant Secretary
	Mae Walker	Assistant Secretary
	Michael Randolph	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

November 11, 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 **Thursday, November 13, 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
   - **B.** Springer Environmental
   - **C.** District Counsel
   - **D.** District Engineer
     1. Consideration of Copperline Electric Proposal for Electrical Design………………………………………..Tab 1
   - **E.** Chiller System Manager
     1. Presentation of Central Energy Plant Report-Trane……..Tab 2
   - **F.** Tampa Housing Authority Update
   - **G.** District Manager
4. **BUSINESS ITEMS**
   - **A.** Acceptance of Third Quarter Website Audit………………..Tab 3
   - **B.** Discussion on Filling Vacant Seat #4
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors Regular Meeting Held on October 9, 2025…………………..Tab 4
   - **B.** Consideration of Operations and Maintenance Expenditures for September 2025…………………………...Tab 5
   - **C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for September 2025…………...Tab 6
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, rwelborn@rizzetta.com, or Christy Gargaro at cgargaro@rizzetta.com.

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

11/11/25

ENCORE LIGHTING PROJECT
“ENGINEERING DESIGN SERVICES”

1280 EAST HARRISON ST., TAMPA, FLORIDA 33602

COPPERLINE ELECTRIC
9942 CURRIE DAVIS DRIVE SUITE E
TAMPA, FLORIDA 33619

Stephanie DeLuna
Rizzetta & Company
5020 W Linebaugh Ave
Suite 240
Tampa, FL 33624

Project: Encore Lighting Project – Engineering Design Services

Subject: Electrical Design Proposal

Stephanie,

We are pleased to submit our proposal for the electrical design on the above referenced project. We propose to furnish Electrical design documents in accordance with the scope of work below and Subcontract Agreement (AIA Documents A101 or other mutually agreed upon document).

SECTION 1. SUMMARY OF WORK:

Electrical Design Scope of Work as follows:

1.1. Electrical design documents to provide source and circuitry for new lighting shown by others (civil).

1.2. Survey of the existing location and associated electrical systems.

SECTION 2. RFP DOCUMENTS:

N/A

SECTION 3. BIM COORDINATION

We shall attend virtual design coordination meetings for the duration of design.

GENERAL QUALIFICATIONS:

Provided in scope clarifications:

1. We understand the project design deliverables shall include construction documents.
2. We shall develop designs for Electrical systems.
3. We shall attend virtual design coordination meetings for the duration of design.
4. Drawings shall be produced using Autodesk AutoCAD.
5. We shall produce digital PDF files of the documents and specifications for all issued drawings.
6. We shall produce the construction documents and sign and seal drawings in the format and quantity needed for permit submittal.

SECTION 4. BASE BID PRICING

Base Bid Electrical Engineering Services	***$5,100.00***

Copperline Electric, Inc. thanks you for the opportunity to present this proposal and trust that it meets with your approval.

Sincerely,

Taylor Johnson
Project Manager
Copperline Electric, Inc.

EMERALD ENGINEERING INC.
9942 Currie Davis Dr., Ste. H
Tampa, FL 33619
813.995.0300
emeraldmep.com
FL EB # 0027845

November 10, 2025

Taylor Johnson
Copperline Electric, Inc.
9942 Currie Davis Drive, Suite H
Tampa, FL 33619

RE: Encore Roadway Lighting – Electrical Design Proposal

Dear Taylor,

We are pleased to submit this proposal for Electrical Engineering design services for the above referenced project. Services being provided are for the scope indicated in in your email on 10/30/25, and per additional correspondence since.

Design Scope

We understand the project shall generally consist of the following:

- Electrical design documents to provide source and circuitry for new lighting show by others (civil).
- Survey of the existing location and associated electrical systems.

Design Services

- We understand the project design deliverables shall include construction documents.
- We shall develop designs for Electrical systems.
- We shall attend virtual design coordination meetings for the duration of design.
- Drawings shall be produced using Autodesk AutoCAD.
- We shall produce digital PDF files of the documents and specifications for all issued drawings.
- We shall produce the construction documents and sign and seal drawings in the format and quantity needed for permit submittal.

Contract Administration Services

- We shall review submittals and provide phone consultation as required.

Project Compensation

Construction Documents	$4,500

EMERALD ENGINEERING INC.
9942 Currie Davis Dr., Ste. H
Tampa, FL 33619
813.995.0300
emeraldmep.com
FL EB # 0027845

Additional Compensation

For all additional or optional services not included in the base proposal, our compensation shall be on an hourly basis or a negotiated fixed fee. All additional services shall be pre-approved in writing before we proceed.

Other

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against the Consultant unless the Client has first provided the Consultant with a written certification executed by an independent consultant currently practicing in the same discipline as the Consultant and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Consultant not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding. This Certificate of Merit clause will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

PURSUANT TO FLORIDA STATUTES, SECTION 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT OF EMERALD ENGINEERING, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

In the event of any litigation arising from or related to this Agreement or the services provided under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorney's fees and all other related expenses in such litigation. In the event of a non-adjudicative settlement of litigation between the parties or a resolution of dispute by mediation or arbitration, the term "prevailing party" shall be determined by that same process.

Sincerely,

Adam T. Powell, PE
Principal

Tab 2

ENCORE
IS Central Plant and Buildings Report
September 2025

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

Customer

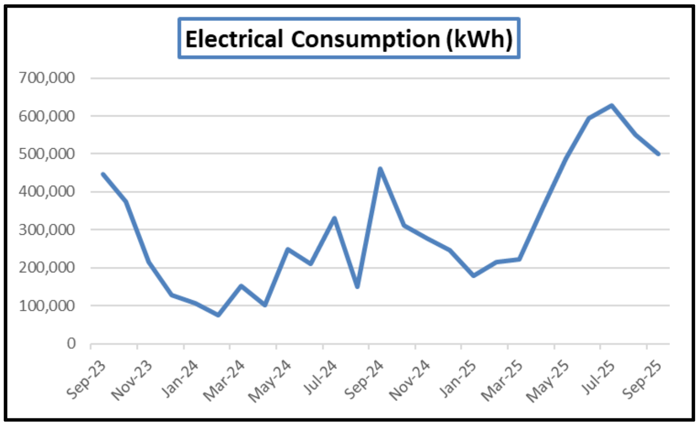
Encore – Central Energy Plant
1237 E Harrison St | Tampa, FL

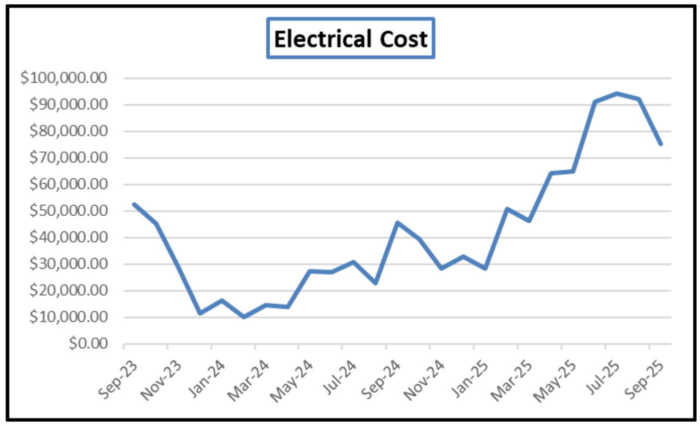
Customer Contacts

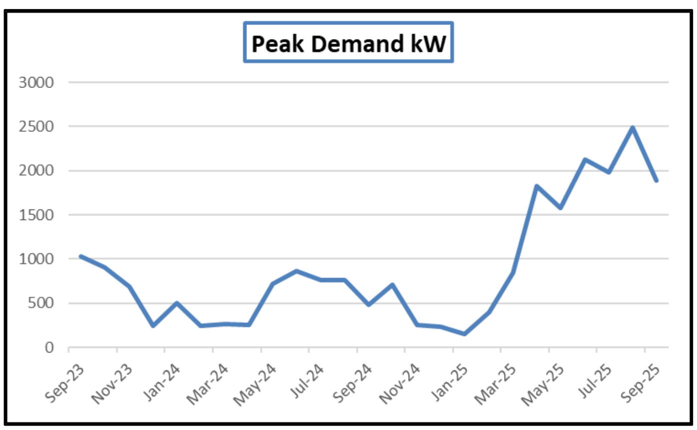
Greg Woodcock, 352-741-7699
Greg.Woodcock@stantec.com
Vanessa Smith, 813-533-2950
VSmith@rizzetta.com
Stephanie DeLuna, 813-533-2950
SDeLuna@rizzetta.com

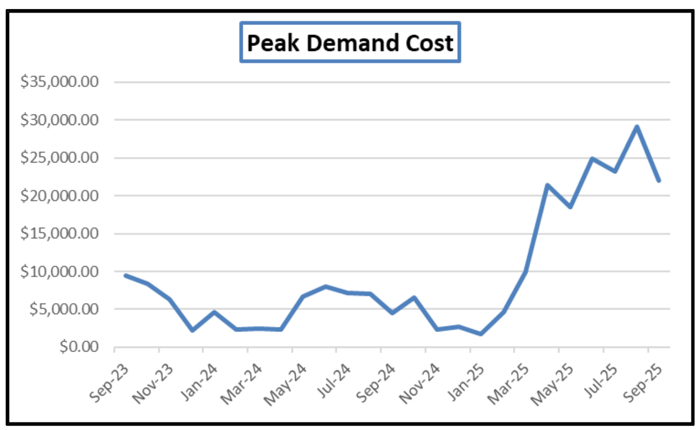
SECTION 1: Key Performance Indicators (KPI) - Financial

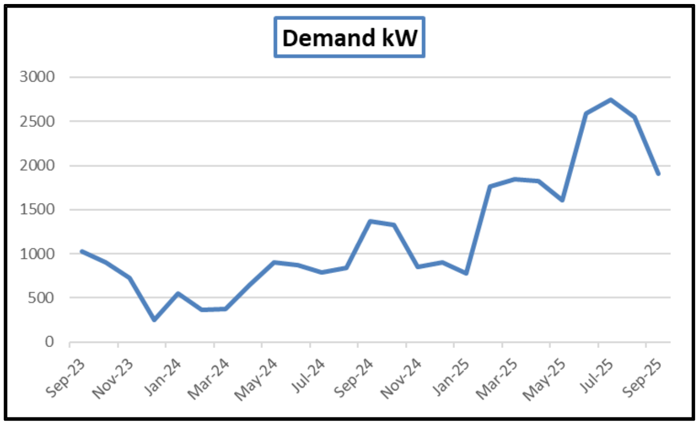
CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	**Current Month**	**Previous Month**	**Previous Year**	**Year to Date**
Electrical Consumption (kWh)	499,437	550,888	461,042	3,737,231
Electrical Cost	$75,119.56	$92,192.23	$45,448.27	$607,056.77
Peak Demand Consumption (kW)	1,884	2,493	484	13,292
Peak Demand Cost	$22,042.80	$29,168.10	$4,491.52	$155,516.40
Demand Consumption (kW)	1,908	2,544	1,370	17,604
Demand Cost	$12,173.04	$16,230.72	$13,885.95	$129,942.04
Water Cost	$12,702.27	$28,339.43	$4,144.14	$90,499.56

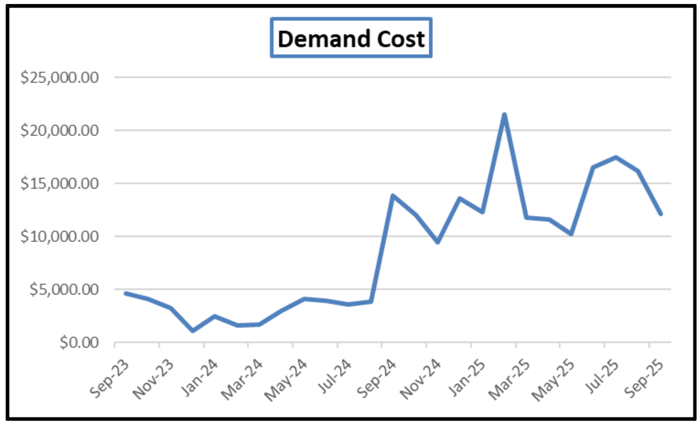


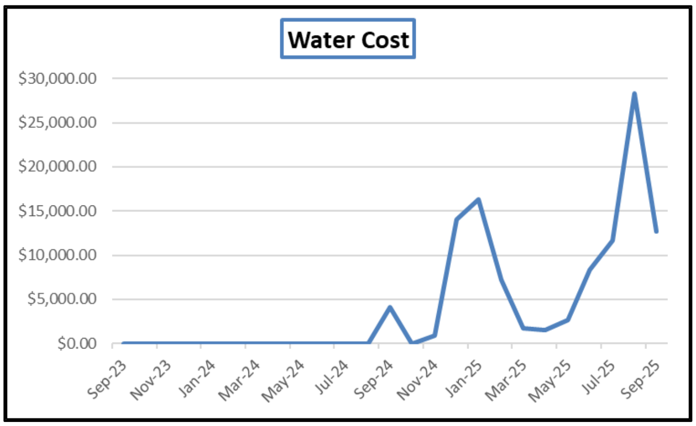






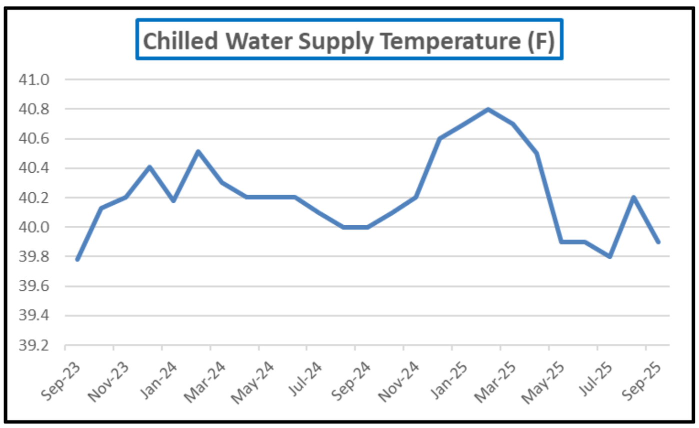

Demand kW
3000
2500
2000
1500
1000
500
0
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25

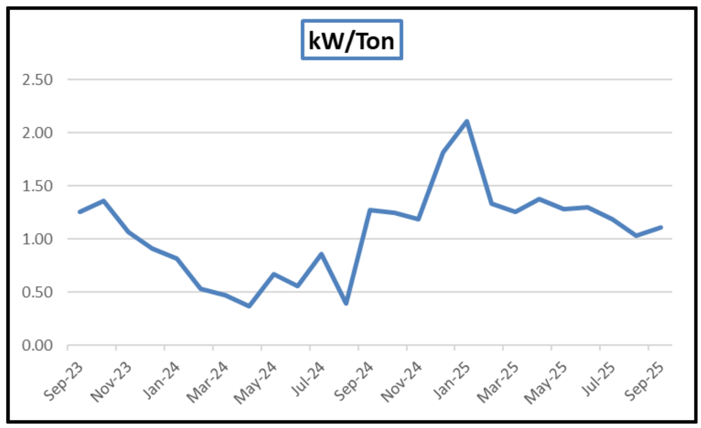

Demand Cost
$25,000.00
$20,000.00
$15,000.00
$10,000.00
$5,000.00
$0.00
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25

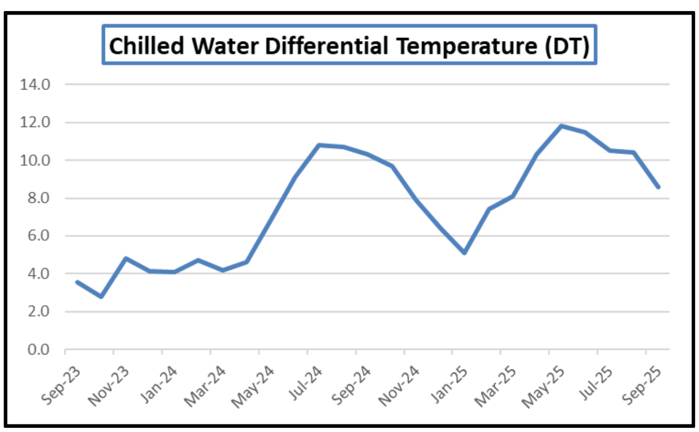

Water Cost
$30,000.00
$25,000.00
$20,000.00
$15,000.00
$10,000.00
$5,000.00
$0.00
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25

