



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting January 8, 2026

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

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

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

**Board of Supervisors
Encore Community
Development District**

December 30, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, January 8, 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. Chiller System Manager**
 1. Presentation of Central Energy Plant Report – Trane Tab 1
 2. Consideration of Trane Proposal Tab 2
 - B. Landscape Inspection.....USC**
 1. Review of Landscape Inspection Report Responses
 2. Review of Irrigation Report
 3. Consideration of Crosspoint #4671 Sod Replacement..... Tab 3
 - C. Springer Environmental**
 - D. District Engineer**
 - E. District Counsel**
 - F. Tampa Housing Authority Update**
 - G. District Manager**
- 4. BUSINESS ITEMS**
 - A. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments Related to the Expansion Area**
 1. Public Comments and Board Discussion
 2. Consideration of Resolution 2026-04, Expressing the District's Intent to Utilize the Uniform Method of Collection with Respect to the Expansion Area..... Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting Held on December 11, 2025.....Tab 5**
 - B. Consideration of Operations and Maintenance Expenditures for October 2025.....Tab 6**
 - C. Consideration of Operations and Maintenance Expenditures for November 2025.....USC**
 - D. Consideration of Chiller Fund Operations and Maintenance Expenditures for November 2025.....USC**
- 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
District Manager

Tab 1

ENCORE

IS Central Plant and Buildings Report

November 2025



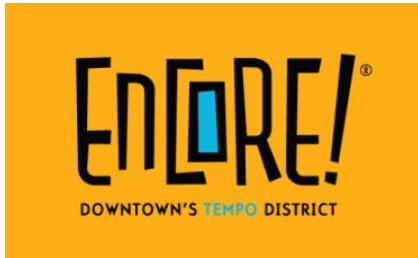
TRANE

TRANE
TECHNOLOGIES

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

Customer

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



SECTION 1: Key Performance Indicators - Financial

SECTION 2: Key Performance Indicators - Operational

SECTION 3: CEP & Bldg. Heat Exchanger Performance

SECTION 4: Ice Generation and Usage

Customer Contacts

Greg Woodcock, 352-741-7699

Greg.Woodcock@stantec.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Stephanie DeLuna, 813-533-2950

SDeLuna@rizzetta.com

SECTION 5: Buildings Heat Exchanger Analysis

SECTION 6: Water Treatment

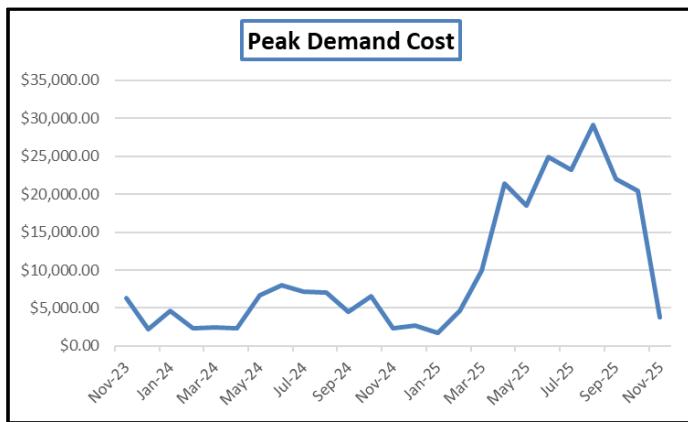
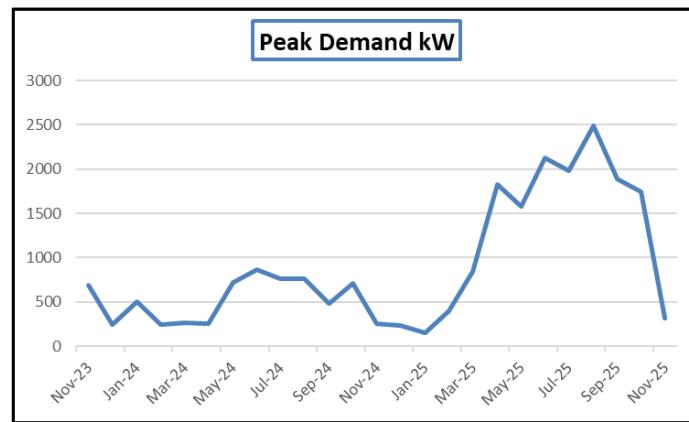
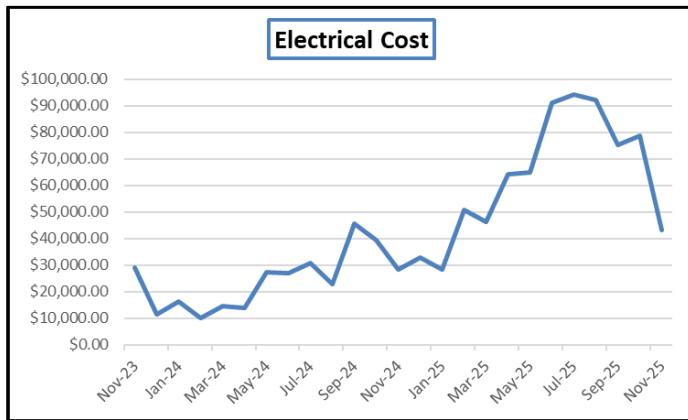
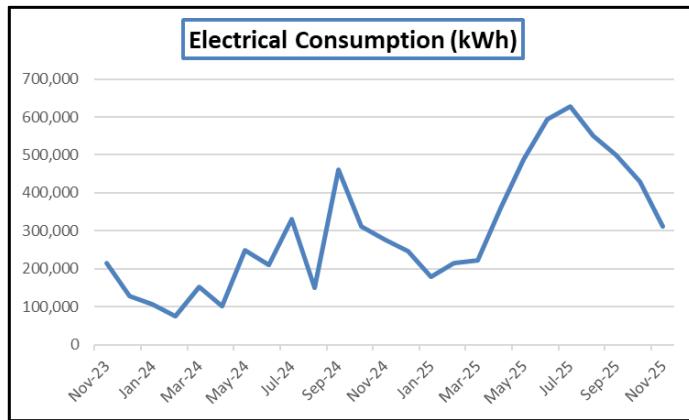
SECTION 7: Time of Use Electric Rates

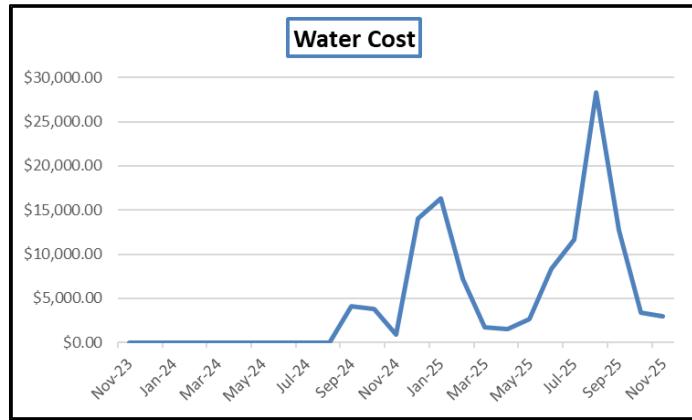
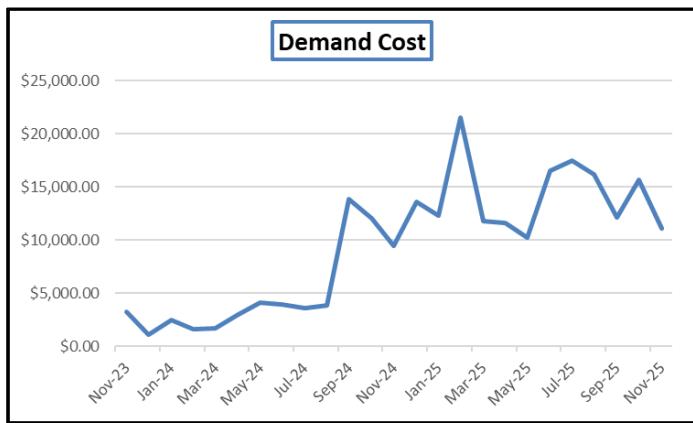
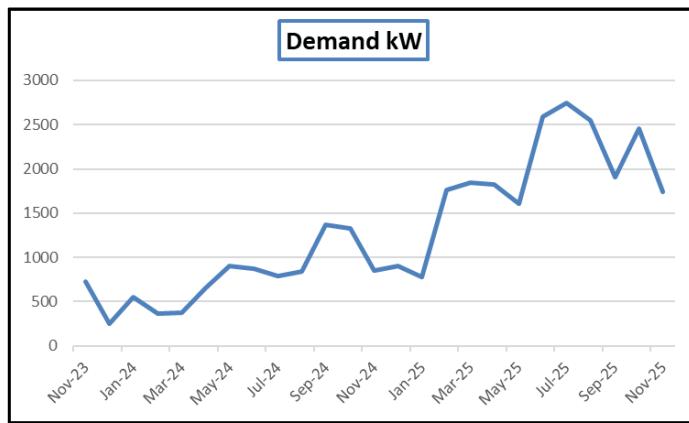
SECTION 8: Operations, Maintenance & Repairs