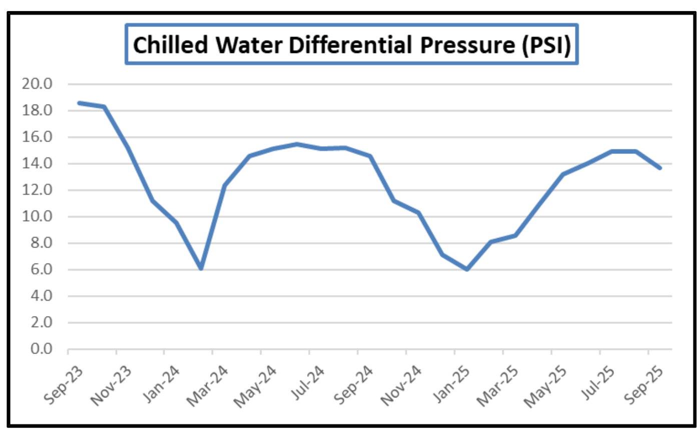
SECTION 2: Key Performance Indicators (KPI) - Operational

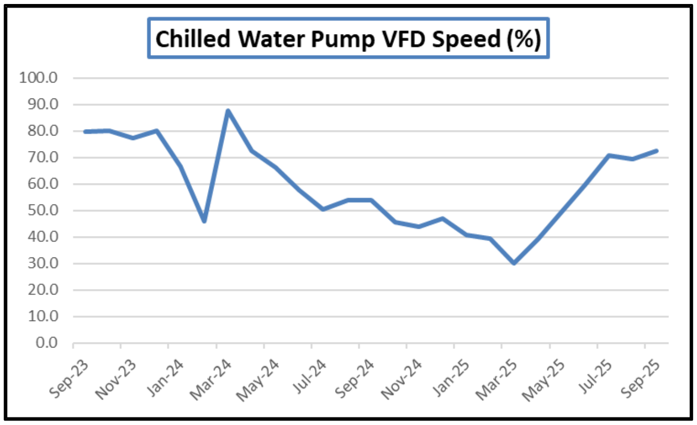
CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	**Current Month**	**Previous Month**	**Previous Year**	**Year to Date**
Chilled Water Supply Temperature (F) (Avg)	39.9	40.2	40.0	40.3
Plant Efficiency (kW/Ton) (Avg)	1.11	1.03	1.27	1.33
Chilled Water Differential Temperature (F) (Avg)	8.6	10.4	10.3	9.3
Chilled Water Differential Pressure (PSI) (Avg)	13.7	14.9	14.6	11.6
Chilled Water Pump VFD Speed (%) (Avg)	72.6	69.5	53.8	52.3
Chilled Water Flow (GPM) (Avg)	1,771	1,667	1,180	1,144
Condenser Water Differential Temperature (F) (Avg)	5.6	5.5	5.0	4.5
Condenser Water Setpoint (F) (Avg)	80.6	81.8	78.0	76.6
Water Usage (Gallons)	1,139	2,260	568	7,848

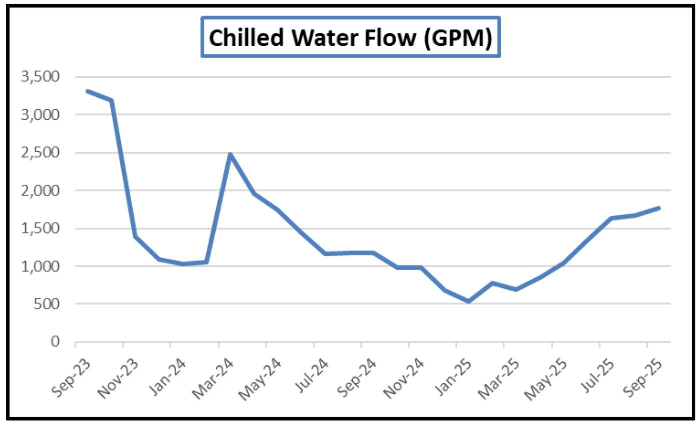


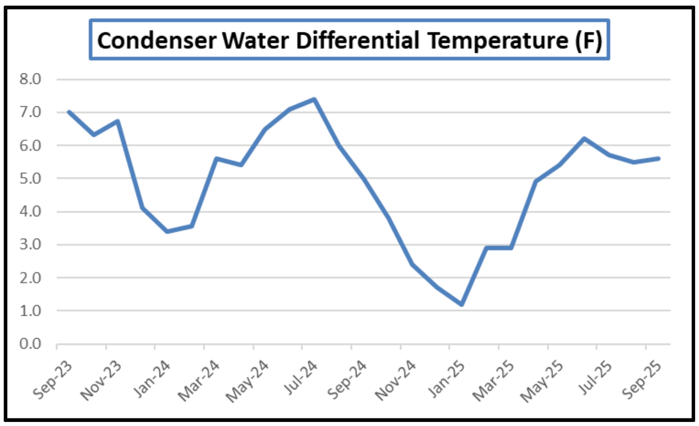


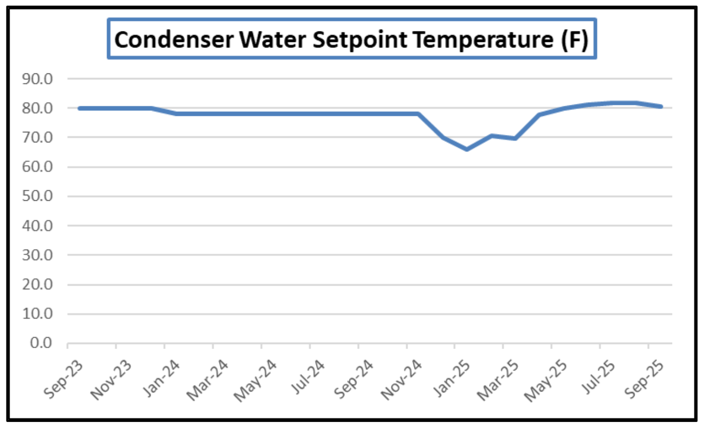


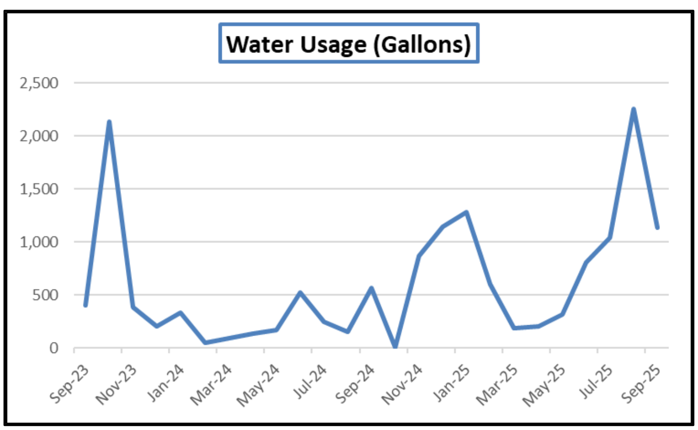



Chilled Water Pump VFD Speed (%)
100.0
90.0
80.0
70.0
60.0
50.0
40.0
30.0
20.0
10.0
0.0
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25


Chilled Water Flow (GPM)
3,500
3,000
2,500
2,000
1,500
1,000
500
0
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25

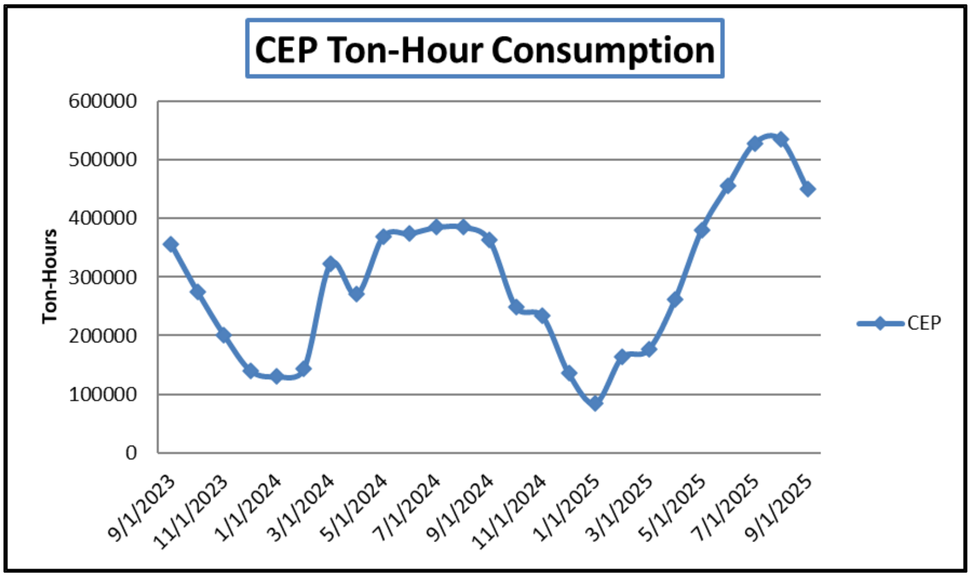

Condenser Water Differential Temperature (F)
8.0
7.0
6.0
5.0
4.0
3.0
2.0
1.0
0.0
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25

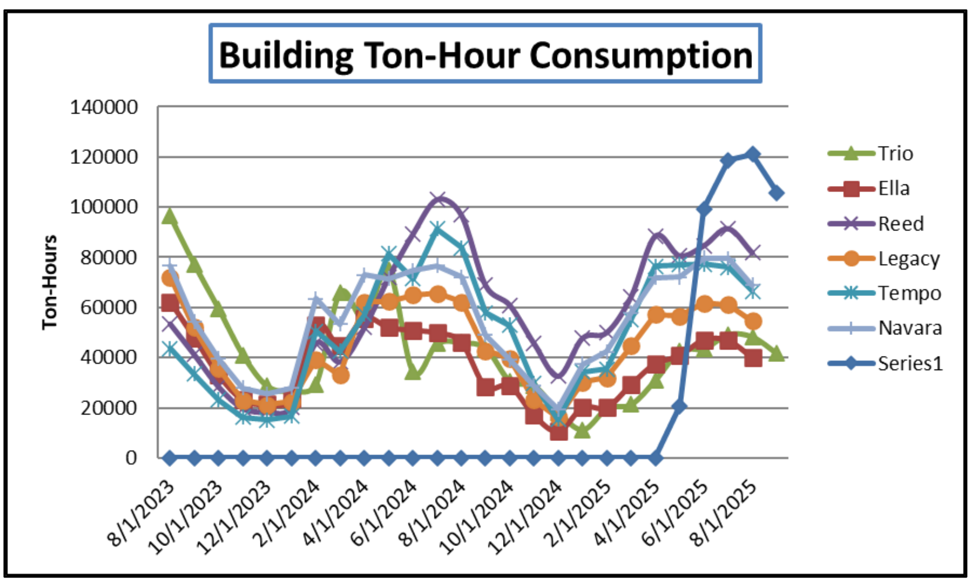

Condenser Water Setpoint Temperature (F)
90.0
80.0
70.0
60.0
50.0
40.0
30.0
20.0
10.0
0.0
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25

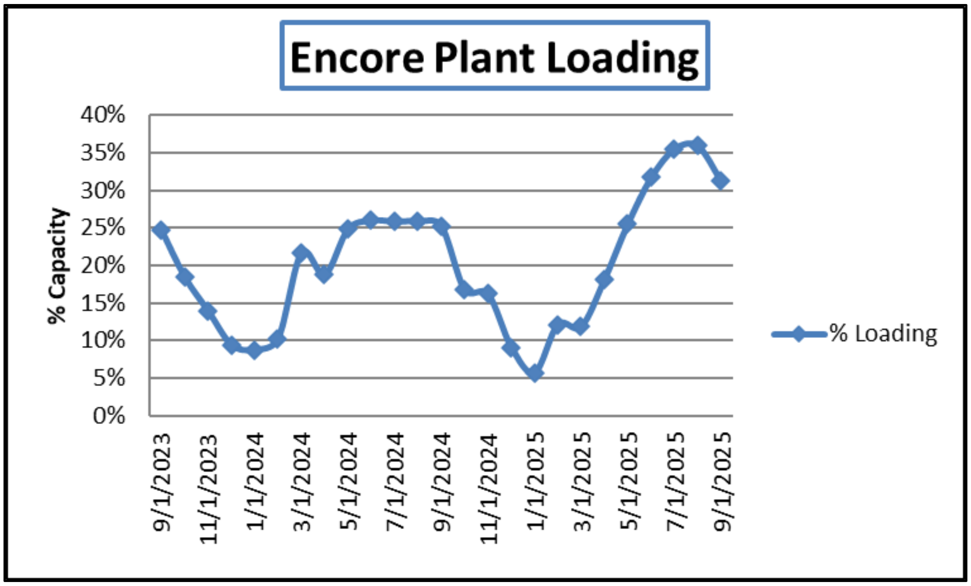

Water Usage (Gallons)
2,500
2,000
1,500
1,000
500
0
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25

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	450,979	534,832	363,766	3,037,057
Navara Ton Hour Consumption	68,891	79,501	72,210	528,974
Legacy Ton Hour Consumption	54,535	61,063	62,265	414,407
Ella Ton Hour Consumption	39,989	46,813	46,115	292,608
Reed Ton Hour Consumption	81,793	91,436	96,898	622,047
Trio Ton Hour Consumption	41,631	48,232	43,713	309,215
Tempo Ton Hour Consumption	66,421	75,978	83,771	513,634
Modera Ton Hour Consumption	105,701	121,167	0	465,564







The current month's Plant Loading of 31% decreased 5% from the previous month.

Central Plant System Information

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	SystemDelta 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
⊞ Sep	48.5	39.9	8.6	1,771	1,803,915	450,979	13.7	13.7	499,437	1.11	516

- CEP total kWh consumption decreased 9%, Ton-Hour consumption decreased 15.7%, and total cooling degree days decreased by 15.3% 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
⊞ Sep	44.3	50.7	40.8	49.4	44.2	50.8	41.0	49.5	2.7	22.5	32.5	284	741

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

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
Sep	71.8	77.1	72.4	69.3	72.6

Condenser Water System Information

Condenser Water	Average Supply Temp (°F)	Average Return Temp (°F)	Average Delta T (Δ°F)	Average Wet Bulb Adj Setpt
2024				
Aug	81.3	84.1	2.8	0.0
Sep	80.5	83.7	3.2	0.0
Oct	79.6	81.6	2.0	0.0
Nov	73.8	76.2	2.4	0.0
Dec	69.1	70.8	1.7	70.1
2025				
Jan	64.9	66.0	1.0	66.1
Feb	71.7	74.6	2.9	70.7
Mar	70.3	73.1	2.9	69.8
Apr	77.9	82.7	4.9	77.7
May	80.1	85.5	5.4	79.8
Jun	81.1	87.3	6.2	81.1
Jul	81.9	87.7	5.7	81.8
Aug	82.0	87.5	5.5	81.8
Sep	80.3	86.0	5.6	80.6

Average Individual Monthly Condenser Water Pump Speed% and Monthly Average

Row Labels	Average CWP-1 Speed%	Average CWP-2 Speed%	Average CWP-3 Speed%	Average CWP-4 Speed%	Average CWP-5 Speed%	Average CWP Speed%
2025						
Jan	--	95.5	88.7	--	--	93.7
Feb	30.0	84.2	83.7	--	--	84.2
Mar	85.0	84.7	84.8	85.0	84.9	84.9
Apr	76.7	76.3	76.3	--	80.6	--
May	93.8	86.8	92.9	--	97.1	91.9
Jun	88.1	84.9	84.9	85.0	87.6	77.1
Jul	85.0	84.7	85.0	85.0	85.0	85.0
Aug	84.8	85.0	84.9	84.9	84.5	84.9
Sep	84.9	84.9	84.8	85.0	84.7	69.7

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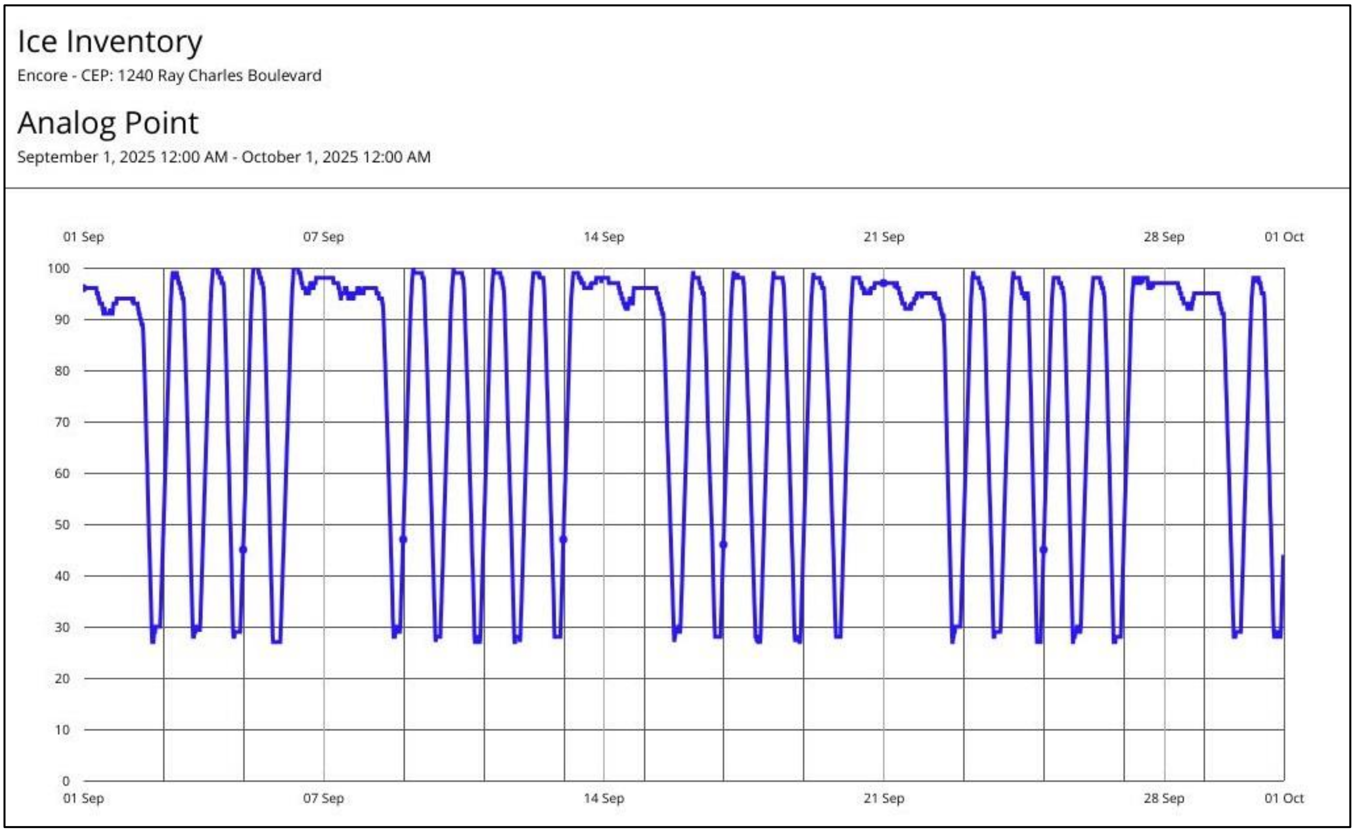
SECTION 4: Ice Generation and Usage

Ice Inventory and Usage
September 2025



Ice Inventory - September 2025				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	9	11	109	Ice calibration and testing in April
Minimum Ice Level	26.5	15	N/A	
Average Days on Ice	0.3	0.2	0.8	
Maximum Days on Ice	0.3	0.4	1.9	
Maximum Hours on Ice	7.3	9	N/A	

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
Sep	49.1	40.5	8.6	273	8.6	275,682	59.4	54.5	4.8	30.5	31.8

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
Sep	51.8	43.4	8.4	390	44	392,175	15.7	77.7	72.2	84.0	83.4

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
Sep	53.5	39.4	14.2	129	14.0	218,512	56.3	52.9	3.4	82.1	81.8

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
Sep	56.2	43.8	12.5	120	178,479	4.6	81.4	76.8	20.0	6.6

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
⊞Sep	48.5	40.4	8.1	174	163,133	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	46.4	38.5	7.7	173	1,655,891	37	46.8
⊞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
⊞Sep	56.3	45.0	11.2	264	353,471	42	0.1

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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
Sep	50.6	40.3	10.3	268	329,690	12	31.9	32.3

Reed 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 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
Sep	54.5	41.7	12.8	194	44.0	299,052	15.9

Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Control Valve Signal
⊟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
⊞Sep	52.2	40.3	11.9	12	117	166,882	28.3

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
⊞Sep	53.8	41.4	12.3	188	278,742	13.6	13.6	1.2

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Tempo – Plant Side Heat Exchanger Information

Tempo Plant Side HX	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
Sep	47.1	41.3	5.8	12.0	399	266,241

Tempo 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	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
Sep	52.1	41.3	10.8	291	371,431	11	11.1	42

Modera – Plant Side Heat Exchanger Information

Modera Plant Side HX	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
Sep	54.0	40.0	13.9	250	14.0	424,062	57.9	58.8

Modera 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
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
Sep	58.2	42.6	15.7	245	44	453,318	0.1

SECTION 6: Water Treatment

CHEMTEX

Service Report

Monthly Water Treatment Service Report

Monday, October 6, 2025 9:09 AM EDT

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

Report Number: **651621**
Recorded By: **Chris Long**
(952) 469-4965
clong@chemtexcorp.com
On-Site Time: **10:15 AM EDT to 12:10 PM EDT**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water	New Softener	
Conductivity (as µmhos)	782 Record	2535 1000 - 5500	1135 1000 max	
pH	7.94 6 - 8.5	9.1 Record	7.62 7.5 - 8	
Hardness, total (ppm as $CaCO_3$)	5 5 max	80 150 max	5 6 max	
On-Trac, ppb		90 80 min		
Controller Conductivity Reading		2551 Record		
Temperature (^{0}F)		80 60 - 100		
Conductivity Cycles (Calculated)		3.2 4 - 10		

Opening Comment

Chemtex was on site to perform monthly service of the cooling water system. While on site I verified the system was operating as intended and chemical tanks were filled. The System is running much better thanks to both wells being back in service and producing soft water. The On trac (Inhibitor) probe was calibrated to ensure better control of the system. With the improved makeup water, I was able to raise the conductivity setpoint to 2700. This will allow the system to cycle up more.

Closing Signature

Please continue to monitor and let us know if there are any questions or concerns.

Best Regards,

Chris Long
Account Manager
clong@chemtexcorp.com
(863)500-0318

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

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
Sep	30.4	23.7	6.7	80.1	89.0	8.9	76.7	155

TRANE Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 09/01/2025 - 09/30/2025
Creation Date: 10/06/2025

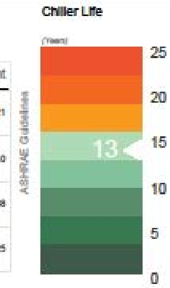
Chiller Name: CH-1	Sales Order Number: H5N153A	Chiller Entered Service Date: March 01, 2012
Chiller Capacity: 675.0 Tons	Serial Number: L11H03092	Model Number: CVHF108FA4C0ACX318CE7BCAFA0000000R000140L00000CA100A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

– Indicates No Data

	This Month	Aug 2025	Total Life of Equipment
Total Run Hours	156.98	▲ 14% 137.4	24494.21
Total Starts	21.0	▼ 70% 71.0	3379.0
Average Daily Starts	0.7	▼ 69% 2.29	0.88
Average Run Hours/Start	7.48	▲ 286% 1.94	7.25



Plant Load Analysis (Current Month)

1 of 4 | © 2025 Trane. All Rights Reserved.
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Chiller #1
Performance Report
Double click the
document above to open.

Chiller #2 Chilled & Condenser Water Performance

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
⊞Sep	48.6	40.1	8.5	80.3	88.4	8.1	72.2	565

TRANE Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 09/01/2025 - 09/30/2025
Creation Date: 10/06/2025

Chiller Name: CH-2	Sales Order Number: H5U872A	Chiller Entered Service Date: October 01, 2015
Chiller Capacity: 1000.0 Tons	Serial Number: L15C01634	Model Number: CVHF108FA4V0PE030186FBCDBA000000Z01G170L00000CA100DA

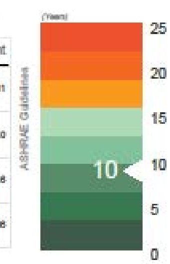
Compressor Run Hours and Starts

CKT1 - Compressor 1A

– Indicates No Data

	This Month	Aug 2025	Total Life of Equipment
Total Run Hours	562.83	▲ 18% 478.3	41626.31
Total Starts	47.0	▼ 42% 81.0	2207.0
Average Daily Starts	1.57	▼ 40% 2.61	0.6
Average Run Hours/Start	11.98	▲ 103% 5.9	18.86

Chiller Life



Plant Load Analysis (Current Month)

TRANE

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

Chiller #3 Chilled & Condenser Water Performance

Chiller operating hours were insufficient for a performance graph.

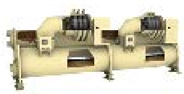
Trane Model # CDHF3000, Serial # L22L03369

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
⊞Sep	47.6	40.5	7.0	81.6	86.6	4.9	39.5	26

Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 09/01/2025 - 09/30/2025
Creation Date: 10/06/2025



Chiller Name:	Sales Order Number:	Chiller Entered Service Date:
CH-3	H5C614A	December 07, 2023
Chiller Capacity	**Serial Number:**	**Model Number:**
2500.0 Tons	L22L03369	CDHF3000D3N003163182A0A112ABA1DLKAA1G0701 010HH00L40A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

-- Indicates No Data

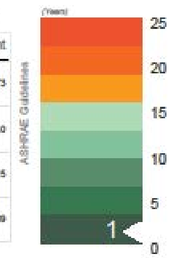
	This Month	Aug 2025	Total Life of Equipment
Total Run Hours	25.48	▼ 75% 101.51	538.73
Total Starts	12.0	▼ 33% 18.0	100.0
Average Daily Starts	0.4	▼ 31% 0.58	0.15
Average Run Hours/Start	2.12	▼ 62% 5.64	5.39

CKT2 - Compressor 2A

-- Indicates No Data

	This Month	Aug 2025	Total Life of Equipment
Total Run Hours	6.87	▼ 95% 128.18	382.7
Total Starts	11.0	▼ 65% 31.0	161.0
Average Daily Starts	0.37	▼ 63% 1.0	0.24
Average Run Hours/Start	0.62	▼ 85% 4.13	2.25

Chiller Life



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

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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
Sep	2.6	92.0	0.1	-11.0	71.6	0.1	22.5	118.3	0.0	155

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
Sep	3.0	91.0	2.6	-9.1	38.2	2.0	25.6	121.9	0.0	565

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

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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
Sep	16.0	89.2	2.4	5.4	39.5	0.8	18.5	109.0	0.0	26

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
Sep	15.2	84.0	-4.6	5.1	37.9	1.8	18.9	119.1	0.1	7

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

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

Completed Maintenance & Repairs

Tempo 10/10 & 10/11/25	Tech: Javier Suris addressed issues with the TEMPO VALVES ACTUATORS. The control valve was not controlling properly. Found the actuator 100% open. Discovered the actuator's 120VAC supply wall switch was off. Noted the switch positions for V-2 and unused V-3 Bypass valve V-3 were reversed. Turned the V-2 switch on and reversed its position to match the other switch, preventing confusion. Marked the correct positions on both switches. Verified proper operation of the actuator. Tidied up wiring within the controllers. Remapped points in the UC600 TD7 Graphic and SC-2 Graphic. The unit is now operating as intended. No additional work needs to be quoted at this time.
Legacy, Ella, Reed, and Trio 10/8 & 10/10/25	Tech: Javier Suris. Legacy: the plant side showing 39F water on both side, and the building side with no communication. Ella: no building side DP, gpm reading, control valve position, nor pump status. Navara: no building side temperature readings, gpm reading, control valve position, nor system DP. Reed: no building side pump status, gpm reading, control valve position, nor system DP. Trio: no system DP, gpm reading, nor control valve position.
Navara 9/11 & 9/17/25	Tech: Javier Suris arrived at Navara. Confirmed the HX Bldg. Return Water Temperature Sensor was not operating as intended. Observed the sensor was out of calibration, reporting a high value. Troubleshooting revealed a faulty sensor. Replaced the defective sensor with part from truck stock. Ordered a replacement sensor for TS. 9/17/2025: Received the sensor to replace TS. Completed the work order. The sensor is now operating as intended. No additional work is required at this time.
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. 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. 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.
Chiller 1 **7/17/25**	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.
GCHWP-6 **7/2 thru** **7/13/25**	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. 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.
Navara Bldg **6/26/25**	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.
Chiller 3 **6/20/25**	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.
Ice Plant **6/17 & 6/18/25**	Techs: Ed Wright and Javier Suris 6/16/2025: Monitored the plant in the evening. Several issues with the Ice Plant. 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. 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. 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.

Network Repairs 5/22 thru 8/9/25	Tech: Javier Suris 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. 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. 5/30/2025: Ordered the ethernet switch. 7/1/2025: Picked up Ethernet cable from store. 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. 8/9/2025: Picked ip parts and material needed for the job. Installed exterior antenna on the Pepwave cell router. Per Pete DiNapoli.
Chiller 2 5/29/25	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.
Controls System 5/7/25	Tech: Javier Suris arrived on site. 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. 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. 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. Trane Connect: Site is connected to Trane Connect. Reviewed Past Issues & Findings. Added a new Issue or Finding.
Chiller 2 5/6/25	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.
Chiller-1 5/5 to 5/7/25	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. 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.
CWP-2 5/5/25	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
Chiller 1 4/30 thru 5/1/15	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. 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.
Ice Plant **4/25/25**	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.
Chiller 1 **4/22/25**	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. 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.
Isolation valve **Glycol Pump** **4/10/25**	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.

Tab 3

Quarterly Compliance Audit Report

Encore

Date: October 2025 - 3rd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit Overview

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

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

Compliance Criteria

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

ADA Website Accessibility

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

Florida Statute Compliance

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

Audit Process

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

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

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

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

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

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

Florida F.S. 189.069 Requirements

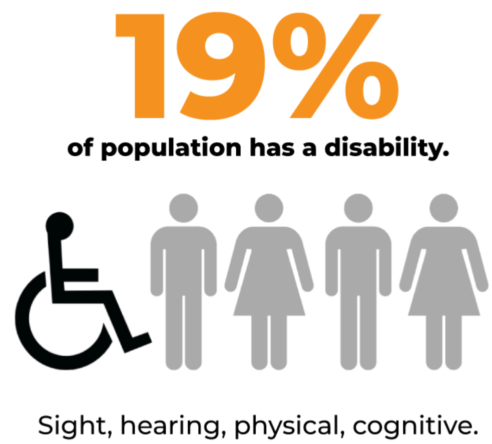
Result: PASSED

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.



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

The legal and right thing to do

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

ADA Compliance Categories

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

Contrast and colors

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

Contract checker: *http://webaim.org/resources/contrastchecker*

Using semantics to format your HTML pages

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

Text alternatives for non-text content

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

Helpful article: *http://webaim.org/techniques/alttext*

Ability to navigate with the keyboard

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

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*

Easy to navigate and find information

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

Helpful article: *http://webaim.org/techniques/sitetools/*

Properly formatting tables

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

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

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

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*

Making videos accessible

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

Helpful article: *http://webaim.org/techniques/captions*

Making forms accessible

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

Helpful article: *http://webaim.org/techniques/forms*

Alternate versions

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

Feedback for users

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

Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 4

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, October 9, 2025, at 1:34 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.**
Rachel Welborn	**District Manager, Rizzetta & Company, Inc.**
Sarah Sandy	**District Counsel, Kutak Rock**
Greg Woodcock	**Representative, Stantec**
John Toborg	**Field Services, Rizzetta & Company, Inc.**
Lorenzo Reed	**Developer, Project Manager,** THA
Jeff Watson	**Representative , Trane**
Troy Springer	**Representative, Springer Environmental**
Ed Colon-Rivera	**Representative, Crosspoint Landscape**
Jim Potantus	**Representative, Crosspoint Landscape**
Representative	**Representative, THA**
Carla Conzex	**Representative, THA Event Planner**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Welborn called the meeting to order at 1:34 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience comments were heard regarding ongoing lighting issues Ms. DeLuna addressed the issue, updating on the progress of repairs.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection

1. Review of Landscape Inspection Report and Responses

Mr. Toborg presented his report noting concerns with a backflow knob that needs to be replaced, a pedestrian crossing sign that is down, and a damaged aluminum fence.