SECTION 1: Key Performance Indicators (KPI) - Financial

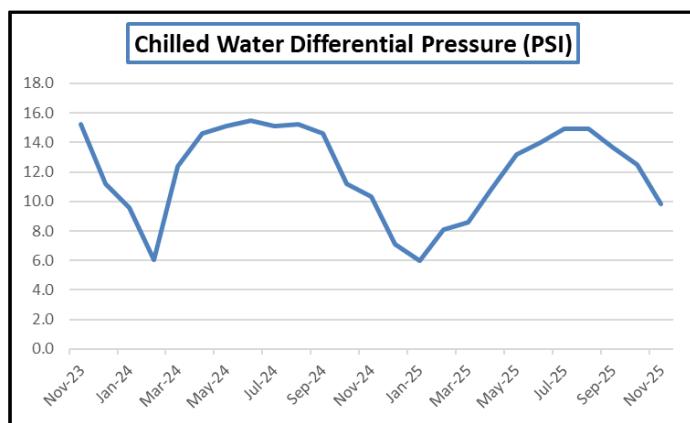
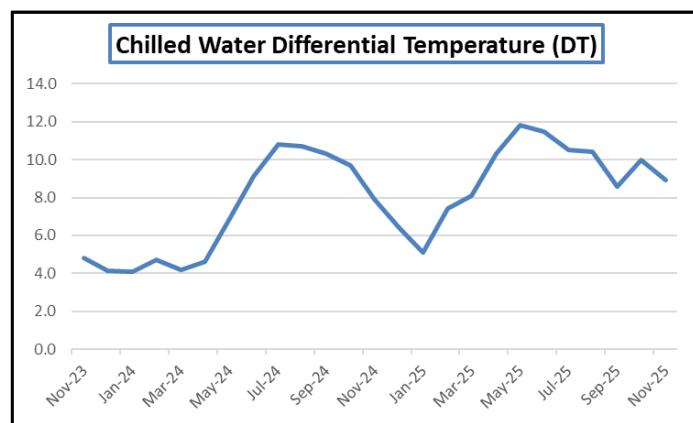
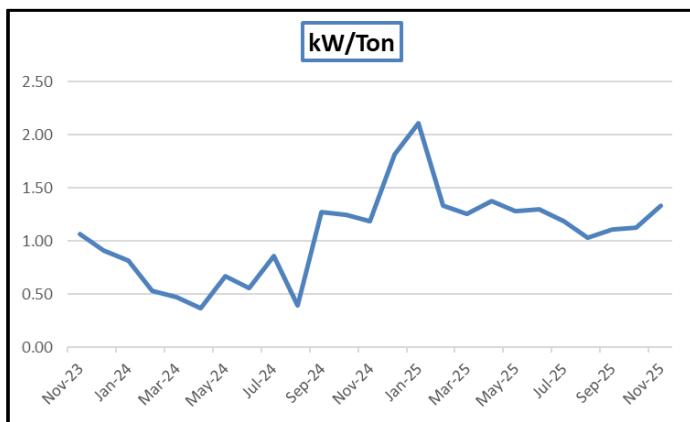
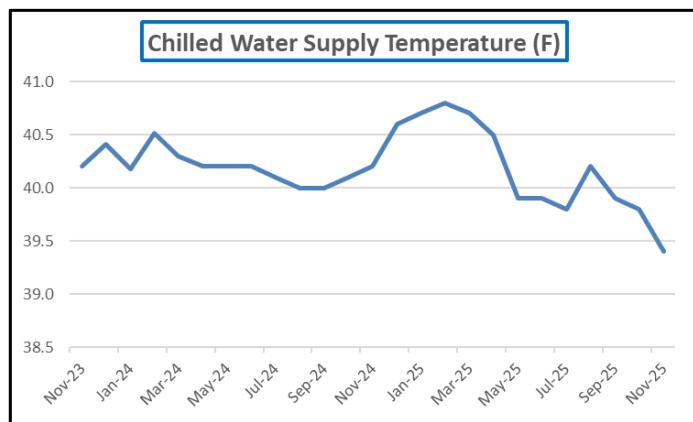
CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Electrical Consumption (kWh)	311,038	429,515	276,988	4,477,783
Electrical Cost	\$43,055.57	\$78,757.61	\$28,364.71	\$728,869.95
Peak Demand Consumption (kW)	319	1,745	252	15,356
Peak Demand Cost	\$3,732.30	\$20,416.40	\$2,338.56	\$179,665.10
Demand Consumption (kW)	1,740	2,458	854	21,802
Demand Cost	\$11,101.20	\$15,682.04	\$9,492.35	\$156,725.28
Water Cost	\$2,040.25	\$3,363.99	\$897.37	\$96,803.80

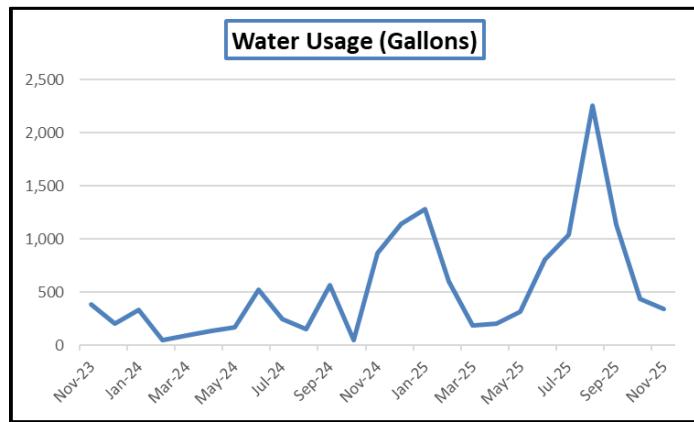
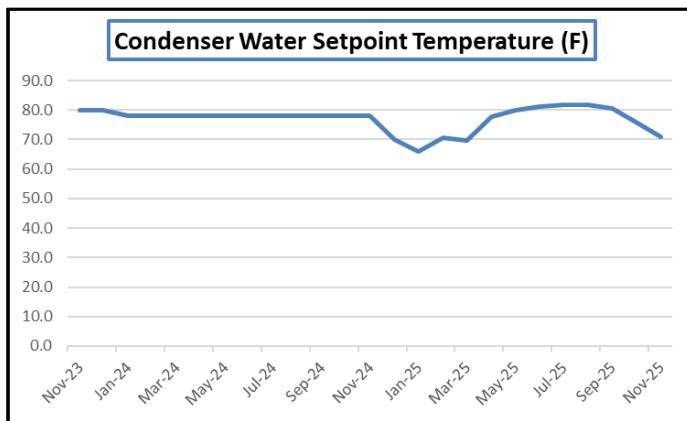
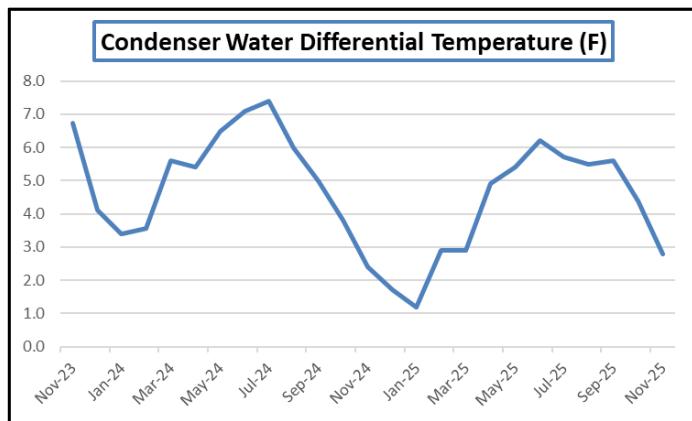
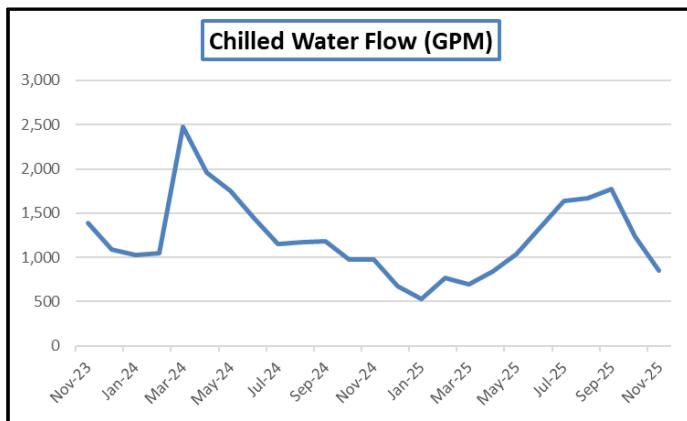
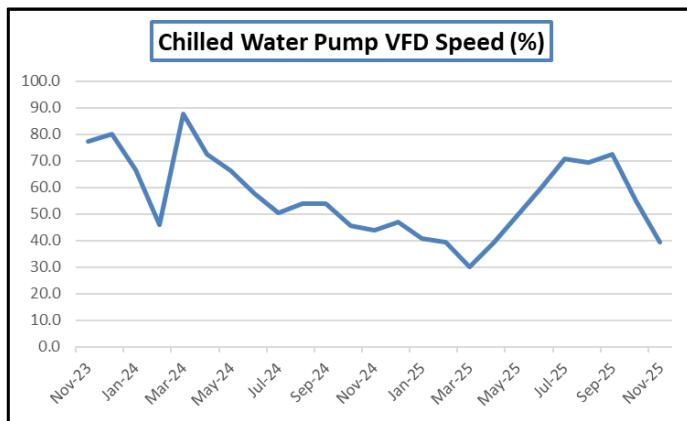