2. Review of Irrigation Report

Discussion was held regarding the repairs that were recently completed.

3. Landscape RFP Discussion

There was no discussion held at this time.

B. Springer Environmental

Mr. Springer presented his report, noting an area of meadow that needs to be refurbished. He will schedule a walk through with Mr. Toborg and Ms. Camancho.

C. District Counsel

Ms. Sandy was present but had no updates to report.

A brief discussion was held regarding drainage for lot #13. Mr. Reed stated that he had no further information to provide.

D. District Engineer

Mr. Woodcock reported on the storm water vault, noting that additional capacity for lot #13 run-off appears to be available.

Discussion was held regarding an upcoming meeting relative to a maintenance storm water vault. A report will be furnished at the next meeting.

E. Chiller System Manager - Trane

1. Presentation of Central Energy Plant Report

Mr. Watson presented his report.

2. Consideration of Float Assemblies Proposal

Mr. Watson presented CTHX proposal.

On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board unanimously approved the CTHX proposal P26845 for the float assemblies in the amount of $3,438.00, for the Encore Community Development District.

F. Tampa Housing Authority Update

It was reported that the hotel construction is ongoing, and a proposal was submitted for a retail creamery space in Trio.

A Halloween event is scheduled for October 30, 2025, between 5:00 p.m. and 6:30 p.m. and a tree lighting on November 20th.

G. District Manager

The next meeting is scheduled for November 13, 2025, at 1:30 p.m.

A brief discussion was held regarding the Trio bills. Copies of all building's invoices were presented to the Board and Mr. Reed.

FOURTH ORDER OF BUSINESS Business Items

A. Ratification of Holiday Decorations Agreement

Ms. DeLuna stated that the agreement with Deck the Lights , LLC, was executed outside of a meeting due to timing issues. She noted that the $20,000 deposit has been sent to the vendor.

> On a Motion by Ms. Walker, seconded by Ms. Ruiz, the Board unanimously ratified Deck the Lights, LLC agreement for holiday lighting at a cost of $40,000 for the Encore Community Development District.

B. Ratification of 2025-2026 FIA Insurance

> On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously ratified approval of the EGIS (FIA) fiscal year 2025-2026 insurance proposal, for the Encore Community Development District.

C. Ratification of Copperline Invoice #25923-02

> On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board unanimously ratified the Copperline Electric invoice #25923-02 for roadway lighting in the amount of $ 7,500.00, for the Encore Community Development District.

D. Ratification of Crosspoint proposal #4538, Irrigation Repair

> On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously ratified the Crosspoint proposal #4538 in the amount of $ 1,689.76, for the Encore Community Development District.

E. Consideration of Crosspoint #4543, Irrigation Repair

> On a Motion by Ms. Jackson, seconded by Ms. Ruiz, the Board unanimously approved the Crosspoint irrigation proposal #4543 in the amount of $477.50, for the Encore Community Development District.

F. Consideration of Resolution 2026-01, Designating Officers of the District

Ms. Deluna stated that the resolution adds Rachel Welborn and herself as Asst, Secretaries with all other officers remaining the same.

> On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board unanimously adopted Resolution 2026-01; designating officers, as discussed, 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 September 11, 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 September 11, 2025, as presented, for the Encore Community Development District.

B. Consideration of Operations and Maintenance Expenditures for August 2025

> On a Motion by Mr. Randolph, seconded by Ms. Walker, the Board ratified the Operations and Maintenance Expenditures for August 2025 ($21,881.57), for the Encore Community Development District.

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

> On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for August 2025 ($105,145.05), for the Encore Community Development District.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Randolph inquired about the status of barbers for the building. THA is looking for CFT barbers and will bring forms to the next meeting.

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 2:57 p.m., for the Encore Community Development District.

________________________________ ________________________________
Assistant Secretary Chairman/Vice Chairman

Tab 5

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$25,355.46**

Approval of Expenditures:

____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Crosspoint Landscape & Design, Inc.	300086	12438	Monthly Landscape Maintenance 08/25	$ 2,975.00
Egis Insurance Advisors, LLC	300100	29454	Policy #100125614 10/01/25-10/01/26	$ 8,200.00
Irma Ruiz	300097	IR091125	Board of Supervisor Meeting 09/25	$ 200.00
Julia Jackson	300096	JJ091125	Board of Supervisor Meeting 09/25	$ 200.00
Kutak Rock, LLP	300094	3613367	Legal Services 07/25	$ 2,321.50
Kutak Rock, LLP	300101	3627642	Legal Services 08/25	$ 1,845.99
Mae F. Walker	20250917-1	MW091125	Board of Supervisor Meeting 09/25	$ 200.00
Mandy Electric, Inc	300095	18934	Lighting Test 08/25	$ 850.00
Michael Randolph	300098	MR091125	Board of Supervisor Meeting 09/25	$ 200.00
Rizzetta & Company, Inc.	300082	INV0000102232 General	District Management Fees 09/25	$ 4,369.16
Springer Environmental Services, Inc.	300085	15354	Cleanup Services 08/25	$ 2,023.04

Encore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20250926-2	TECO Summary 08/25-201 ACH	TECO Summary 08/25-201 ACH	$ 582.33
The Observer Group, Inc.	300084	25-02489H	Legal Advertising 08/25	$ 70.00
The Observer Group, Inc.	300099	25-02833H	Legal Advertising 09/25	$ 28.44
Yellowstone Landscape	300087	976579	Remove Holly Hedge 08/25	$ 1,290.00
Total Report				**$ 25,355.46**

INVOICE

Please make all checks payable to:

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

Date:	8/1/2025
Invoice #:	12438
Terms:	Net 45
Project:	Monthly Maintenance

Bill To:

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

Job Site Address:

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

Contact Information

For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
MONTHLY LANDSCAPE MAINTENANCE ~ ENCORE CDD		
Mow, edge, line trim, prune shrubs and blow clean. Hand pull weeds and spray herbicide for weed prevention. Monthly irrigation water management / irrigation inspections. Remove all debris and trash for disposal.		
Monthly Maintenance Services - August 2025	2,975.00	2,975.00

RECEIVED 09/05/25

Thank You!
"With God ALL things are possible."
Matthew 19:26

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a $50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	$2,975.00
Payments/Credits	$0.00
Balance Due	**$2,975.00**

INVOICE

Egis Insurance & Risk Advisors

Customer	Encore Community Development District
Acct #	758
Date	09/17/2025
Customer Service	Yvette Nunez
Page	1 of 1

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

Payment Information	
Invoice Summary	$ 87,898.00
Payment Amount	
Payment for:	Invoice#29454
100125614	

Thank You

Please detach and return with payment

Customer: Encore Community Development District

Invoice	Effective	Transaction	Description	Amount
29454	10/01/2025	Renew policy	Policy #100125614 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2025 CDD - $8,200 Chiller - $79,698 RECEIVED 09/24/25	87,898.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 87,898.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
09/17/2025

Encore CDD

Meeting Date: September 11, 2025

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

Time Over **3** Hours:	

Total at **$175.00** per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: ____________________

RECEIVED 09/15/25

K U T A K   R O C K   L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

August 28, 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. 3613367
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

RECEIVED 08/28/25

Invoice No. 3613367
6723-1

Re: General

For Professional Legal Services Rendered

07/02/25	S. Sandy	4.30	1,397.50	Prepare for and attend board meeting; conduct follow up regarding same; prepare updated FYE 2026 budget notices; confer with DeLuna regarding same
07/03/25	S. Sandy	0.20	65.00	Confer with DeLuna regarding requirements for newspapers of general circulation
07/03/25	D. Wilbourn	0.30	54.00	Prepare landscape request for proposal
07/08/25	S. Sandy	0.20	65.00	Confer with DeLuna regarding O&M assessment notices
07/09/25	S. Sandy	0.20	65.00	Confer with DuLuna regarding assessment roll
07/15/25	S. Sandy	0.80	260.00	Confer regarding status of boundary amendment
07/16/25	S. Sandy	1.40	455.00	Confer with DuLuna; revise O&M Assessment notices
07/17/25	S. Sandy	0.20	65.00	Confer with DeLuna

07/18/25	S. Sandy	0.60	195.00	Confer regarding boundary amendment; prepare notice of boundary amendment and resolution regarding intent to use the uniform method
07/21/25	S. Sandy	0.30	97.50	Confer with Woodward and Pontz; review recorded Notice of Boundary Amendment
07/22/25	D. Wilbourn	0.50	90.00	Prepare resolution adopting uniform method
07/23/25	S. Sandy	0.20	65.00	Confer with DeLuna
07/26/25	S. Sandy	0.20	65.00	Correspond regarding status of mechanical engineering service agreement

TOTAL HOURS 9.40

TOTAL FOR SERVICES RENDERED $2,939.00

TOTAL CURRENT AMOUNT DUE $2,939.00

CDD $2,321.50

RECEIVED 09/26/25

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 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. 3627642
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. 3627642
6723-1

Re: General

For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	28.00	Review matters pertaining to insurance coverages
08/12/25	S. Sandy	0.50	162.50	Confer with DeLuna regarding landscape services agreement
08/14/25	S. Sandy	1.90	617.50	Prepare for and attend board meeting; conduct follow up regarding same
08/15/25	D. Wilbourn	1.10	198.00	Prepare landscape maintenance agreement
08/19/25	S. Sandy	0.30	97.50	Prepare notice of termination to Yellowstone
08/19/25	D. Wilbourn	0.80	144.00	Prepare termination letter to Yellowstone
08/20/25	S. Sandy	0.30	97.50	Confer with DeLuna regarding Yellowstone Notice of Termination and Form 1
08/20/25	D. Wilbourn	0.20	36.00	Finalize and transmit Yellowstone termination notice
08/26/25	S. Sandy	0.20	65.00	Conduct meeting follow up

08/29/25	S. Sandy	1.00	325.00	Review draft agenda; prepare resolution setting a public hearing on the intent to use uniform method; prepare interim landscape services agreement

TOTAL HOURS 6.40

TOTAL FOR SERVICES RENDERED $1,771.00

DISBURSEMENTS

Filing and Court Fees	48.45
Freight and Postage	26.54

TOTAL DISBURSEMENTS 74.99

TOTAL CURRENT AMOUNT DUE $1,845.99

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

Invoice

MANDY'S ELECTRIC

RECEIVED 08/25/25

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

SHIP TO
Encore

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
18934	08/25/2025	$850.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
- Completed lighting functionality test on 8/20	1	600.00	600.00
- Removal and safe off of (1) broken street light head	1	250.00	250.00

BALANCE DUE **$850.00**

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

Invoice

Date	Invoice #
9/2/2025	INV0000102232

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	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

Subtotal	$5,306.50
Total	$5,306.50

5926 W US Highway 92
Plant City, FL 33566-8071

Native Nursery Hours:
Mon - Fri: 8:00 - 4:00
Sat: By Appointment

Invoice

15354

8/31/2025

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

RECEIVED 09/02/25

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
24.33	08/19 Cleanup Session	58.00	1,411.14
10.55	08/28 Cleanup Session	58.00	611.90
	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	**$2,023.04**

Encore CDD

TECO Summary 08/25

Period Covered: 07/31/25-08/28/25

Account Number	Invoice Date	Due Date	Amount	Location	GL Account	Credit
211006275344	09/04/25	09/25/25	$ 53.79	1101 Scott St E #A	4301	
211006275609	09/04/25	09/25/25	$ 85.39	1199 Scott St E #B	4301	
211006276102	09/04/25	09/25/25	$ 58.99	1231 Scott St E	4301	
211006276375	09/04/25	09/25/25	$ 36.91	1261 Scott St E	4301	
211006276698	09/04/25	09/25/25	$ 39.41	1261 Scott St E Chr Lights	4307	
211006277001	09/04/25	09/25/25	$ 175.14	1200 Nebraska Av N	4301	
211006277597	09/04/25	09/25/25	$ 103.17	1200 Nebraska Av N	4301	
211006277886	09/04/25	09/25/25	$ -	1008 Nebraska Av N	4301	$288.48
221007736350	09/04/25	09/25/25	$ 29.53	1210 E. Hamilton Av	4301	
TOTAL			$ 582.33			

53100	4301	**$ 542.92**	Utility
53100	4307	**$ 39.41**	Street Lights
TOTAL		**$ 582.33**	

TampaElectric.com

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

Statement Date: September 04, 2025

Amount Due:	**$53.79**

Due Date: September 25, 2025
Account #: 211006275344

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025	
Previous Amount Due	$55.80
Payment(s) Received Since Last Statement	-$55.80
Current Month's Charges	**$53.79**
Amount Due by September 25, 2025	**$53.79**

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

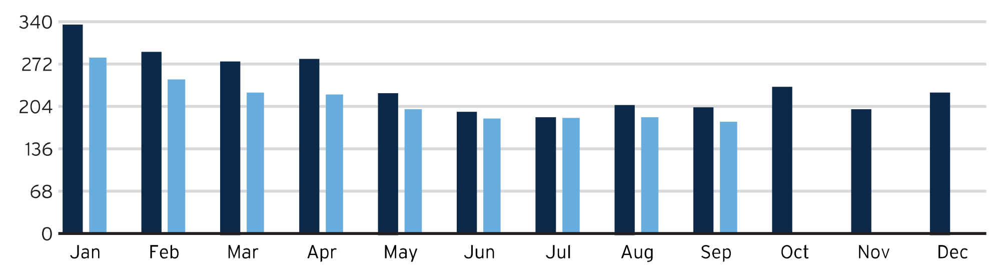
Your Energy Insight

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

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211006275344
Due Date: September 25, 2025

Amount Due:	**$53.79**
Payment Amount: $ ________	

618051180790

Your account will be drafted on September 25, 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.

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: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Meter Location: # A
Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	08/28/2025	45,094		44,915		179 kWh	1	29 Days

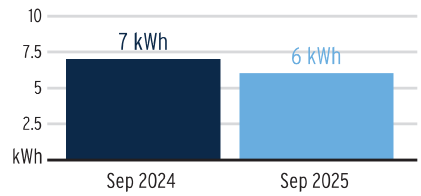
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*179 kWh @ $0.08641/kWh*	$15.47
Fuel Charge	*179 kWh @ $0.03391/kWh*	$6.07
Storm Protection Charge	*179 kWh @ $0.00577/kWh*	$1.03
Clean Energy Transition Mechanism	*179 kWh @ $0.00418/kWh*	$0.75
Storm Surcharge	*179 kWh @ $0.02121/kWh*	$3.80
Florida Gross Receipt Tax		$1.16
Electric Service Cost		**$46.55**
Franchise Fee		$3.05
State Tax		$4.19
Total Electric Cost, Local Fees and Taxes		**$53.79**

Total Current Month's Charges $53.79

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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.

TampaElectric.com

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

Statement Date: September 04, 2025

Amount Due:	**$85.39**
Due Date: September 25, 2025	
Account #: 211006275609	

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025	
Previous Amount Due	$84.69
Payment(s) Received Since Last Statement	-$84.69
Current Month's Charges	**$85.39**
Amount Due by September 25, 2025	**$85.39**

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

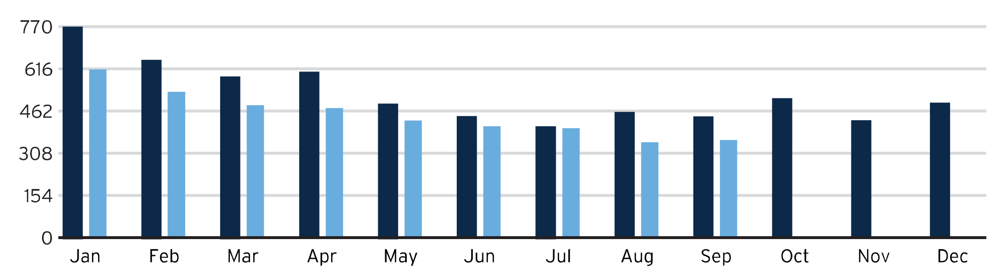
Your Energy Insight

Your average daily kWh used was 20% lower than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211006275609
Due Date: September 25, 2025

Amount Due:	**$85.39**
Payment Amount: $ ________	

618051180791

Your account will be drafted on September 25, 2025

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006275609
Statement Date: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Meter Location: # B

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	08/28/2025	58,577		58,222		355 kWh	1	29 Days

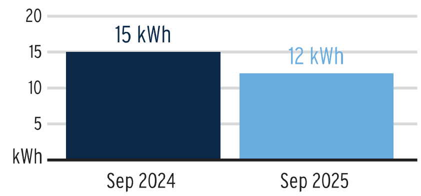
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*355 kWh @ $0.08641/kWh*	$30.68
Fuel Charge	*355 kWh @ $0.03391/kWh*	$12.04
Storm Protection Charge	*355 kWh @ $0.00577/kWh*	$2.05
Clean Energy Transition Mechanism	*355 kWh @ $0.00418/kWh*	$1.48
Storm Surcharge	*355 kWh @ $0.02121/kWh*	$7.53
Florida Gross Receipt Tax		$1.85
Electric Service Cost		**$73.90**
Franchise Fee		$4.84
State Tax		$6.65
Total Electric Cost, Local Fees and Taxes		**$85.39**

Total Current Month's Charges **$85.39**

Avg kWh Used Per Day



Important Messages

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

Hearing Impaired/TTY:
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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: September 04, 2025

Amount Due:	**$58.99**
Due Date:	September 25, 2025
Account #:	211006276102

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025

Previous Amount Due	$58.84
Payment(s) Received Since Last Statement	-$58.84
Current Month's Charges	**$58.99**
Amount Due by September 25, 2025	**$58.99**

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

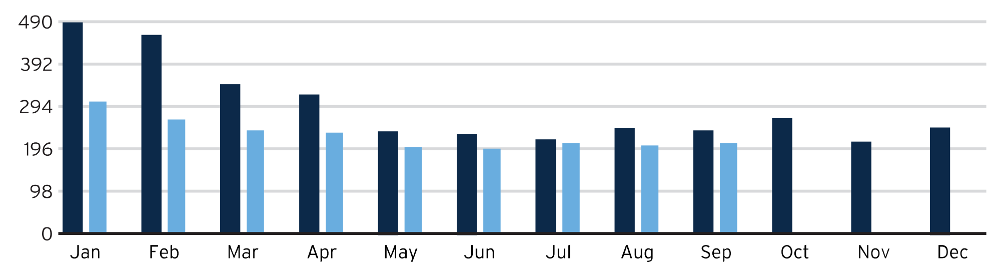
Your Energy Insight

Your average daily kWh used was 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.

Monthly Usage *(kWh)*



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

Account #: 211006276102
Due Date: September 25, 2025

Amount Due:	**$58.99**
Payment Amount:	$ ________

618051180792

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

TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211006276102
Statement Date: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	08/28/2025	51,774		51,566		208 kWh	1	29 Days

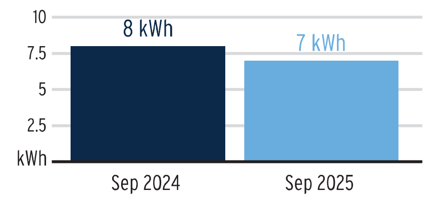
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*208 kWh @ $0.08641/kWh*	$17.97
Fuel Charge	*208 kWh @ $0.03391/kWh*	$7.05
Storm Protection Charge	*208 kWh @ $0.00577/kWh*	$1.20
Clean Energy Transition Mechanism	*208 kWh @ $0.00418/kWh*	$0.87
Storm Surcharge	*208 kWh @ $0.02121/kWh*	$4.41
Florida Gross Receipt Tax		$1.28
Electric Service Cost		**$51.05**
Franchise Fee		$3.34
State Tax		$4.60
Total Electric Cost, Local Fees and Taxes		**$58.99**

Total Current Month's Charges **$58.99**

Avg kWh Used Per Day



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

Statement Date: September 04, 2025

Amount Due:	**$36.91**
Due Date: September 25, 2025	
Account #: 211006276375	

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025	
Previous Amount Due	$37.30
Payment(s) Received Since Last Statement	-$37.30
Current Month's Charges	**$36.91**
Amount Due by September 25, 2025	**$36.91**

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

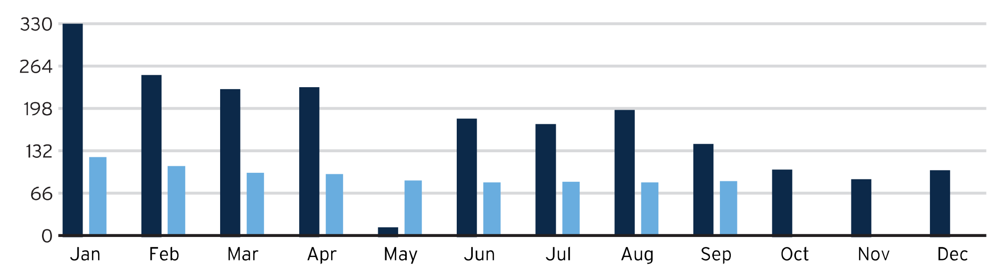
Your Energy Insight

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

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

Account #: 211006276375
Due Date: September 25, 2025

Amount Due:	**$36.91**
Payment Amount: $ ____________	

618051180793

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006276375
Statement Date: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	08/28/2025	24,692		24,607		85 kWh	1	29 Days

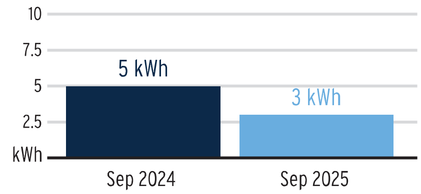
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*85 kWh @ $0.08641/kWh*	$7.34
Fuel Charge	*85 kWh @ $0.03391/kWh*	$2.88
Storm Protection Charge	*85 kWh @ $0.00577/kWh*	$0.49
Clean Energy Transition Mechanism	*85 kWh @ $0.00418/kWh*	$0.36
Storm Surcharge	*85 kWh @ $0.02121/kWh*	$1.80
Florida Gross Receipt Tax		$0.80
Electric Service Cost		**$31.94**
Franchise Fee		$2.09
State Tax		$2.88
Total Electric Cost, Local Fees and Taxes		**$36.91**

Total Current Month's Charges $36.91

Avg kWh Used Per Day



Important Messages

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

Statement Date: September 04, 2025

Amount Due:	**$39.41**
Due Date: September 25, 2025	
Account #: 211006276698	

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025

Previous Amount Due	$53.11
Payment(s) Received Since Last Statement	-$53.11
Current Month's Charges	**$39.41**
Amount Due by September 25, 2025	**$39.41**

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

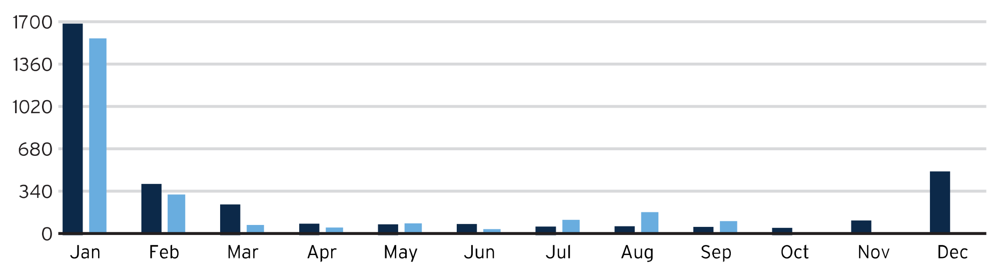
Your Energy Insight

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

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

Scan here to view your account online.

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: September 25, 2025

Amount Due:	**$39.41**
Payment Amount: $ ________	

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TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211006276698
Statement Date: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	08/28/2025	12,746		12,647		99 kWh	1	29 Days

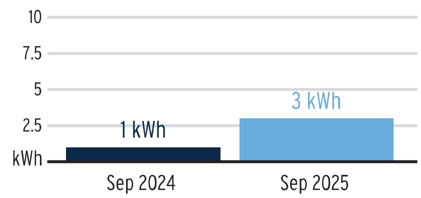
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*99 kWh @ $0.08641/kWh*	$8.55
Fuel Charge	*99 kWh @ $0.03391/kWh*	$3.36
Storm Protection Charge	*99 kWh @ $0.00577/kWh*	$0.57
Clean Energy Transition Mechanism	*99 kWh @ $0.00418/kWh*	$0.41
Storm Surcharge	*99 kWh @ $0.02121/kWh*	$2.10
Florida Gross Receipt Tax		$0.85
Electric Service Cost		**$34.11**
Franchise Fee		$2.23
State Tax		$3.07
Total Electric Cost, Local Fees and Taxes		**$39.41**

Total Current Month's Charges $39.41

Avg kWh Used Per Day



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

Statement Date: September 04, 2025

Amount Due:	**$175.14**
Due Date: September 25, 2025	
Account #: 211006277001	

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025	
Previous Amount Due	$169.62
Payment(s) Received Since Last Statement	-$169.62
Current Month's Charges	**$175.14**
Amount Due by September 25, 2025	**$175.14**

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

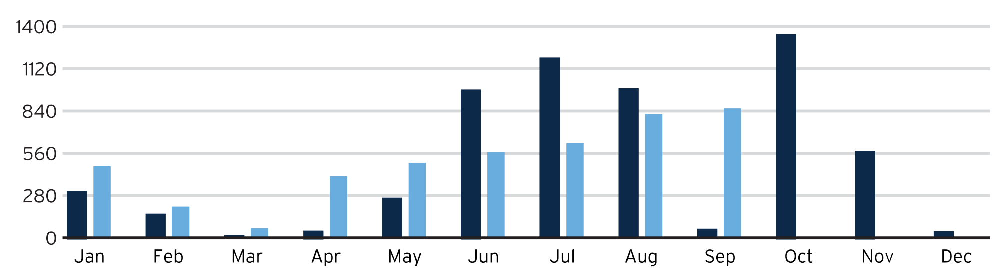
Your Energy Insight

Your average daily kWh used was **1350% higher** than the same period last year.

Your average daily kWh used was **7.41% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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---

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

Account #: 211006277001
Due Date: September 25, 2025

Amount Due:	**$175.14**
Payment Amount: $ ________	

618051180795

Your account will be drafted on September 25, 2025

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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: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	08/28/2025	40,371		39,516		855 kWh	1	29 Days

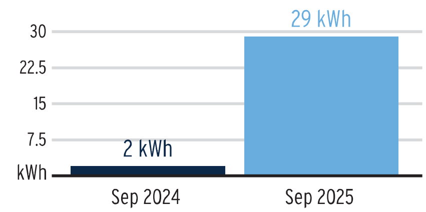
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*855 kWh @ $0.08641/kWh*	$73.88
Fuel Charge	*855 kWh @ $0.03391/kWh*	$28.99
Storm Protection Charge	*855 kWh @ $0.00577/kWh*	$4.93
Clean Energy Transition Mechanism	*855 kWh @ $0.00418/kWh*	$3.57
Storm Surcharge	*855 kWh @ $0.02121/kWh*	$18.13
Florida Gross Receipt Tax		$3.79
Electric Service Cost		**$151.56**
Franchise Fee		$9.93
State Tax		$13.65
Total Electric Cost, Local Fees and Taxes		**$175.14**

Total Current Month's Charges $175.14

Avg kWh Used Per Day



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![TECO Tampa Electric An Emera Company]

TampaElectric.com

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

Statement Date: September 04, 2025

Amount Due:	**$103.17**

Due Date: September 25, 2025
Account #: 211006277597

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025	
Previous Amount Due	$101.39
Payment(s) Received Since Last Statement	-$101.39
Current Month's Charges	**$103.17**
Amount Due by September 25, 2025	**$103.17**

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

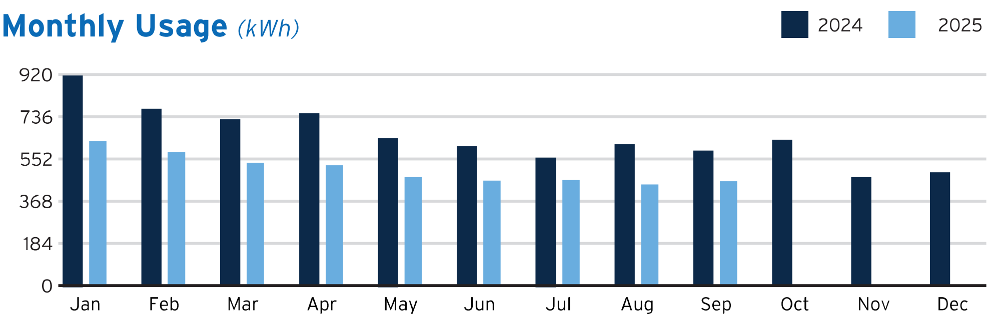
Your Energy Insight

Your average daily kWh used was 15.79% lower than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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Account #: 211006277597
Due Date: September 25, 2025

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Amount Due:	**$103.17**
Payment Amount: $ ________	

618051180796

Your account will be drafted on September 25, 2025

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006277597
Statement Date: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	08/28/2025	10,719		10,265		454 kWh	1	29 Days

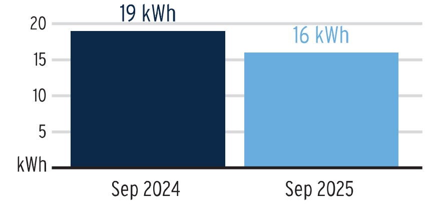
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*454 kWh @ $0.08641/kWh*	$39.23
Fuel Charge	*454 kWh @ $0.03391/kWh*	$15.40
Storm Protection Charge	*454 kWh @ $0.00577/kWh*	$2.62
Clean Energy Transition Mechanism	*454 kWh @ $0.00418/kWh*	$1.90
Storm Surcharge	*454 kWh @ $0.02121/kWh*	$9.63
Florida Gross Receipt Tax		$2.23
Electric Service Cost		**$89.28**
Franchise Fee		$5.85
State Tax		$8.04
Total Electric Cost, Local Fees and Taxes		**$103.17**

Total Current Month's Charges $103.17

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

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

Statement Date: September 04, 2025

TampaElectric.com

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

Amount Due:	**$29.53**

Due Date: September 25, 2025
Account #: 221007736350

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025

Previous Amount Due	$30.84
Payment(s) Received Since Last Statement	-$30.84
Current Month's Charges	**$29.53**
Amount Due by September 25, 2025	**$29.53**

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

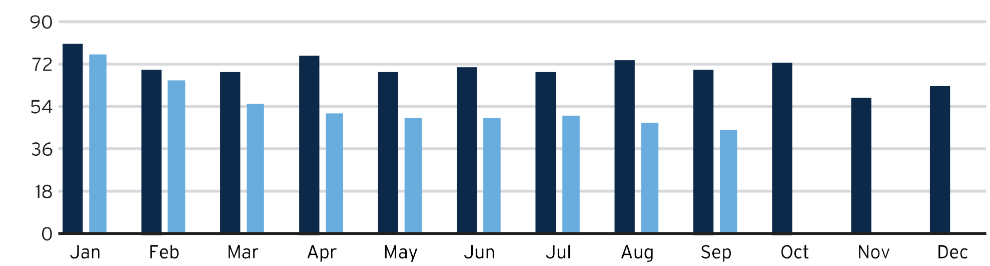
Your Energy Insight

Your average daily kWh used was **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

---

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

Account #: 221007736350
Due Date: September 25, 2025

Amount Due:	**$29.53**
Payment Amount: $ ________	

683483010479

Your account will be drafted on September 25, 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.