SECTION 2: Key Performance Indicators (KPI) - Operational

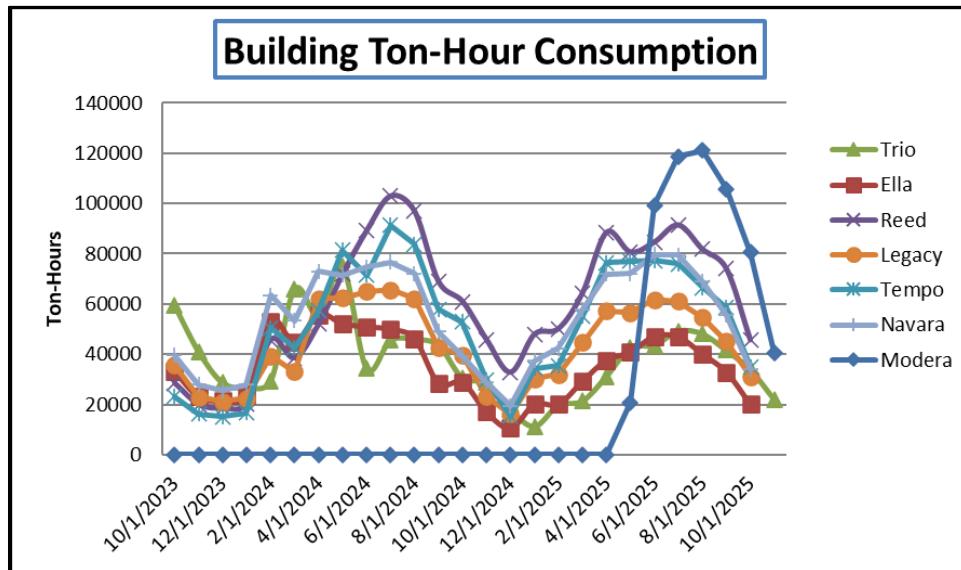
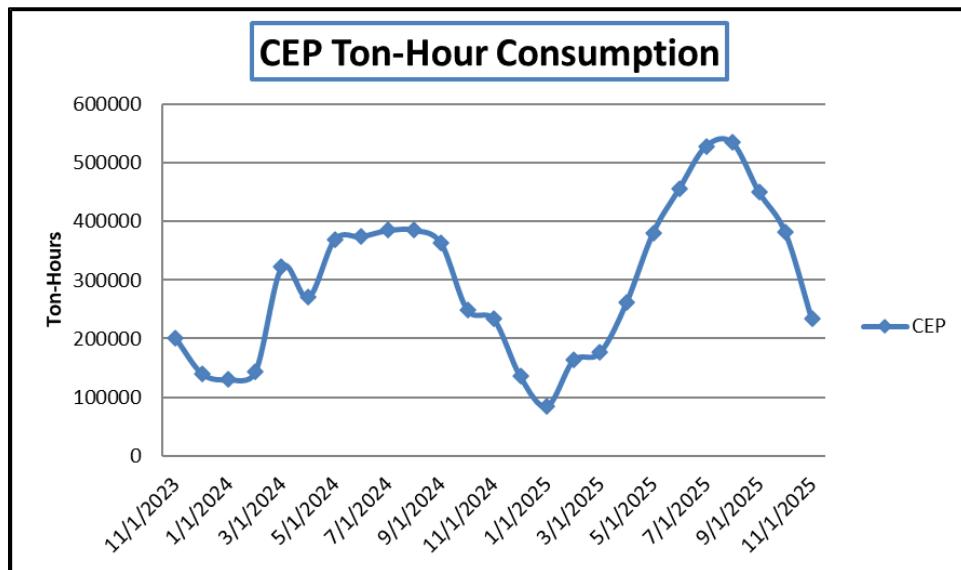
CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Chilled Water Supply Temperature (F) (Avg)	39.4	39.8	40.2	40.1
Plant Efficiency (kW/Ton) (Avg)	1.33	1.13	1.25	1.31
Chilled Water Differential Temperature (F) (Avg)	8.9	10.0	7.9	9.3
Chilled Water Differential Pressure (PSI) (Avg)	9.8	12.5	10.3	10.3
Chilled Water Pump VFD Speed (%) (Avg)	39.3	54.7	45.5	44.0
Chilled Water Flow (GPM) (Avg)	850	1,233	979	1,125
Condenser Water Differential Temperature (F) (Avg)	2.8	4.4	3.8	2.4
Condenser Water Setpoint (F) (Avg)	70.8	75.9	78.0	78.0
Water Usage (Gallons)	343	435	51	8,626

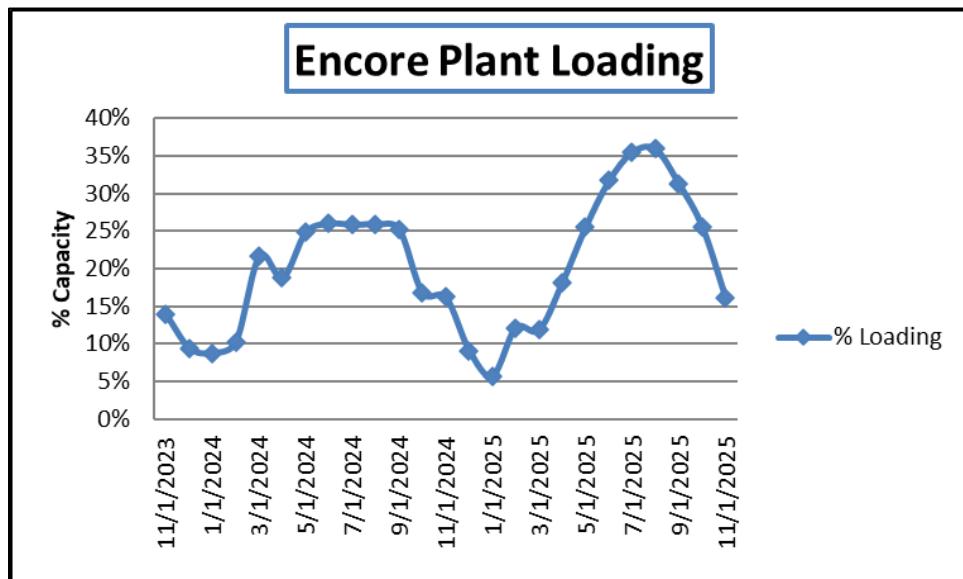




SECTION 3:
CEP and Building Heat Exchanger Performance

CEP and Building Heat Exchanger Performance				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
CEP Ton Hour Consumption	233,226	381,183	233,725	3,651,466
Navara Ton Hour Consumption	34,151	55,409	39,326	618,534
Legacy Ton Hour Consumption	31,102	45,034	39,828	490,543
Ella Ton Hour Consumption	20,200	32,897	28,808	345,705
Reed Ton Hour Consumption	45,668	74,048	60,961	741,763
Trio Ton Hour Consumption	22,129	34,022	28,792	365,366
Tempo Ton Hour Consumption	35,073	58,500	52,873	607,207
Modera Ton Hour Consumption	40,519	80,573	0	586,656





The current month's Plant Loading of 16% decreased 37% from the previous month.

Central Plant System Information

Average Values Unless Noted	System CHWR	System CHWS	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
Oct	49.8	39.8	10.0	1,233	1,524,731	381,183	12.5	12.5	429,515	1.13	376
Nov	48.3	39.4	8.9	850	932,904	233,226	9.8	9.6	311,038	1.33	186

- CEP total kWh consumption decreased 28%, Ton-Hour consumption decreased 39%, and total cooling degree days decreased by 51% 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	33	284	741
Oct	43.3	51.2	39.3	49.6	43.5	51.3	39.8	49.8	14.8	17.1	204	285	722
Nov	40.2	47.9	35.4	46.3	40.4	47.9	35.9	46.5	10.1	9.6	177	177	211

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
Oct	63.7	57.5	54.1	47.7	54.7
Nov	28.6	47.0	37.3	43.2	39.3

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
⊕ Oct	75.9	80.3	4.4	75.9
⊕ Nov	71.2	74.1	2.8	70.8

Average Individual Monthly Condenser Water Pump Speed% and Monthly Average

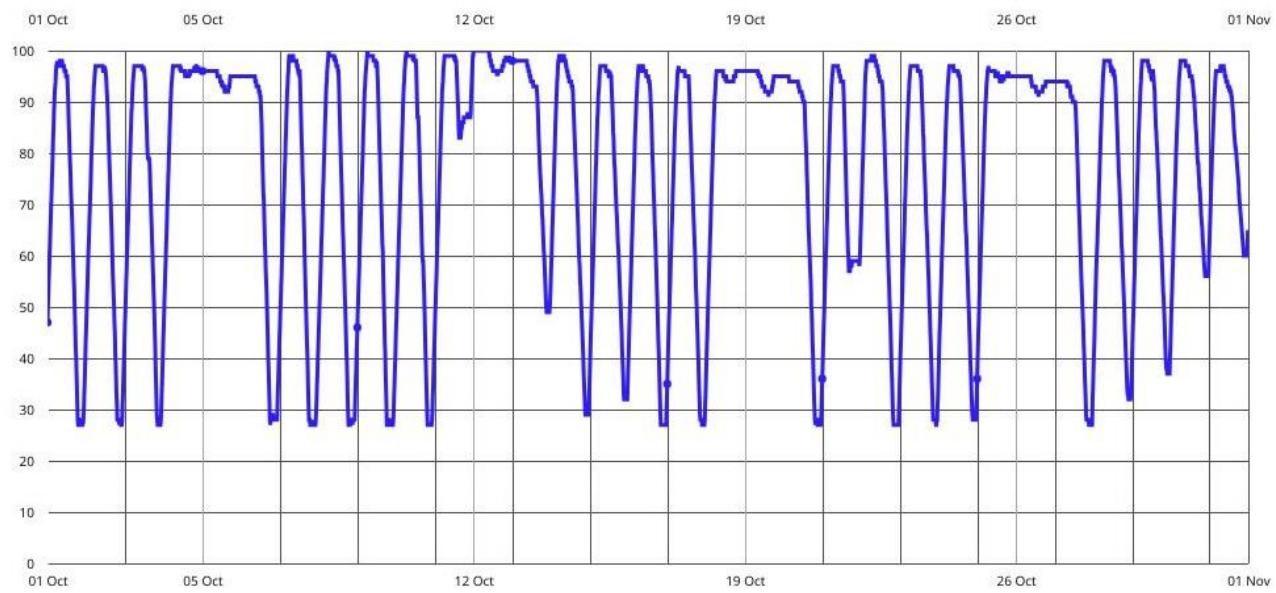
Row Labels	Average CWP-1 Speed%	Average CWP-2 Speed%	Average CWP-3 Speed%	Average CWP-4 Speed%	Average CWP-5 Speed%	Average CWP Speed%
2025						
⊕ Jan	--	95.5	88.7	--	--	93.7
⊕ Feb	30.0	84.2	83.7	--	--	84.2
⊕ Mar	85.0	84.7	84.8	85.0	84.9	84.9
⊕ Apr	76.7	76.3	76.3	--	80.6	--
⊕ May	93.8	86.8	92.9	--	97.1	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
⊕ Oct	85.0	84.8	84.9	84.5	84.8	66.6
⊕ Nov	84.9	85.0	85.0	85.0	85.0	65.9

SECTION 4: Ice Generation and Usage
Ice Inventory and Usage
October 2025
Ice Inventory

Encore - CEP: 1240 Ray Charles Boulevard

Analog Point

October 1, 2025 12:00 AM - November 1, 2025 12:00 AM


Ice Inventory - November 2025

	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	7	4	120	Ice calibration and testing in April
Minimum Ice Level	40	27	N/A	
Average Days on Ice	0.3	0.2	1.3	
Maximum Days on Ice	0.2	0.3	2.2	
Maximum Hours on Ice	5.3	8	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
Oct	49.2	40.4	8.8	206	9.0	221,440	66.4	62.0	4.4	26.8	28.2
Nov	48.6	40.1	8.5	129	10.0	136,685	56.1	51.9	4.1	22.6	24.1

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
Oct	51.1	43.7	7.4	309	45	288,679	8.6	70.8	66.2	84.4	83.6
Nov	50.2	46.3	3.9	311	44	149,201	11.3	63.9	58.7	95.4	95.1

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
Oct	51.4	39.3	13.3	113	13.1	180,303	63.8	60.6	3.2	74.3	74.0
Nov	51.1	39.0	12.1	86	12.0	124,495	54.5	51.8	2.7	65.5	65.3

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
Oct	56.3	45.9	10.4	36	37,620	4.8	41.3	-36.5	20.0	9.9
Nov	52.7	46.9	5.8	26	17,707	5.2	1.3	3.8	20.0	7.6

Air in the system is causing very erratic water flow readings through the chilled water flow meter. This is affecting the calculation for tonnage. Javier Suris was on site on 10/15/25 and advised David Walker with contracting to continue bleeding the system due to suspected air locks.

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
Oct	46.4	40.1	6.3	175	131,862	12.0	20.1	20.0
Nov	44.6	39.9	4.7	143	81,108	12.0	20.0	21.1

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							
Jan	54.4	43.0	11.4	211	3,446,882	42	94.7
Feb	52.4	41.5	10.9	111	150,884	42	89.5
Mar	53.2	42.8	10.3	123	146,504	42	96.9
Apr	53.8	41.2	12.6	169	263,865	42	89.3
May	53.9	40.7	13.2	172	274,067	42	86.4
Jun	55.7	43.7	12.0	274	402,619	42	98.3
Jul	56.3	44.1	12.2	298	432,381	42	99.7
Aug	56.0	44.0	12.0	304	450,978	42	99.7
Sep	56.1	43.9	12.2	297	449,137	42	99.6
Oct	55.5	44.0	11.5	287	394,498	42	99.3
Nov	54.1	45.6	9.8	234	152,081	42	96.9
Dec	54.1	42.6	11.5	163	220,455	42	90.5
2025							
Jan	47.9	39.4	8.2	173	2,104,936	38	37.6
Feb	47.1	42.4	4.7	75	47,736	42	90.4
Mar	0.0	0.0	0.0	0	0	0	0.0
Apr	48.9	42.2	6.7	114	101,651	42	89.0
May	50.8	42.8	8.0	167	167,210	42	91.3
Jun	52.1	43.0	9.1	211	238,973	42	93.9
Jul	4.3	3.6	0.7	18	18,250	4	7.8
Aug	56.8	44.3	8.6	292	311,556	42	0.0
Sep	57.2	45.1	12.1	278	417,043	42	0.1
Oct	56.3	45.0	11.2	264	353,471	42	0.1
Nov	54.5	43.7	10.8	211	283,896	42	0.1

Reed – Plant and Building Side Heat Exchanger Information

Reed Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant CHWR Flow	Plant Total Tons	Average Plant Delta T Setpoint	Average Plant Control Valve	Average Control Valve Feedback
2024								
Jan	56.1	131.1	-75.0	125	-1,129,117	14	20.9	0.0
Feb	50.7	40.3	10.4	132	157,276	14	22.3	0.0
Mar	49.4	40.6	8.8	158	171,389	14	20.4	0.0
Apr	48.6	40.3	8.3	173	170,499	14	20.3	0.0
May	52.5	40.3	12.2	172	259,281	14	23.4	0.0
Jun	52.9	40.4	12.6	192	287,868	14	23.8	0.0
Jul	53.2	40.3	13.0	223	357,661	14	25.1	0.0
Aug	52.9	40.1	12.8	261	413,134	14	24.8	0.0
Sep	52.8	40.1	12.7	256	388,390	14	24.0	0.0
Oct	48.0	39.8	9.9	206	193,197	14	24.6	0.0
Nov	49.8	40.4	9.4	214	212,306	14	20.8	0.0
Dec	48.7	40.5	8.2	183	183,368	14	20.3	0.0
2025								
Jan	47.1	40.7	6.4	169	131,365	14	20.0	20.6
Feb	49.5	40.7	8.8	195	191,765	14	20.3	21.0
Mar	48.9	40.6	8.4	196	200,520	14	20.2	20.5
Apr	50.4	40.6	9.8	220	257,771	14	20.7	20.8
May	51.1	39.8	11.3	260	111,438	14	22.0	22.6
Jun	50.3	40.1	10.2	266	187,108	12	28.8	29.5
Jul	49.7	40.1	9.6	290	341,261	12	33.3	34.0
Aug	50.7	40.5	10.2	293	369,533	12	36.0	36.5
Sep	50.6	40.3	10.3	268	329,690	12	31.9	32.3
Oct	50.2	40.2	10.0	240	298,761	12	25.9	26.6
Nov	47.1	39.9	7.2	212	184,554	12	20.7	21.9

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
Oct	54.3	41.2	13.1	166	44.0	270,292	15.9
Nov	52.4	40.1	12.3	106	44.0	160,113	14.6

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
Oct	51.3	40.2	11.1	12	100	136,342	24.6
Nov	49.4	39.9	9.5	12	78	88,783	21.7

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
Oct	52.9	41.2	11.6	156	226,540	15.0	15.0	6.5
Nov	51.7	40.6	11.2	106	143,762	15.0	15.0	15.1

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	Average Plant 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
Oct	50.1	41.3	8.8	12.0	245	234,677
Nov	49.1	41.1	8.0	12.0	146	140,379

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
Oct	51.9	43.1	8.8	279	306,984	12	11.7	42
Nov	50.9	42.7	8.2	207	202,424	10	9.9	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
⊕ Oct	54.0	40.0	14.0	186	14.0	324,231	51.1	52.1
⊕ Nov	53.6	39.8	13.8	97	14.0	162,000	38.8	39.8

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
⊕ Oct	56.9	43.0	13.9	201	44	348,804	16.1
⊕ Nov	55.4	43.3	12.1	119	44	178,675	0.1

Building chilled water differential pressure sensor is not functioning.

SECTION 6: Water Treatment



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

Service Report

Monthly Water Treatment Service Report

Monday, December 1, 2025 12:54 PM EST

Report Number: **655179**
 Recorded By: **Chris Long**
(952) 469-4965
clong@chemtexcorp.com

On-Site Time: **10:30 AM EST to 12:00 PM EST**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water	New Softener	
Conductivity (as μmhos)	690 Record	2771 1000 - 5500	1130 1000 max	
pH	7.90 6 - 8.5	9.0 Record	7.57 7.5 - 8	
Hardness, total (ppm as CaCO_3)	1 5 max	100 150 max	40 6 max	
On-Trac, ppb		90 80 min		
Controller Conductivity Reading		2725 Record		
Temperature ($^{\circ}\text{F}$)		72 60 - 100		
(Icon) Conductivity Cycles (Calculated)		4.0 4 - 10		

Opening Comment

Chemtex was on site to perform monthly water testing of the cooling water system. While on site the following tasks were completed:

- 1) The probes were checked and verified to be within calibration limits.
- 2) The makeup water was checked.
 - A) The New softener Hardness was 40 which is higher than our setpoint. However, the softeners had just switched, and the towers were not calling for water. This is expected to be higher after regeneration.
 - 3) the Closed loop was checked to verify sufficient inhibitor. The inhibitor was low, so I added about 7 gallons of inhibitor to the system. I changed the sock filter, and the filter is looking much better this month. I will come back before the end of the month and recheck the closed loop.