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: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	08/28/2025	4,171		4,127		44 kWh	1	29 Days

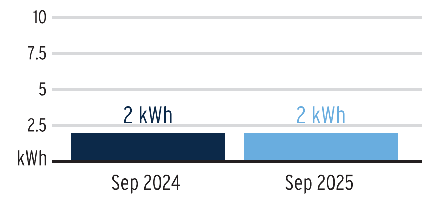
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*44 kWh @ $0.08641/kWh*	$3.80
Fuel Charge	*44 kWh @ $0.03391/kWh*	$1.49
Storm Protection Charge	*44 kWh @ $0.00577/kWh*	$0.25
Clean Energy Transition Mechanism	*44 kWh @ $0.00418/kWh*	$0.18
Storm Surcharge	*44 kWh @ $0.02121/kWh*	$0.93
Florida Gross Receipt Tax		$0.64
Electric Service Cost		**$25.56**
Franchise Fee		$1.67
State Tax		$2.30
Total Electric Cost, Local Fees and Taxes		**$29.53**

Total Current Month's Charges **$29.53**

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

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

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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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RECEIVED 08/21/25

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

INVOICE

Legal Advertising

Invoice # 25-02489H **Date 08/22/2025**

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

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

Description	Amount
Serial # 25-02489H **Special Board of Supervisors Meeting** **RE:** Encore CDD Board of Supervisors Meeting on 9/11/25 @ 1:30 PM for district organizational matters et al **Published:** 8/22/2025	$70.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$70.00**

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

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

Business Observer

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

INVOICE

Legal Advertising

ENCORE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a special meeting of the Board of Supervisors on September 11, 2025, at 1:30 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Encore Community Development District
Stephanie DeLuna, District Manager
August 22, 2025 25-02489H

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02833H

RECEIVED 09/18/25

Date 09/19/2025

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

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

Description	Amount
Serial # 25-02833H **Notice of Public Meeting Dates** **RE:** Encore CDD Board of Supervisors Fiscal Year 2025-2026 Meetings at 1:30 PM on 10/9/25 et al **Published:** 9/19/2025	$28.44

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$28.44**

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

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

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

INVOICE

Legal Advertising

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

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

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

September 19, 26, 2025 25-02833H

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
976579	8/19/2025
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

RECEIVED 08/19/25

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: September 18, 2025

Invoice Amount: $1,290.00

Description	Current Amount
Remove Holly Hedge Remove Entire Holly Hedge Located Along Fence Line of Drain Field Ramp • Hedge Infested with Witch's Broom Remove All Debris	
Landscape Enhancement	$1,290.00
Invoice Total	**$1,290.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

Proposal #: 571211
Date: 6/20/2025
From: Chrissy Van Helden

Landscape Enhancement Proposal for
Encore CDD

Stephanie DeLuna
Rizzetta & Company, Inc.

sdeluna@rizzeta.com

LOCATION OF PROPERTY

1004 N Nebraska Ave
Tampa, FL 33602

Remove Holly Hedge

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Hedge Removal	1	$1,290.00	$1,290.00

Remove Entire Holly Hedge Located Along Fence Line of Drain Field Ramp

- Hedge Infested with Witch's Broom

Remove All Debris

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

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

AUTHORIZATION TO PERFORM WORK:

By Julia Jackson

Julia Jackson
Print Name/Title

Date

Encore CDD

Subtotal	**$1,290.00**
Sales Tax	**$0.00**
Proposal Total	**$1,290.00**

THIS IS NOT AN INVOICE

Tab 6

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2025
For Board Approval
Chiller Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$340,819.68**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
City of Tampa Utilities	20250902-1	2175375 07/25 Chiller ACH	1237 E Harrison St 07/25	$	28,339.43
City of Tampa Utilities	20250930-1	2175375 08/25 Chiller ACH	1237 E Harrison St 08/25	$	12,702.27
Egis Insurance Advisors, LLC	300038	29454 Chiller	Policy #100125614 10/01/25-10/01/26	$	79,698.00
Frontier Florida, LLC	300034	813-223-7101-092412-5 09/25	Telephone, Internet & Cable 09/25	$	432.91
Kutak Rock, LLP	300035	3613367 Chiller	Legal Services 07/25	$	617.50
Rizzetta & Company, Inc.	300033	INV0000102232 Chiller	District Management Fees 09/25	$	937.34
Stantec Consulting Services, Inc.	300037	2455012	Engineering Services 08/25	$	7,652.35
Tampa Bay Trane	20250912-1	315557456	Service Call 07/25	$	1,596.00
Tampa Bay Trane	20250912-1	315571552	Monthly Billing #3117815 08/25	$	29,166.66
TECO	20250919-1	211006277308 07/25 ACH Chiller	1200 Nebraska Ave 07/25	$	30,157.05
TECO	20250930-3	211006277308 08/25 ACH Chiller	1200 Nebraska Ave 08/25	$	14,926.64

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20250926-1	211006278348 08/25 ACH Chiller	1004 N Nebraska Ave C 08/25	$ 33,203.63
TECO	20250930-2	221009277932 08/25 ACH Chiller	1237 E Harrison St 08/25	$ 29,011.55
Terry Alan Sterett, Jr.	300039	1763	Louver Replacement - Balance 09/25	$ 12,044.00
The Reed at Encore	300036	082725 The Reed	Reimbursement for Duplicate Payment 08/25	$ 60,334.35
Total Report				**$ 340,819.68**

Amount Now Due
$28,339.43

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375

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

BILL DATE: 08/14/2025
PAY NEW CHARGES BY: AUTO PAY

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

00002175375 0002833943

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

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

Bill Date: 08/14/2025

Service For:
ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 08/08/2025

Amount Now Due
$28,339.43

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	733	558	30	175	131
10111234	WATER	10094	7680	30	2414	1806
17063414	WATER	2391	1958	30	433	324
12024493	WATER	190	190	30	0	0
12011270	WATER	2682	2682	30	0	0

Water Usage History

Months	Gallons (1000's)
AUG	2260
JUL	1040
JUN	809
MAY	317
APR	207
MAR	191
FEB	601
JAN	1284
DEC	1147
NOV	868
OCT	2
SEP	568
AUG	151

LAST BILLING			11,629.26
LESS PAYMENTS			11,629.26 CR
WATER BASE CHARGE 3"	1 Meter @	105.00	105.00
WATER TIER 1 CHARGE	2589.0 @	3.91	10,122.99
TBW PASS-THROUGH	2589.0 @	0.00	0.00
WATER SUBTOTAL	10,227.99		
UTILITY TAX 10%			1,022.80
WASTEWATER BASE CHARGE 3"	1 Meter @	105.00	105.00
WASTEWATER CHARGE INSIDE	3022.0 @	5.62	16,983.64

Pay This Amount → **$28,339.43**

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 08-28-2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

Amount Now Due
$12,702.27
Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375

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

BILL DATE: 09/12/2025
PAY NEW CHARGES BY: AUTO PAY

1550
ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

00002175375 0001270227

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

ENCORE COMMUNITY OEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614

BILL DATE: 09/12/2025

Service For:
ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 09/08/2025

Meter Number		Meter Readings Current	Meter Readings Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	776	733	31	43	32
10111234	WATER	10963	10094	31	869	650
17063414	WATER	3002	2391	31	611	457
12024493	WATER	190	190	31	0	0
12011270	WATER	2682	2682	31	0	0

LESS PAYMENTS			28,339.43CR
UTILITY TAX 10%			10.50
UTILITY TAX 10%			356.59
WATER BASE CHARGE 3"	1 Meter @	105.00	105.00
WATER TIER 1 CHARGE	912.0 @	3.91	3,565.92
TBW PASS-THROUGH	912.0 @	0.00	0.00
WATER SUBTOTAL	3,670.92		
WASTEWATER BASE CHARGE 3"	1 Meter @	105.00	105.00
WASTEWATER CHARGE INSIDE	1523.0 @	5.62	8,559.26

RECEIVED
SEP 18 2025
BY: ....

Amount Now Due
$12,702.27

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
SEP	1139
AUG	2260
JUL	1040
JUN	809
MAY	317
APR	207
MAR	191
FEB	601
JAN	1284
DEC	1147
NOV	868
OCT	2
SEP	568

See Reverse Side for additional information

Pay This Amount $12,702.27

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 09-26-2025

Pay online tampagov.net/COTU or by phone at (813) 274-8811.

INVOICE

Customer	Encore Community Development District
Acct #	758
Date	09/17/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information		
Invoice Summary	$	87,898.00
Payment Amount		
Payment for:		Invoice#29454
100125614		

Thank You

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

Please detach and return with payment

Customer: Encore Community Development District

Invoice	Effective	Transaction	Description	Amount
29454	10/01/2025	Renew policy	Policy #100125614 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2025 CDD - $8,200 Chiller - $79,698 09/24/25	87,898.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total	
$	87,898.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
09/17/2025

FRONTIER

ENCORE COMMUNITY DEVELOPMENT

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

PIN:

Billing Date: **Sep 01, 2025**

Billing Period: **Sep 01 - Sep 30, 2025**

Hi ENCORE COMMUNITY DEVELOPMENT,

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

Total balance
$432.91
Auto Pay is scheduled
Sep 25

Bill history		
Previous balance		$432.91
Payment received by Sep 01, thank you		-$432.91
Service summary	Previous month	Current month
Bundle	$361.85	$361.85
Other	$4.50	$4.50
Taxes and Fees	$66.56	$66.56
Total services	**$432.91**	**$432.91**
Total balance		**$432.91**

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

FRONTIER

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

6790 0107 DY RP 01 09022025 NNNNNNNN 01 003801 0018

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

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

609004813223710109241200000000000000432915

FRONTIER

ENCORE COMMUNITY DEVELOPMENT

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

PIN:

Billing Date:
Sep 01, 2025

Billing Period:
Sep 01 - Sep 30, 2025

WAYS TO PAY YOUR BILL

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

Download the MyFrontier© app

GET IT ON Google Play

Download on the App Store

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/ctnetx-privacy.

FRONTIER

ENCORE COMMUNITY DEVELOPMENT

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

PIN:

Billing Date: **Sep 01, 2025**

Billing Period: **Sep 01 - Sep 30, 2025**

Bundle

Monthly Charges			
09.01-09.30		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		
09.01-09.30	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.

Beginning with your next bill, your FiberOptic Internet service will increase by $10.00 per month, per line. Questions? Please contact customer service.

Beginning with your next bill, your Business Line (standalone or part of your voice bundle) will increase to $71.00 per month, per line. Questions? Please contact customer service.

FRONTIER

ENCORE COMMUNITY DEVELOPMENT

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

PIN:

Billing Date: **Sep 01, 2025**

Billing Period: **Sep 01 - Sep 30, 2025**

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
	Additional Line Discount		2025-09-01	-$30.00
	Solutions Bundle Discount		2025-09-01	-$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

K U T A K   R O C K   L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

August 28, 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. 3613367
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

RECEIVED 08/28/25

Invoice No. 3613367
6723-1

Re: General

For Professional Legal Services Rendered

07/02/25	S. Sandy	4.30	1,397.50	Prepare for and attend board meeting; conduct follow up regarding same; prepare updated FYE 2026 budget notices; confer with DeLuna regarding same
07/03/25	S. Sandy	0.20	65.00	Confer with DeLuna regarding requirements for newspapers of general circulation
07/03/25	D. Wilbourn	0.30	54.00	Prepare landscape request for proposal
07/08/25	S. Sandy	0.20	65.00	Confer with DeLuna regarding O&M assessment notices
07/09/25	S. Sandy	0.20	65.00	Confer with DuLuna regarding assessment roll
07/15/25	S. Sandy	0.80	260.00	Confer regarding status of boundary amendment
07/16/25	S. Sandy	1.40	455.00	Confer with DuLuna; revise O&M Assessment notices
07/17/25	S. Sandy	0.20	65.00	Confer with DeLuna

07/18/25	S. Sandy	0.60	195.00	Confer regarding boundary amendment; prepare notice of boundary amendment and resolution regarding intent to use the uniform method
07/21/25	S. Sandy	0.30	97.50	Confer with Woodward and Pontz; review recorded Notice of Boundary Amendment
07/22/25	D. Wilbourn	0.50	90.00	Prepare resolution adopting uniform method
07/23/25	S. Sandy	0.20	65.00	Confer with DeLuna
07/26/25	S. Sandy	0.20	65.00	Correspond regarding status of mechanical engineering service agreement

TOTAL HOURS	9.40	
TOTAL FOR SERVICES RENDERED		$2,939.00
TOTAL CURRENT AMOUNT DUE		$2,939.00

Chiller $617.50

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

Invoice

Date	Invoice #
9/2/2025	INV0000102232

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	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

Stantec

INVOICE

09/17/25

Invoice Number	2455012
Invoice Date	September 4, 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:	$7,652.35
For Period Ending:	August 28, 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 Number	2455012
Project Number	238202247

Top Task 2025 FY   2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Enfinger, Jennings L.	9.00	183.00	1,647.00
	9.00		**1,647.00**
Kostakis, Vasili	12.50	206.00	2,575.00
	12.50		**2,575.00**
Woodcock, Braydon	6.00	156.00	936.00
	6.00		**936.00**
Woodcock, Gregory (Greg)	10.00	228.00	2,280.00
	10.00		**2,280.00**
Professional Services Subtotal	**37.50**		**7,438.00**

Disbursements

	Current Amount
Direct - Office Supplies	61.75
Direct - Vehicle (mileage)	152.60
Disbursements Subtotal	**214.35**

Top Task 2025 FY Total	**7,652.35**
Total Fees & Disbursements	$7,652.35
INVOICE TOTAL (USD)	**$7,652.35**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	
2025-08-06	238202247	2025 FY	Direct - Regular	ENFINGER, JENNINGS L.	9.00	183.00	1,647.00	LOUVER INSTALLATION ONSITE REVIEW	
			Total employee: ENFINGER, JENNINGS L.		**9.00**		**$1,647.00**		
2025-07-28	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.50	206.00	309.00	LOT 13 DRAINAGE MODEL	
2025-07-30	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.50	206.00	309.00	LOT 13 DRAINAGE MODEL	
2025-07-31	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.50	206.00	309.00	LOT 13 DRAINAGE MODEL	
2025-08-01	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	2.00	206.00	412.00	LOT 13 DRAINAGE MODEL	
2025-08-05	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.00	206.00	206.00	LOT 13 DRAINAGE MODEL	
2025-08-06	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	0.50	206.00	103.00	LOT 13 DRAINAGE MODEL	
2025-08-07	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.00	206.00	206.00	LOT 13 DRAINAGE MODEL	
2025-08-08	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.00	206.00	206.00	LOT 13 DRAINAGE MODEL	
2025-08-12	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.00	206.00	206.00	LOT 13 DRAINAGE	
2025-08-13	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	0.50	206.00	103.00	LOT 13 DRAINAGE	
2025-08-14	238202247	2025 FY	Direct - Regular	KOSTAKIS, VASILI	1.00	206.00	206.00	LOT 13 DRAINAGE	
			Total employee: KOSTAKIS, VASILI		**12.50**		**$2,575.00**		
2025-08-12	238202247	2025 FY	Direct - Regular	WOODCOCK, BRAYDON	6.00	156.00	936.00	CEILING TILE INSTALLATION	
			Total employee: WOODCOCK, BRAYDON		**6.00**		**$936.00**		
2025-08-04	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	228.00	114.00	COORDINATE ACCESS FOR LOUVER INSTALLATION.	
2025-08-06	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	228.00	342.00	COORDINATE WITH JEFF AND STEPHANIE REGARDING CHILLER PLANT SITE MAINTENANCE. CALL WITH DAUNTLESS REGARDING LOUVER PROJECT. COORDINATE WITH STAFF TO REVIEW INSTALL IN FIELD.	
2025-08-07	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	228.00	114.00	REVIEW IRRIGATION ISSUE AND COORDINATE WITH STEPHANIE TO REVIEW.	
2025-08-11	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	228.00	171.00	COORDINATE WITH DAUNTLESS REGARDING LOUVER INSTALLATION. COORDINATE WITH STEPHANIE REGARDING LANDSCAPE MAINTENANCE IN CHILLER PLANT.	
2025-08-14	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.75	228.00	627.00	ATTEND CHILLER OPERATIONS CALL. PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL. CALL WITH DAUNTLESS REGARDING INVOICE FOR LOUVER INSTALLATION.	
2025-08-28	238202247	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	228.00	912.00	PREPARE FOR AND ATTEND KICKOFF MEETING FOR MECHANICAL ENGINEERING SERVICES.	
			Total employee: WOODCOCK, GREGORY (GREG)		**10.00**		**$2,280.00**		
			Total Labor:		**37.50**		**$7,438.00**		
			Total Professional Services		**37.50**		**$7,438.00**		
2025-08-12	238202247	2025 FY	Direct - Office Supplies	WOODCOCK, GREGORY (GREG)	61.75	1.00	61.75	TILES FOR CHILLER OFFICE	
			Total Direct - Office Supplies		**61.75**		**$61.75**		
2025-08-06	238202247	2025 FY	Direct - Vehicle (mileage)	ENFINGER, JENNINGS L.	81.90	1.00	81.90	ENCORE	
2025-08-12	238202247	2025 FY	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	70.70	1.00	70.70	ENCORE ONSITE INSPECTION	
			Total Direct - Vehicle (mileage)		**152.60**		**$152.60**		
			Total Disbursements		**214.35**		**$214.35**		
			Total subTask 2025 FY		**251.85**		**$7,652.35**		
			Total Top Task 2025 FY		**251.85**		**$7,652.35**		
			Total Project		**251.85**		**$7,652.35**		

TRANE

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

Invoice

Invoice Number	315557456

For questions please contact:

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

Remit Payment To

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

Invoice Date	31-JUL-2025
Customer No.	958479
Reference No.	
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	14-Sep-2025
Discount Date	

Customer Tax ID	

Bill To

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

0801/25

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

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

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

https://www.tranetechnologies.com/customer
CERTifyTax - for submittal of tax exemption certificates.
iReceivables - access invoice copies, account balances & make payments.