Closing Signature

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

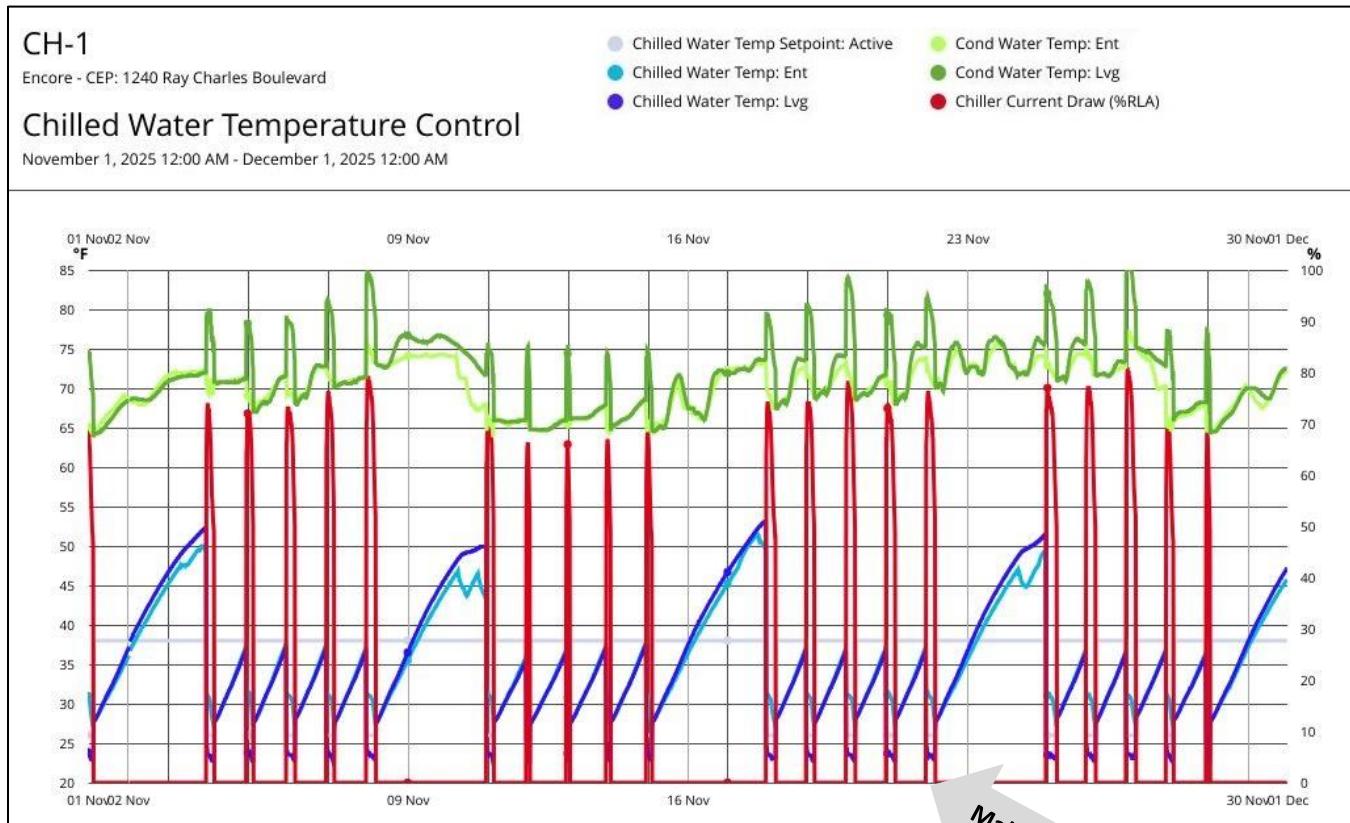
Best Regards,

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

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	
Oct	30.3	23.6	6.7	74.5	83.3	8.8	71.2	164	
Nov	30.0	23.4	6.6	69.8	78.1	8.2	65.9	96	



Encore - CEP_1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 11/01/2025 - 11/30/2025
 Creation Date: 12/05/2025

Chiller Name:
CH-1

Chiller Capacity
675.0 Tons

Order Number:
HSN153A

Serial Number:
L11H03092

Chiller Entered Service Date:
March 01, 2012

Model Number:
CVHF108FA46CDACK318CE7BCAFA0000000R000140L
00000CA100A

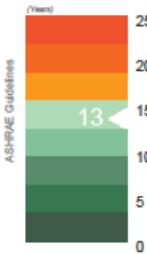
Compressor Run Hours and Starts

CKT1 - Compressor 1A

	This Month	Oct 2025	Total Life of Equipment
Total Run Hours	98.85	▼ 42% 165.63	24757.19
Total Starts	20.0	▼ 31% 29.0	3428.0
Average Daily Starts	0.67	▼ 28% 0.94	0.88
Average Run Hours/Start	4.84	▼ 15% 5.71	7.22

— (Indicates No Data)

Chiller Life
 (Years)



ASHRAE Guidelines

Plant Load Analysis
 (Current Month)



Cooling Degree Days

No Data

0-25 %

26-45 %

46-65 %

66-100 %

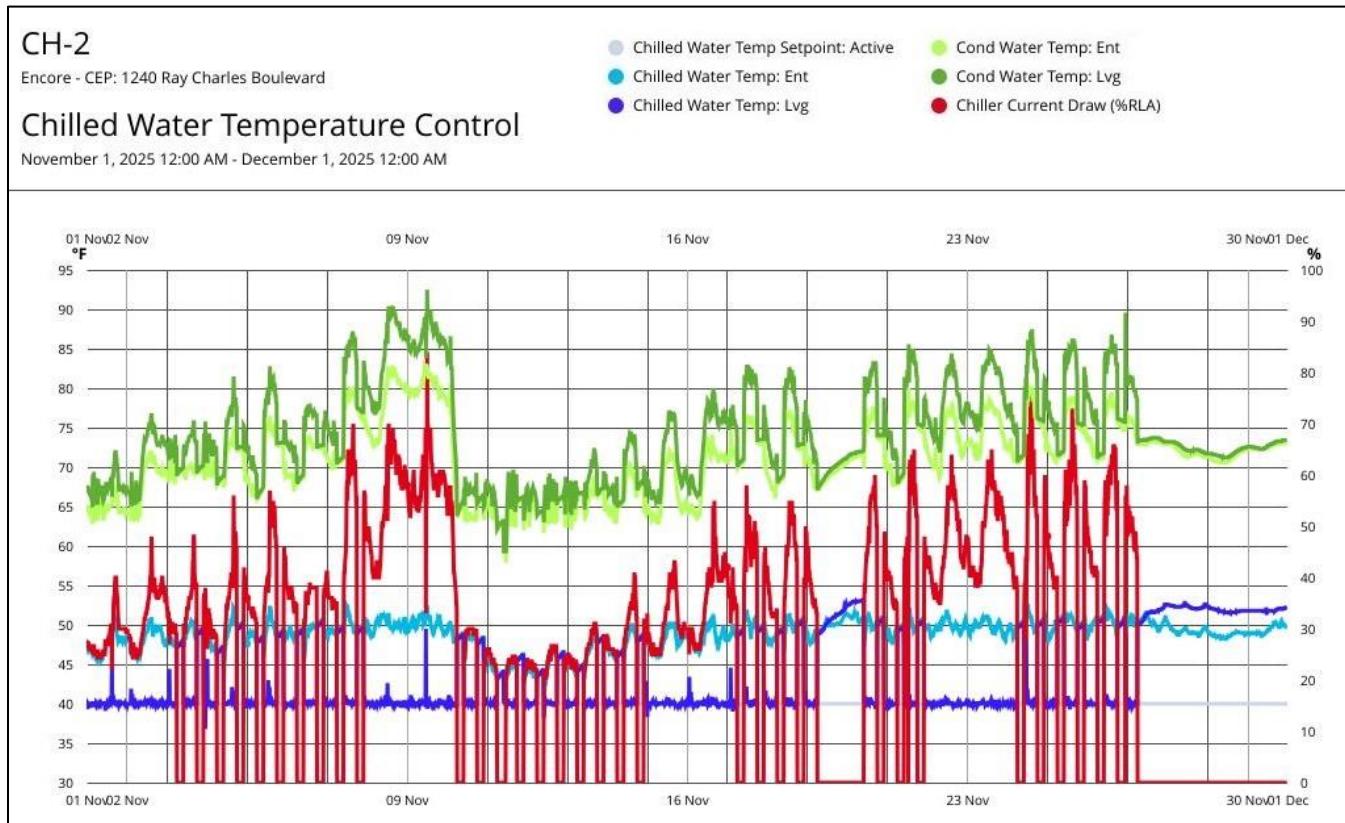
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Chiller #1
Performance Report
Double click the
document above to open.

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
	▼	Water Entering	Water Leaving	Delta T	Water Entering	Water Leaving	Delta T	Water Entering	Water Leaving	Delta T	Water Entering	Water Leaving		
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						
Oct	49.7	40.1	9.6	75.6	81.9	6.3	55.9	484						
Nov	48.7	40.1	8.6	71.3	75.5	4.2	40.3	468						



Encore - CEP_1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 11/01/2025 - 11/30/2025
 Creation Date: 12/05/2025

Chiller Name:
CH-2

Chiller Capacity
1000.0 Tons

Order Number:
HSU872A

Serial Number:
L15C01634

Chiller Entered Service Date:
October 01, 2015

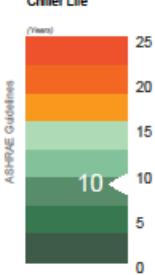
Model Number:
CVHF108PA4V0PE030186FBCD8A0000000Z01G170L0
0000CA100DA

Compressor Run Hours and Starts

CKT1 - Compressor 1A

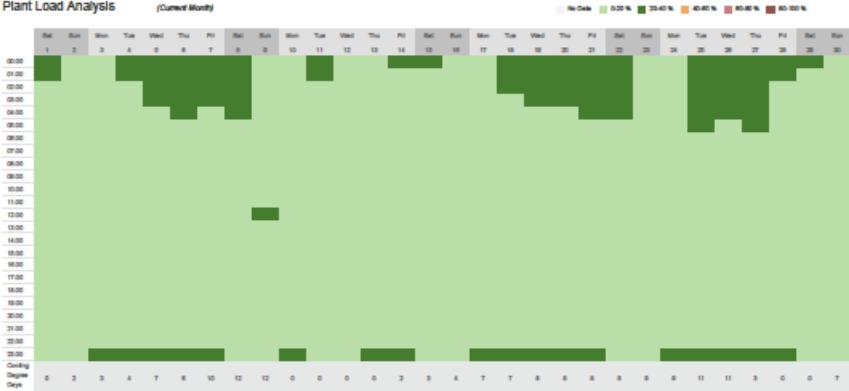
	This Month	Oct 2025	Total Life of Equipment
Total Run Hours	468.04	▼ 3% 480.91	42575.77
Total Starts	53.0	▼ 10% 59.0	2319.0
Average Daily Starts	1.77	▼ 7% 1.9	0.82
Average Run Hours/Start	8.79	▲ 8% 8.15	18.38

Chiller Life
(Years)



ASHRAE Guidelines

Plant Load Analysis
(Current Month)



Cooling Degree Days

No Data

0.25 %

25.45 %

40.40 %

40.00 %

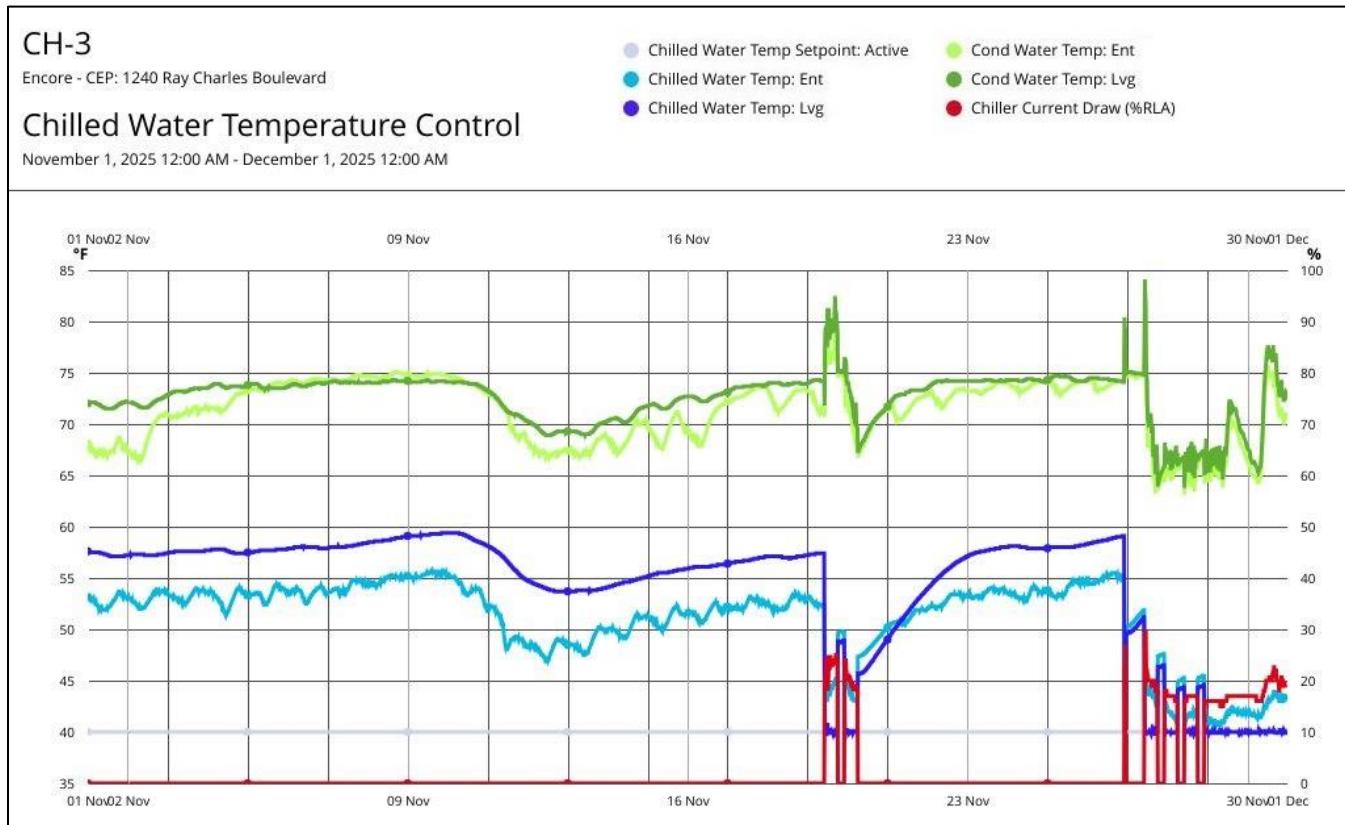
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Chiller #2
Performance Report
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Chiller #3 Chilled & Condenser Water Performance



Trane Model # CDHF3000, Serial # L22L03369

Chiller 3	Average Chilled Water Entering		Average Chilled Water Leaving		Average Condenser Water Entering		Average Condenser Water Leaving		Average Condenser Water Delta T		Average %RLA	Run Hours
	Water Entering	Water Leaving	Water Delta T	Leaving	Leaving	Delta T						
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				
Oct	45.4	40.2	5.2	74.4	77.5	3.1	24.8	99				
Nov	42.6	40.0	2.5	68.9	70.6	1.7	18.4	91				



Encore - CEP_1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 11/01/2025 - 11/30/2025
 Creation Date: 12/05/2025

Chiller Name:
CH-3

Serial Order Number:
HSC614A

Chiller Entered Service Date:
December 07, 2023

Chiller Capacity
2500.0 Tons

Serial Number:
L22L03369

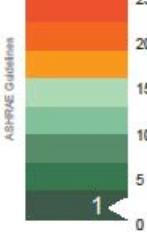
Model Number:
**CDHF3000D3N003163182ADA112ABA1DLKAA1G0701
 010HH00L40A**

Compressor Run Hours and Starts

CKT1 - Compressor 1A

	This Month	Oct 2025	Total Life of Equipment
Total Run Hours	89.85	▼ 8% 98.05	728.83
Total Starts	7.0	▼ 65% 20.0	127.0
Average Daily Starts	0.23	▼ 65% 0.65	0.18
Average Run Hours/Start	12.84	▲ 142% 4.0	5.72

Chiller Life



(Years)
 ASHRAE Guidelines

1

CKT2 - Compressor 2A

	This Month	Oct 2025	Total Life of Equipment
Total Run Hours	0.0	— 3.63	388.33
Total Starts	0.0	— 15.0	178.0
Average Daily Starts	0.0	— 0.48	0.24
Average Run Hours/Start	0.0	— 0.24	2.08

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Chiller #3
Performance Report
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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
Oct	2.3	86.1	0.1	-11.0	71.4	0.1	22.5	115.9	0.19	164
Nov	2.1	80.8	0.1	-11.0	71.3	0.1	22.5	113.8	0.01	96

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	0.00	457
Feb	-0.8	78.0	3.5	-9.1	38.3	1.8	25.7	115.0	0.60	642
Mar	-1.4	76.1	3.2	-9.1	38.0	2.0	25.9	113.4	0.00	613
Apr	2.4	89.0	5.5	-9.1	38.1	2.2	25.3	122.0	0.60	631
May	4.4	94.9	8.6	-9.1	38.1	2.1	25.1	125.7	0.00	658
Jun	5.9	99.0	10.0	-9.1	38.0	2.2	24.9	129.4	0.60	609
Jul	5.2	97.2	6.9	-9.1	38.0	2.2	25.1	128.4	0.00	501
Aug	3.8	93.2	2.6	-9.1	38.1	2.3	25.4	124.9	0.00	480
Sep	3.0	91.0	2.6	-9.1	38.2	2.0	25.6	121.9	0.00	565
Oct	0.8	83.8	1.9	-9.1	38.2	1.9	26.1	115.9	0.02	484
Nov	-1.1	77.0	1.4	-9.1	38.2	1.8	26.4	112.9	0.24	468

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

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

Chiller 3 Ckt 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temp	Purge Minutes	Run Hours
2025										
Jan	9.6	64.8	0.1	5.2	38.4	1.6	20.0	102.9	0.00	194
Feb	12.4	76.7	0.6	5.3	39.2	1.9	20.1	112.4	0.00	9
Mar	11.9	74.7	-0.2	5.3	38.9	0.8	20.5	109.7	0.00	0.25
Apr	14.7	84.8	0.8	5.6	41.3	2.8	20.1	117.3	0.00	1.3
May	--	--	--	--	--	--	--	--	0.00	0
Jun	15.2	86.6	0.9	5.3	39.1	1.7	15.6	111.9	0.60	13
Jul	15.8	88.5	1.3	5.3	39.0	1.2	18.1	110.0	0.00	156
Aug	16.0	89.1	1.8	5.3	39.3	0.8	17.3	110.1	0.00	102
Sep	16.0	89.2	2.4	5.4	39.5	0.8	18.5	109.0	0.00	26
Oct	12.9	78.6	1.2	5.2	38.3	1.8	17.7	106.9	0.04	98
Nov	11.0	71.1	0.5	5.3	38.7	1.3	17.6	102.9	0.01	91

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	46.00	58
Feb	12.4	76.0	0.4	5.3	39.0	1.7	22.4	118.0	62.40	18
Mar	12.4	74.3	-2.0	5.4	39.7	2.0	22.7	119.5	4.20	0.75
Apr	13.6	78.1	-5.0	5.9	43.4	1.4	22.9	127.4	1.80	0.5
May	15.0	86.5	1.5	5.2	38.0	2.0	19.5	116.4	0.00	73
Jun	15.5	85.7	-1.1	5.1	37.9	2.2	13.8	116.9	13.20	24
Jul	15.1	84.5	-3.9	5.2	38.0	1.9	21.5	117.1	0.00	35
Aug	15.5	85.8	-0.8	5.1	37.7	2.5	19.9	116.5	0.00	129
Sep	15.2	84.0	-4.6	5.1	37.9	1.8	18.9	119.1	0.05	7
Oct	14.4	81.8	-3.6	5.2	38.3	2.4	18.7	119.6	1.02	3
Nov	--	--	--	--	--	--	--	--	0	0