1241377141

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	1596.00	0.00	0.00	0.00	1596.00

Special Instructions	FOR QUESTIONS PLEASE CONTACT CARLIE.PORTER@TRANE.COMTHANK YOU FOR DOING BUSINESS WITH TRANE. Chiller was unavailable in chiller plant control. Made the chiller available and monitored its operation. Unit operational job complete.□

Contract/Call No.	Order Date	Ship Date	Purchase Order
2511587025		31-JUL-2025	N:DAWN WOLTER

Date	Description	Quantity	UOM	Unit Price	Extended Price
07/17/2025	*Repair - Installation Labor ST JAVIER SURIS	7	HRS	228.000	1,596.00
				Subtotal	1,596.00

TRANE TECHNOLOGIES

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

Invoice

Invoice Number	315571552

For questions please contact:

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

Remit Payment To

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

Invoice Date	06-AUG-2025
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	20-Sep-2025
Discount Date	

Customer Tax ID	

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

Bill To

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

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.

1243690678

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

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

Special Instructions	MASTER CONTRACT #3117815

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

08/07/2025

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2025	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2025	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2025	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2025	1			

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 28, 2025

Amount Due:	**$30,157.05**
Due Date: September 18, 2025	
Account #: 211006277308	

DO NOT PAY. Your account will be drafted on September 18, 2025

Account Summary

Current Service Period: July 03, 2025 - August 01, 2025	
Previous Amount Due	$33,638.88
Payment(s) Received Since Last Statement	-$33,638.88
Current Month's Charges	**$30,157.05**
Amount Due by September 18, 2025	**$30,157.05**

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

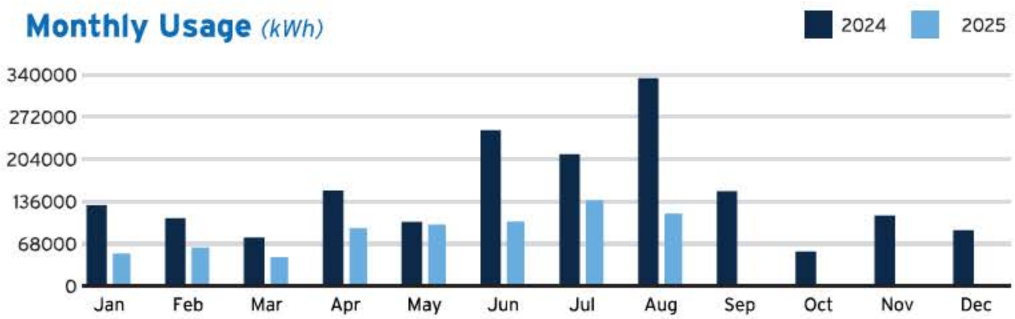
Your Energy Insight

Your average daily kWh used was **64.86% lower** than the same period last year.

Your peak billing demand was **10.41% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006277308
Due Date: September 18, 2025

Amount Due:	**$30,157.05**
Payment Amount: $________	

600000792409

Your account will be drafted on September 18, 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.

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

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

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

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

Account #: 211006277308
Statement Date: August 28, 2025
Charges Due: September 18, 2025

Meter Read

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

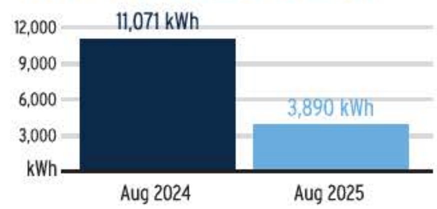
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C12781	07/15/2025	27		0		8,100 kWh	300.0000	13 Days
1000856722	08/01/2025	60 (Estimated)		0		18,000 kWh	300.0000	17 Days
C12781	07/15/2025	38,820		38,647		51,900 kWh	300.0000	13 Days
1000856722	08/01/2025	216 (Estimated)		0		64,800 kWh	300.0000	17 Days
1000856722	08/01/2025	2.9 (Estimated)		0		870 kW	300.0000	30 Days
C12781	08/01/2025	2.9		0		870 kW	300.0000	30 Days

Charge Details

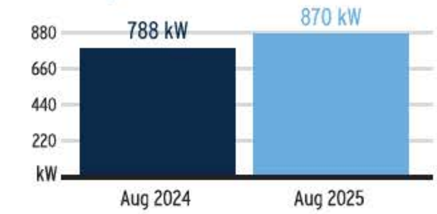
Electric Charges

Daily Basic Service Charge	*30 days @ $1.06000*	$31.80
Billing Demand Charge	*870 kW @ $6.38000/kW*	$5,550.60
Peak Demand Charge	*870 kW @ $11.70000/kW*	$10,179.00
Energy Charge - On Peak	*26,100 kWh @ $0.01253/kWh*	$327.03
Energy Charge - Off Peak	*90,600 kWh @ $0.00600/kWh*	$543.60
Fuel Charge		
On-Peak	*26,100 kWh @ $0.03549/kWh*	$926.29
Off-Peak	*90,600 kWh @ $0.03325/kWh*	$3,012.45
Capacity Charge	*870 kW @ $0.30000/kW*	$261.00
Storm Protection Charge	*870 kW @ $2.08000/kW*	$1,809.60
Energy Conservation Charge	*870 kW @ $0.93000/kW*	$809.10

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**

Ways To Pay Your Bill

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

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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.

TEPCO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006277308
Statement Date: August 28, 2025
Charges Due: September 18, 2025

Charge Details *Continued...*

Environmental Cost Recovery	*116,700 kWh @ $0.00068/kWh*	$79.36
Clean Energy Transition Mechanism	*870 kW @ $1.15000/kW*	$1,000.50
Storm Surcharge	*116,700 kWh @ $0.01035/kWh*	$1,207.85
Florida Gross Receipt Tax		$659.95
Electric Service Cost		**$26,398.13**
Franchise Fee		$1,729.08
State Tax		$2,029.84
Total Electric Cost, Local Fees and Taxes		**$30,157.05**

Total Current Month's Charges **$30,157.05**

Load Factor

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

Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

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%.

Statement Date: September 08, 2025

TampaElectric.com

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

Amount Due:	**$45,083.69**

Due Date: September 29, 2025
Account #: 211006277308

09/12/25

DO NOT PAY. Your account will be drafted on September 29, 2025

Account Summary

Current Service Period: August 02, 2025 - September 02, 2025

Previous Amount Due	$30,157.05
Payment(s) Received Since Last Statement	$0.00
Previous Statement Balance*	$30,157.05
Current Month's Charges — Due by September 29, 2025	**$14,926.64**
Total Amount Due	**$45,083.69**

**Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.*

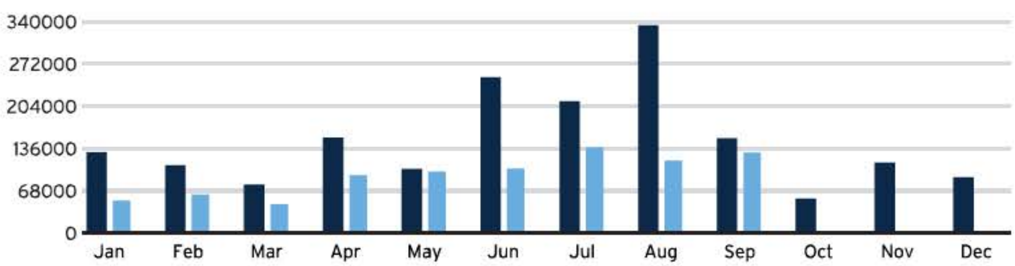
Your Energy Insight

Your average daily kWh used was **10.93% lower** than the same period last year.

Your peak billing demand was **68.05% lower** than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211006277308
Due Date: September 29, 2025

Amount Due:	**$45,083.69**
Payment Amount: $________	

600000795598

Your account will be drafted on September 29, 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.

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.

TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211006277308
Statement Date: September 08, 2025
Charges Due: September 29, 2025

Meter Read

Service Period: Aug 02, 2025 - Sep 02, 2025 **Rate Schedule:** General Service Demand -Time of Day

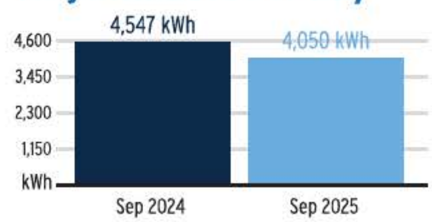
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000856722	09/02/2025	87 (Estimated)		60		8,100 kWh	300.0000	32 Days
1000856722	09/02/2025	648 (Estimated)		216		129,600 kWh	300.0000	32 Days
1000856722	09/02/2025	0.9 (Estimated)		0		270 kW	300.0000	32 Days
1000856722	09/02/2025	0.9 (Estimated)		0		270 kW	300.0000	32 Days

Charge Details

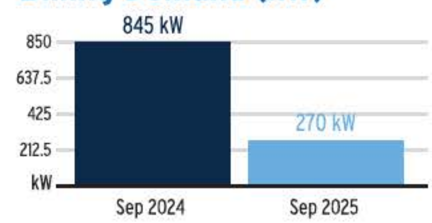
Electric Charges

Daily Basic Service Charge	*32 days @ $1.06000*	$33.92
Billing Demand Charge	*270 kW @ $6.38000/kW*	$1,722.60
Peak Demand Charge	*270 kW @ $11.70000/kW*	$3,159.00
Energy Charge - On Peak	*8,100 kWh @ $0.01253/kWh*	$101.49
Energy Charge - Off Peak	*121,500 kWh @ $0.00600/kWh*	$729.00
Fuel Charge		
On-Peak	*8,100 kWh @ $0.03549/kWh*	$287.47
Off-Peak	*121,500 kWh @ $0.03325/kWh*	$4,039.88
Capacity Charge	*270 kW @ $0.30000/kW*	$81.00
Storm Protection Charge	*270 kW @ $2.08000/kW*	$561.60
Energy Conservation Charge	*270 kW @ $0.93000/kW*	$251.10
Environmental Cost Recovery	*129,600 kWh @ $0.00068/kWh*	$88.13
Clean Energy Transition Mechanism	*270 kW @ $1.15000/kW*	$310.50
Storm Surcharge	*129,600 kWh @ $0.01035/kWh*	$1,341.37

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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

Account #: 211006277308
Statement Date: September 08, 2025
Charges Due: September 29, 2025

Charge Details *Continued...*

Florida Gross Receipt Tax	$325.82
Electric Service Cost	**$13,032.88**
Franchise Fee	$853.65
State Tax	$1,040.11
Total Electric Cost, Local Fees and Taxes	**$14,926.64**

Total Current Month's Charges	**$14,926.64**

Load Factor

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

Important Messages

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

RECEIVED
SEP - 8 2025
BY:

Statement Date: September 04, 2025

Amount Due:	**$33,203.63**
Due Date:	September 25, 2025
Account #:	211006278348

DO NOT PAY. Your account will be drafted on September 25, 2025

Account Summary

Current Service Period: July 31, 2025 - August 28, 2025

Previous Amount Due	$36,397.62
Payment(s) Received Since Last Statement	-$36,397.62
Current Month's Charges	**$33,203.63**
Amount Due by September 25, 2025	**$33,203.63**

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

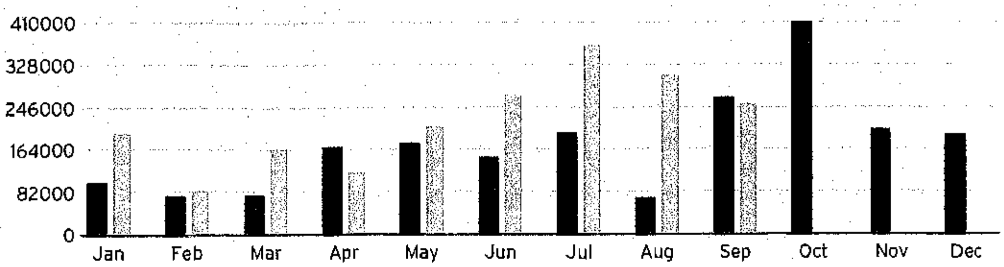
Your Energy Insight

Your average daily kWh used was .29% lower than the same period last year.

Your peak billing demand was **12.75% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211006278348
Due Date: September 25, 2025

Amount Due:	**$33,203.63**
Payment Amount:	$ ________

618051180797

Your account will be drafted on September 25, 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.

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.

00000031-0000700-Page 3 of 38

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006278348
Statement Date: September 04, 2025
Charges Due: September 25, 2025

Meter Read

Service Period: Jul 31, 2025 - Aug 28, 2025 **Rate Schedule:** General Service Demand -Time of Day

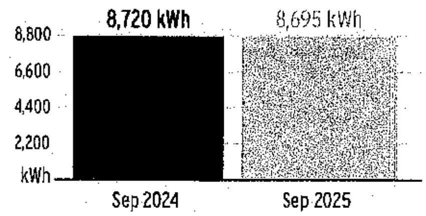
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000848418	08/28/2025	13,172		12,793		60,640 kWh	160.0000	29 Days
1000848418	08/28/2025	56,777		55,201		252,160 kWh	160.0000	29 Days
1000848418	08/28/2025	4.6		0		736.48 kW	160.0000	29 Days
1000848418	08/28/2025	4.92		0		786.72 kW	160.0000	29 Days

Charge Details

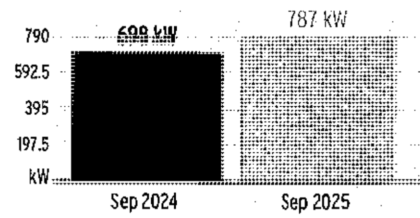
Electric Charges

Daily Basic Service Charge	*29 days @ $1.06000*	$30.74
Billing Demand Charge	*787 kW @ $6.38000/kW*	$5,021.06
Peak Demand Charge	*736 kW @ $11.70000/kW*	$8,611.20
Energy Charge - On Peak	*60,640 kWh @ $0.01253/kWh*	$759.82
Energy Charge - Off Peak	*191,520 kWh @ $0.00600/kWh*	$1,149.12
Fuel Charge		
On-Peak	*60,640 kWh @ $0.03549/kWh*	$2,152.11
Off-Peak	*191,520 kWh @ $0.03325/kWh*	$6,368.04
Capacity Charge	*787 kW @ $0.30000/kW*	$236.10
Storm Protection Charge	*787 kW @ $2.08000/kW*	$1,636.96
Energy Conservation Charge	*787 kW @ $0.93000/kW*	$731.91
Environmental Cost Recovery	*252,160 kWh @ $0.00068/kWh*	$171.47
Clean Energy Transition Mechanism	*787 kW @ $1.15000/kW*	$905.05
Storm Surcharge	*252,160 kWh @ $0.01035/kWh*	$2,609.85

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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

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877-588-1010
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00000031-0000700-Page 4 of 38

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211006278348
Statement Date: September 04, 2025
Charges Due: September 25, 2025

Charge Details *Continued...*

Florida Gross Receipt Tax	$779.06
Electric Service Cost	**$31,162.49**
Franchise Fee	$2,041.14
Total Electric Cost, Local Fees and Taxes	**$33,203.63**