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

Completed Maintenance & Repairs	
Plant 12/9/25	Tech: Mike Poirson – plant shutdown for TECO.
CT-1 VFD 11/20/25	Tech: Angel Encio Jr. arrived on site and addressed issues with Cooling Tower #1 VFD. Here's a summary of the work completed. The unit was not operating as intended upon arrival. Replaced the bypass board that was previously ordered. Observed the drive was not operating correctly in auto mode, faulting and not accelerating. Identified other issues inside the drive. Re-wired the unit to its original configuration. The unit is now operating, but a quote for a new VFD will be provided due to underlying issues. The job is complete for now.
Chiller 2 11/20/25	Tech: Angel Encio Jr. arrived on site and performed the following maintenance activities: Chiller #2 Troubleshooting & Repair. Addressed a trip on Low evap. Saturated temp. Reset the alarm. Checked operation and confirmed normal function. Observed that these trips occur during low load conditions in winter. Confirmed Chiller #2 is now operating as intended. No further work is required at this time.
CHWP-2 11/7/25	Tech: Javier Suris arrived on site and addressed the following. VFD Assessment. Unit was not operating as intended upon arrival due to historical CHWP-2 Fail alarms from 11/4/2025. Verified no current alarms present in the VFD; unit is in Auto Mode. Overrode the pump to the ON position for testing. I found no issues during testing. Unit operating as intended upon departure. No additional work requires a quote.
Chiller 2 10/24/25	Tech: Jason Bodewes arrived on site to address issues with the unit. Observed the unit was not operating as intended due to a motor winding temperature sensor 1 fault. Checked resistance valves for all three motor winding sensors: sensors ohmed out fine. Reviewed the history and found alarms on all three sensors. Checked oil pump operation. Determined further diagnosis requires the chiller to be running to assess refrigerant restriction or pump performance. Noted the system is currently burning ice. No repairs were made at this time. The unit is not operating as intended on departure. Will return tomorrow when the chiller is online to further diagnose the issue. No additional work needs to be quoted.
Chiller 2 10/20 & 10/21/25	Tech: Steven Mullins, 10-20-25, arrived on site and addressed the following issues: Chiller 2 Winding Temperature. Observed high winding temperatures on Chiller 2, specifically windings 1, 2, and 3. Discovered a loose connection on the red terminal of the motor TRD. Removed and adjusted the staycon connection, ensuring all four wires are now secure. Observed low oil sump level and added 1.5 gallons of oil until the level was correct. Noted the bottom glass ball was stuck due to corrosion. Started Chiller 2 and monitored operation. Observed motor winding temperatures reaching 102°C at 57% load, but noted fluctuations and drops, indicating the refrigerant pump is functioning. Refrigerant pump discharge pressure was 10 pounds, condenser pressure at 1.3 pounds, with a 9-pound differential. Currently, no motor winding temperature issue is apparent. Oil Pump and Starter Wiring. I found the oil pump starter wiring burnt and melted. Observed signs of heat on the oil motor starter. Most wiring and the relay will need to be replaced. The unit was operating as intended upon departure, and no additional work needs to be quoted at this time. 10-21-25 arrived on site and addressed the following: Chiller 2 Oil Pump Repair. Found the oil pump relay and wiring were burnt and melted. Removed the damaged wiring and cut back to clean wire. Installed a new electrical connection and a new relay. Tested the relay, and it is now working normally. The unit is operating as intended. No additional work needs to be quoted at this time.
Chiller 3 10/20/25	Tech: Steven Mullins, 10-20-25, arrived on site. Confirmed the unit was operating as intended upon arrival. Chiller 3 Ckt 2 Service: Addressed the high liquid level. Maintenance: Replaced the startup purge filter drier. I verified the unit was operating as intended before departure. Additional Work: No additional work requires a quote.
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	<p>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. 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.</p>
CHWP-1 VFD 8/17/25	<p>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.</p>
Chiller 2 8/5/25	<p>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.</p>
Chiller 1 8/4 & 8/5/25	<p>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.</p>
Chiller 3 8/5/25	<p>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.</p>
Glycol Pump 6 7/24/25	<p>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.</p>
Chiller 3 7/21 & 7/22/25	<p>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.</p>
Chiller 2 7/17 thru 7/22/25	<p>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</p>

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

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

Tab 2

Trane U.S. Inc.
TAMPA PARTS SUPPLY
4720 E Adamo Dr
Tampa, FL 33605-5916
USA
PH: 813-877-8253
tampa@tranesupply.com

Order Number	
28105336	
Order Date	Page
12/01/2025 10:23:29	1 of 1

Quote Expires On: 12/31/2025

Prepared For:

TAMPA FL Z1 SERVICE
902 NORTH HIMES AVE
TAMPA, FL 33608
USA

Ship To:

TAMPA FL Z1 SERVICE
902 N Himes Ave
Tampa, FL 33609-1330
USA

Requested By: Angel Encio, 813-309-8021

P21 ID: 1432738

Internal Account: 4193790

Payment Terms: N60

Customer No: 27767

National Account ID:

<i>PO Number</i>	<i>Ship Route</i>	<i>Quoted By:</i>
		Marissa Machin

Unit Info: Make / Model / Serial

Internal Type

<i>Quantities</i>					<i>Item ID</i>	<i>Pricing UOM</i>	<i>Unit Price</i>	<i>Extended Price</i>
<i>Ordered</i>	<i>Allocated</i>	<i>Remaining</i>	<i>UOM Unit Size</i>	<i>Disp. Weight</i>	<i>Item Description</i>	<i>Unit Size</i>	<i>Store Pickup</i>	<i>HazMat</i>

Delivery Instructions: FBO, lead time is 8 business days out from factory, then roughly 7-10 to get here.

1	0	1 EA	DRV00343	EA	4,510.68	4,510.68
Non-Returnable	1.0	0.00	DRIVE; TR200 50HP, 460V, NEMA 1, FUSED D ISCONNECT, TR-200P37KT4P21H2XGX3XXSXXXXAXBXCX XXXDX	1.0	N	N

QUOTE TOTAL 4,510.68

U.S. Dollars

This is a quote, not an invoice. Prices quoted are subject to change at any time. Tax is an estimate and is subject to changes in shipping address and applicable tax rates. Shipping and Handling charges will be applied if necessary at the time of the order. Quoted items are subject to availability and are not guaranteed to be in stock. Returned parts may be subject to restocking fees and special-order parts may not be returnable.

Trane Supply will hold your completed order for a maximum of 15 days. After 15 days your order will be subject to cancellation and the items will be returned to stock.

All purchases are subject to Trane Parts and Supplies terms of sale, www.trane.com/PartsTermsOfSale

Customer	Work Order
Encore Community Development District Encore Community Development D	#12508197 Completed by Jose Camareno on November 20, 2025 at 1:32:34 PM (EST)



AI - On Demand

November 20, 2025

Job 1 - Angel Encio Jr

Today I arrived on site and addressed issues with Cooling Tower #1 VFD. Here's a summary of the work completed:

*** Initial Assessment:**

- * The unit was not operating as intended upon arrival.

*** Troubleshooting and Repairs:**

- * Replaced the bypass board that was previously ordered.
- * Observed the drive was not operating correctly in auto mode, faulting and not accelerating.
- * Identified other issues inside the drive.
- * Re-wired the unit to its original configuration.

*** Current Status:**

- * The unit is now operating, but a quote for a new VFD will be provided due to underlying issues.
- * The job is complete for now.

Equipment



Job Share Link



Was the unit operating as intended on arrival?

No

What Symptoms or diagnostics did the unit present?

11/20/25 - AE: Cooling Tower #1 VFD. I replaced the bypass board that we received, that was ordered by another tech a while back. I started drive, then drive was not operating correctly in auto mode, faulting and not excellerating. There's other issues inside the drive. I re wired it the way it was again, and it's operating that way, but we will give customer a quote on a new VFD. Job is complete for now.

What issues did troubleshooting reveal?

11/20/25 - AE: Cooling Tower #1 VFD. I replaced the bypass board that we received, that was ordered by another tech a while back. I started drive, then drive was not operating correctly in auto mode, faulting and not excellerating. There's other issues inside the drive. I re wired it the way it was again, and it's operating that way, but we will give customer a quote on a new VFD. Job is complete for now.





What repairs did you make?

11/20/25 - AE: Cooling Tower #1 VFD. I replaced the bypass board that we received, that was ordered by another tech a while back. I started drive, then drive was not operating correctly in auto mode, faulting and not excellerating. There's other issues inside the drive. I re wired it the way it was again, and it's operating that way, but we will give customer a quote on a new VFD. Job is complete for now.



Was the unit operating as intended on departure?

Yes

Is there any additional work that needs to be quoted?

No



Today I arrived on site to address issues with the equipment.

Cooling Tower 1 VFD

- * Confirmed the Cooling Tower 1 VFD was not operating as intended.
- * Customer reported the Cooling Tower 1 VFD was not working due to a bad bypass board.
- * Assisted in replacing the bypass board and checked drive operations.
- * Determined the VFD has internal issues and needs to be replaced.
- * The Cooling Tower 1 VFD was not operating as intended upon departure.
- * Additional work to replace the VFD needs to be quoted.

Equipment



Was the unit operating as intended on arrival?

No



Did the customer indicate any issues or concerns regarding unit or system operation?

Cooling tower 1 VFD not working have bad bypass board

What items were found that you were able to address immediately?

Assisted Angel to replace bypass board and check drive operations still not working. VFD has internal issues, drive need to be replaced.



Was the unit operating as intended on departure?

No



Is there any additional work that needs to be quoted?

Yes

Tab 3



PROPOSAL

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

Proposal For:

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

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

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

Description	Quantity	Unit Price	Amount
SCOPE:			
Sod Replacement ~ Encore CDD - replace sod in various areas effected by dog waste in front of islands - thoroughly clean up work area - remove and haul away debris for disposal	1,520	2.00	3,040.00
IRRIGATION			
Irrigation Modifications - modify irrigation to ensure proper coverage for newly installed sod	1	230.00	230.00

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

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Date: 12/16/2025

Proposal #: 4671

Project: Landscape

Crosspoint Landscape & Design, Inc.

**719 Mainsail Drive
Tampa, FL 33602**

**813.765.7134
jim@crosspointlandscape.com**



crosspoint
LANDSCAPE & DESIGN

PROPOSAL

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

Date: 12/16/2025

Proposal #: 4671

Project: Landscape

Proposal For:

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

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134

jim@crosspointlandscape.com

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

Description	Quantity	Unit Price	Amount
-------------	----------	------------	--------

Business Terms & Conditions:

The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.

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

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Total	\$3,270.00
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Tab 4

RESOLUTION 2026-04

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ENCORE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[EXPANSION AREA]

WHEREAS, the Encore Community Development District ("District") was established pursuant to the provisions of Chapter 190, *Florida Statutes* ("Act"), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, the District previously adopted Resolution 2011-25 which expressed the District's intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, over the lands located within the District at the time of the District's establishment ("Original Boundary"); and

WHEREAS, subsequent to the adoption of Resolution 2011-25, the City Council of the City of Tampa, Florida, adopted Ordinance No. 2025-59, which expanded the boundaries of the District to include an additional 1.59+/- acres of land ("Expansion Area"); and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Hillsborough County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida*

Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments (which includes both the Original Boundary and Expansion Area) is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Hillsborough County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of January 2026.