Total Current Month's Charges	**$33,203.63**

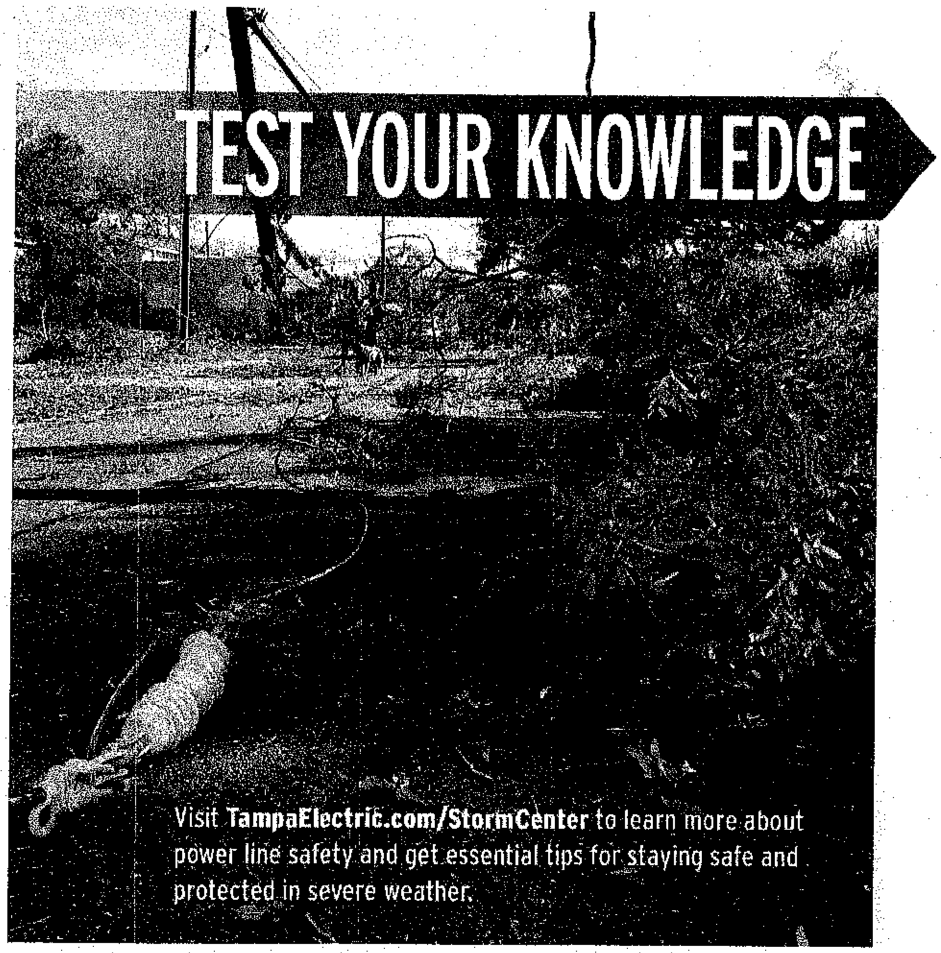
Load Factor

52.05%
Sep 2024

46.05%
Sep 2025

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

Important Messages



When severe weather leaves a downed or damaged power line in your path, do you know which life-saving steps can keep yourself and your loved ones safe?

A. Always assumed power lines are energized.

B. Stay away from the line or anything touching it, warn others to stay away and call **911**.

C. Don't drive over it, touch it or anything it's touching.

D. After calling **911**, call Tampa Electric at **877-588-1010**.

E. All of the above.

*If you picked **"all of the above,"** you're right! When it comes to downed or damaged power lines, every second counts–stay clear, call for help and keep others safe.*

TECO
TAMPA ELECTRIC

TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST
TAMPA, FL 33602

09/12/25

Statement Date: September 08, 2025

Amount Due:	**$29,011.55**

Due Date: September 29, 2025
Account #: 221009277932

DO NOT PAY. Your account will be drafted on September 29, 2025

Account Summary

Current Service Period: August 02, 2025 - September 02, 2025

Previous Amount Due	$29,951.02
Payment(s) Received Since Last Statement	-$29,951.02
Current Month's Charges	**$29,011.55**
Amount Due by September 29, 2025	**$29,011.55**

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

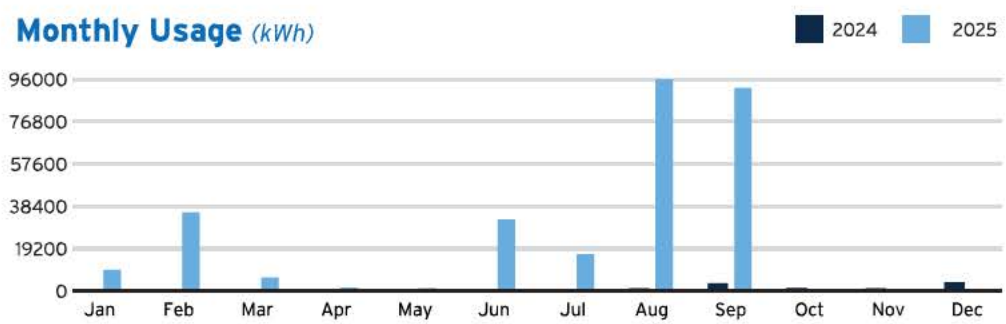
Your Energy Insight

Your average daily kWh used was **2747.52% higher** than the same period last year.

Your peak billing demand was **70.58% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 221009277932
Due Date: September 29, 2025

Amount Due:	**$29,011.55**
Payment Amount: $________	

669902790770

Your account will be drafted on September 29, 2025

Pay your bill online at TampaElectric.com
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ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: September 08, 2025
Charges Due: September 29, 2025

Meter Read

Meter Location: CHILLER
Service Period: Aug 02, 2025 - Sep 02, 2025 **Rate Schedule:** General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	09/02/2025	92,025 kWh	887 kW	32 Days

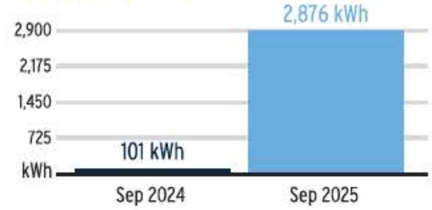
Charge Details

Electric Charges

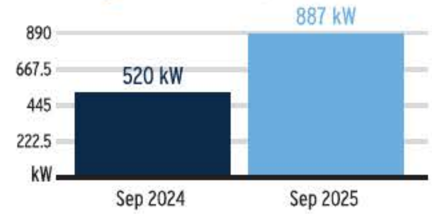
Daily Basic Service Charge	*32 days @ $1.06000*	$33.92
Billing Demand Charge	*887 kW @ $6.38000/kW*	$5,659.06
Peak Demand Charge	*887 kW @ $11.70000/kW*	$10,377.90
Energy Charge - On Peak	*11,878 kWh @ $0.01253/kWh*	$148.83
Energy Charge - Off Peak	*80,147 kWh @ $0.00600/kWh*	$480.88
Fuel Charge		
On-Peak	*11,878 kWh @ $0.03549/kWh*	$421.55
Off-Peak	*80,147 kWh @ $0.03325/kWh*	$2,664.89
Capacity Charge	*887 kW @ $0.30000/kW*	$266.10
Storm Protection Charge	*887 kW @ $2.08000/kW*	$1,844.96
Energy Conservation Charge	*887 kW @ $0.93000/kW*	$824.91
Environmental Cost Recovery	*92,025 kWh @ $0.00068/kWh*	$62.58
Clean Energy Transition Mechanism	*887 kW @ $1.15000/kW*	$1,020.05
Storm Surcharge	*92,025 kWh @ $0.01035/kWh*	$952.46
Florida Gross Receipt Tax		$634.82
Electric Service Cost		**$25,392.91**
Franchise Fee		$1,663.24
State Tax		$1,955.40
Total Electric Cost, Local Fees and Taxes		**$29,011.55**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: September 08, 2025
Charges Due: September 29, 2025

Charge Details *Continued...*

Total Current Month's Charges	$29,011.55

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**.

INVOICE

Sterett Holdings LLC DBA
Dauntless Contracting
1404 Epiphany Way
Ste Q101
rinity, FL 34655 9409

terrancesterett@dauntless-
contracting.com
+1 (813) 927-3709
www.dauntless contracting.com

Bill to
Encore Community Development District
Louver Replacement

Ship to
Encore Community Development District
Encore Community Development District

Invoice details
Invoice no.: 1763
Terms: Due on receipt
Invoice date: 09/25/2025
Due date: 09/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Remaining Balance for Tampa CEP, Louver Replacement	1	$12,044.00	$12,044.00

Total **$12,044.00**

Ways to pay

BANK

Contact Sterett Holdings LLC DBA Dauntless Contracting to pay.

View and pay

ENCORE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.encorecdd.org

Check Request

Amount: $ 60,334.35

Date: 08/27/25

Payable to: The Reed at Encore

Address: 1240 Ray Charles Blvd
Tampa FL 33602

Description: Refund duplicate payments – check #9380 & #9386

Requestor: Bernie Wercinski

Special Instructions: Code to 20706-403 Chiller Fund

Approved by: Vanessa Smith 09/10/25

Deposit Detail Report

Deposit Detail for Deposit ID: 481597979

Site ID: 12389
Batch ID: 175226335
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Worktype: 41 - 41-MER-DR-21:00
Deposit Name: CMichael

Deposit Report: SUBMITTED
Processing Date: 2025-07-11
Company ID: 267090594-RIZZETTACDD
Submit Date/Time: 2025-07-11 15:49
Account Name: ENCORE COMMUNITY DEV DIST CHILLER ACCT
Location ID: 12389

Transaction Detail for Transaction ID: 481597979001

Type: ELECTRONIC

Deposit Account: ******4812 - ENCORE COMMUNITY DEV DIST CHILLER ACCT

AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
		5580-1310		******4812	310	$31,378.52	Credit	

Electronic Credit

BankUnited 01#A017580 Deposit Number: 481597979
Processing Date: 2025-07-11 Deposit Amount: $ 31378.52
Customer Name: RIZZETTA AND COMPANY INCO
Description: CMichael
Online User ID: RIZZETTACDDCMICHAEL
Deposit made to: ENCORE COMMUNITY DEV
5580-1310 9856554812 310

AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
009380		063000047		******4870		$31,378.52	0003	

Transaction Control Information:

Credit Items: 1 **Credit Total:** $31,378.52 **Txn Difference:** $0.00
Debit Items: 1 **Debit Total:** $31,378.52

Deposit Detail for Deposit ID: 481597979

Site ID: 12389
Batch ID: 175226335
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Worktype: 41 - 41-MER-DR-21:00
Deposit Name: CMichael

Deposit Report: SUBMITTED
Processing Date: 2025-07-11
Company ID: 267090594-RIZZETTACDD
Submit Date/Time: 2025-07-11 15:49
Account Name: ENCORE COMMUNITY DEV DIST CHILLER ACCT
Location ID: 12389

Transaction Detail for Transaction ID: 481597979001

Type: ELECTRONIC

Deposit Account: ******4812 - ENCORE COMMUNITY DEV DIST CHILLER ACCT

Deposit Control Information:

Deposit Total: **$31,378.52**
Checks Total: **$31,378.52**

Difference: **$0.00**
Item Count: **2**

9380

The Reed at Encore Operating Acct
003799--ENCORE COMMUNITY
Print As: ENCORE COMMUNITY

3434 COLWELL AVE
Suite 200
TAMPA, FL 33614

BANK OF AMERICA
253OPR 4870
Date: 07/07/2025

Date / Acct	Invoice # / Memo	Reference Number / Department ID	Location	Amount Entered	Amount Paid
05/31/2025 6430-000--Chilled Water	053125-3 service from mey 1, 2025 - may 31, 2025		Reed at Encore	$31,378.52	$31,378.52
Net Amount					$31,378.52

RECEIVED
JUL 11 2025

Deposit Detail Report

Deposit Detail for Deposit ID: 487615106

Site ID: 12389
Batch ID: 175613072
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Worktype: 41 - 41-MER-DR-21:00
Deposit Name: Jakeem

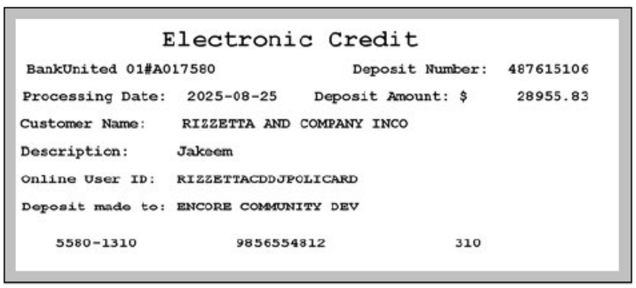
Deposit Report: SUBMITTED
Processing Date: 2025-08-25
Company ID: 267090594-RIZZETTACDD
Submit Date/Time: 2025-08-25 10:06
Account Name: ENCORE COMMUNITY DEV DIST CHILLER ACCT
Location ID: 12389

Transaction Detail for Transaction ID: 487615106001

Type: ELECTRONIC

Deposit Account: ******4812 - ENCORE COMMUNITY DEV DIST CHILLER ACCT

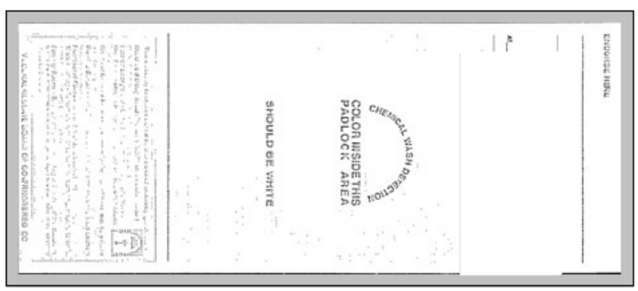
AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
		5580-1310		******4812	310	$28,955.83	Credit	



Electronic Credit

BankUnited 01#A017580		Deposit Number:	487615106
Processing Date:	2025-08-25	Deposit Amount: $	28955.83
Customer Name:	RIZZETTA AND COMPANY INCO		
Description:	Jakeem		
Online User ID:	RIZZETTACDDJPOLICARD		
Deposit made to:	ENCORE COMMUNITY DEV		
5580-1310	9856554812	310	

AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
009386		063000047		******4870		$28,955.83	0003	



Transaction Control Information:

Credit Items: 1
Debit Items: 1
Credit Total: $28,955.83
Debit Total: $28,955.83
Txn Difference: $0.00

Deposit Detail for Deposit ID: 487615106

Site ID: 12389
Batch ID: 175613072
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Worktype: 41 - 41-MER-DR-21:00
Deposit Name: Jakeem

Deposit Report: SUBMITTED
Processing Date: 2025-08-25
Company ID: 267090594-RIZZETTACDD
Submit Date/Time: 2025-08-25 10:06
Account Name: ENCORE COMMUNITY DEV DIST CHILLER ACCT
Location ID: 12389

Transaction Detail for Transaction ID: 487615106001

Type: ELECTRONIC

Deposit Account: ******4812 - ENCORE COMMUNITY DEV DIST CHILLER ACCT

Deposit Control Information:

Deposit Total: $28,955.83
Checks Total: $28,955.83
Difference: $0.00
Item Count: 2

Encore

Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice

Date: June 30, 2025

Invoice 063025-3

Account # 5555-03-03-03

AUG 22 2025

Bill to:
The Reed at Encore
c/o Conservice
P.O. Box 4697
Loan, UT 84323
ID# c6200p253000

Billing Period 6/1/25 through 6/30/25

Account Activity	Explanation			Charge
Previous Balance				**$31,378.52**
Payments Received	*as of June 30, 2025*			$31,378.52
Total Past Due				**$0.00**
Credit				**$0.00**
Total				**$0.00**
New Charges Due by August 15, 2025				**Service from June 1 through June 30**
Meter Charge				$49.39
Dwelling Unit	*158 units @ $21.93 per unit*			$3,464.94
Commercial Unit	*5,000 sq ft @ $0.071per sq ft*			$355.00
Usage Charge	*80,664*	ton/hrs @	0.311	$25,086.50
This Month's Charges				**$28,955.83**

Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance

Total Due	**$28,955.83**

Billing Inquries: 813.533.2950

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to *Encore Community Development District*, and remit to 3434 Colwell Ave., Suite 200, Tampa, FL 33614. Checks returned for non-sufficient funds will be assessed an additional $30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is $50.00.

The Reed at Encore Operating Acct
003799--ENCORE COMMUNITY
Print As: ENCORE COMMUNITY

3434 COLWELL AVE
Suite 200
TAMPA, FL 33614

9386
Bank of America
253OPR 4870
Date: 08/20/2025

Date Acct	Invoice # Memo	Reference Number Department ID	Location	Amount Entered	Amount Paid
06/30/2025 *6430-000--Chilled Water*	063025-3 *June 1, 2025 - June 30, 2025*		*Reed at Encore*	*$28,955.83*	*$28,955.83*
Net Amount:					$28,955.83

AUG 22 2025