ATTEST:

ENCORE COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

LEGAL DESCRIPTION PARCEL 1

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN SOUTH 00°22'29" WEST, ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 1167.98 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH 00°37'31" WEST, A DISTANCE OF 35.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.08 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72°09'04" EAST, AND DISTANCE OF 31.45 FEET, AND BEING THE POINT OF BEGINNING; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.80 FEET, TO A POINT ON WEST RIGHT OF WAY LINE OF NEBRASKA AVENUE, SAID WEST RIGHT LINE ALSO BEING THE EAST BOUNDARY LINE OF CASS STREET ACCORDING TO OFFICIAL RECORDS BOOK 3508, PAGE 354, INCLUSIVELY; THENCE CONTINUE WEST ALONG SAID WEST RIGHT OF WAY LINE AS THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) THENCE SOUTH 00°27'24" WEST, A DISTANCE OF 792.50 FEET; (2) THENCE SOUTH 00°36'50" EAST, A DISTANCE OF 16.00 FEET; (3) THENCE SOUTH 00°27'36" WEST, A DISTANCE OF 233.39 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CASS STREET ACCORDING TO OFFICIAL RECORDS BOOK 3508, PAGE 354, INCLUSIVELY; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF CASS STREET, FOR A DISTANCE OF 67.60 FEET; THENCE CONTINUE SOUTH 79°26'00" WEST ALONG SAID NORTHERN RIGHT OF WAY LINE, FOR A DISTANCE OF 162.38 FEET TO THE NORTHEASTERLY CORNER OF SAID NORTHERLY RIGHT OF WAY LINE OF CASS STREET ACCORDING TO OFFICIAL RECORDS BOOK 3508, PAGE 354, INCLUSIVELY; THENCE SOUTH 00°19'34" WEST ALONG THE NORTHERLY BOUNDARY OF SAID NORTHERLY RIGHT OF WAY LINE OF CASS STREET AS SHOWN ON CASS STREET AS IT EXISTED IN 1930, ACCORDING TO THE PLAT BOOK 128, PAGE 31-32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 03°07'39" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 17.81 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 30, CASS STREET EXTENSION SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 31-32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00°18'49" EAST ALONG THE WEST LINE OF SAID LOT 30, FOR A DISTANCE OF 104.45 FEET TO THE NORTHEWEST CORNER OF SAID LOT 30; THENCE DEPARTING SAID WEST LINE, SOUTH 00°36'55" EAST ALONG THE NORTH BOUNDARY LINE OF LOTS 30-35 OF SAID CASS STREET EXTENSION SUBDIVISION, FOR A DISTANCE OF 57.08 FEET; THENCE CONTINUE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHERLY BOUNDARY LINE SAID ENCLOSE PLAT: (1) THENCE NORTH 00°09'30" EAST, A DISTANCE OF 16.00 FEET; (2) THENCE NORTH 00°45'23" WEST, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE AS IT EXISTED IN 1930, ACCORDING TO THE PLAT BOOK 128, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 403.00 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, RUN SOUTHERLY ALONG SAID CASTORLY RIGHT OF WAY LINE AND 103.98 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'28"; A CHORD BEARING OF SOUTH 06°44'22" WEST AND A CHORD DISTANCE OF 103.98 FEET, THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY LINE, NORTH 00°49'17" WEST, A DISTANCE OF 1.03 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 251.00 FEET; THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY LINE AND 9.18 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°37'17"; A CHORD BEARING OF SOUTH 13°37'20" WEST AND A CHORD DISTANCE OF 9.18 FEET; THENCE DEPARTING SAID EASTERN RIGHT OF WAY LINE, NORTH 00°17'29" WEST, A DISTANCE OF 54.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HANK BALLARD STREET AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 401.00 FEET AND A CHORD BEARING OF SOUTH 10°05'47" WEST AND A CHORD DISTANCE 37.88 FEET; THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT OF WAY LINE: (1) RUN SOUTHWESTERLY 37.88 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°35'45" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 361.00 FEET; (2) THENCE RUN SOUTHWESTERLY 40.98 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7147.50"; (3) THENCE RUN SOUTH 00°30'32" WEST FOR A DISTANCE OF 11.41 FEET; (4) THENCE RUN SOUTH 01°27'53" EAST FOR A DISTANCE OF 35.97 FEET; (5) THENCE RUN SOUTH 00°37'18" WEST FOR A DISTANCE OF 12.41 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CASS STREET AS SHOWN ON SAID ENCLOSE PLATE; THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF SAID HANK BALLARD STREET, RUN SOUTH 03°04'24" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 212.30 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00°17'29" WEST, A DISTANCE OF 54.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HANK BALLARD STREET AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 401.00 FEET AND A CHORD BEARING OF NORTH 48°18'20" WEST AND A CHORD DISTANCE OF 37.88 FEET; THENCE RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT OF WAY LINE: (1) RUN SOUTHWESTERLY 37.88 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°35'45" TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID ENCLOSE PLATE; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT, THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) THENCE SOUTH 00°57'00" WEST, A DISTANCE OF 34.42 FEET; (2) THENCE NORTH 00°16'10" WEST, A DISTANCE OF 27.62 FEET; (3) THENCE NORTH 00°51'10" WEST, A DISTANCE OF 12.00 FEET; (4) THENCE SOUTH 00°27'29" WEST, A DISTANCE OF 25.00 FEET; (5) THENCE NORTH 00°30'54" WEST, A DISTANCE OF 9.98 FEET; (6) THENCE NORTH 00°22'29" WEST, A DISTANCE OF 25.00 FEET; (7) THENCE NORTH 00°17'10" WEST, A DISTANCE OF 27.63 FEET; (8) THENCE SOUTH 01°27'35" WEST, A DISTANCE OF 25.00 FEET; (9) THENCE NORTH 00°34'00" WEST, A DISTANCE OF 34.42 FEET TO A POINT ON AN EXISTING CASS STREET, RUN SOUTHERLY ALONG SAID ENCLOSE PLATE, THE FOLLOWING NINE (9) COURSES AND DISTANCES ALONG SAID SOUTHERLY BOUNDARY LINE, RUN NORTHERLY THE FOLLOWING COURSES AND DISTANCE ALONG SAID CURVE: THENCE NORTH 00°37'07" EAST, A DISTANCE OF 44.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 33.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°05'28" EAST, A DISTANCE OF 13.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 30.85 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 13.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44°40'17" WEST, A DISTANCE OF 7.07 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.85 FEET; THENCE NORTH 00°09'00" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 00°18'16" EAST, A DISTANCE OF 4.37 FEET; THENCE NORTH 00°09'00" WEST, A DISTANCE OF 3.62 FEET; THENCE NORTH 00°27'32" EAST, A DISTANCE OF 1.91 FEET; THENCE NORTH 00°16'10" WEST, A DISTANCE OF 3.34 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 6.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'43" EAST, A DISTANCE OF 7.07 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.85 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 13.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44°40'17" WEST, A DISTANCE OF 7.07 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.85 FEET; THENCE NORTH 00°09'00" WEST, A DISTANCE OF 3.62 FEET; THENCE NORTH 00°27'32" EAST, A DISTANCE OF 1.91 FEET; THENCE NORTH 00°16'10" WEST, A DISTANCE OF 3.34 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 6.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'43" EAST, A DISTANCE OF 7.07 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.85 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 13.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44°40'17" WEST, A DISTANCE OF 7.07 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.85 FEET; THENCE NORTH 00°09'00" WEST, A DISTANCE OF 3.62 FEET; THENCE NORTH 00°27'32" EAST, A DISTANCE OF 1.91 FEET; THENCE NORTH 00°16'10" WEST, A DISTANCE OF 3.34 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 6.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'43" EAST, A DISTANCE OF 7.07 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.85 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 13.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44°40'17" WEST, A DISTANCE OF 7.07 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.85 FEET; THENCE NORTH 00°09'00" WEST, A DISTANCE OF 3.62 FEET; THENCE NORTH 00°27'32" EAST, A DISTANCE OF 1.91 FEET; THENCE NORTH 00°16'10" WEST, A DISTANCE OF 3.34 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 6.05 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'43" EAST, A DISTANCE OF 7.06 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.84 FEET; THENCE NORTH 00°09'11" EAST, A DISTANCE OF 22.71 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.84 FEET; THENCE NORTH 00°04'15" WEST, A DISTANCE OF 2.38 FEET; THENCE DEPARTING SAID WESTERLY CURB LINE, RUN SOUTH 00°37'03" EAST ALONG THE SOUTHERLY CURB LINE OF SCOTT STREET AS SHOWN ON SAID ENCLOSE PLAT, A DISTANCE OF 117.20 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 29.29 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN SOUTH 00°22'29" WEST, ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 1167.98 FEET; THENCE NORTH 00°37'31" WEST, A DISTANCE OF 54.19 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 292.71 FEET; THENCE NORTH 00°16'16" EAST, A DISTANCE OF 34.64 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SCOTT STREET AND THE POINT OF BEGINNING; THENCE SOUTH 00°57'23" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 234.09 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00°29'34" EAST, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°37'26" N, A DISTANCE OF 21.00 FEET; THENCE NORTH 00°26'34" EAST, A DISTANCE OF 73.00 FEET; THENCE NORTH 00°37'26" N, A DISTANCE OF 159.00 FEET; THENCE NORTH 00°57'04" EAST, A DISTANCE OF 335.19 FEET; THENCE SOUTH 00°36'26" WEST, A DISTANCE OF 165.82 FEET; THENCE NORTH 00°57'49" WEST, A DISTANCE OF 85.45 FEET; THENCE SOUTH 00°25'34" WEST, A DISTANCE OF 109.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.12 ACRES, MORE OR LESS.

REVISIONS | SURVEYOR CERTIFICATION | PLAT/EXPLANATION | DRAWING | INDEX | A/C S

Tab 5

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

10 The regular meeting of the Board of Supervisors of the Encore Community Development
11 District was held on **Thursday, December 11, 2025, at 1:30 p.m.** at The Ella at Encore,
12 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
Carol Jones	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager, Rizzetta & Company, Inc.
Sarah Sandy	District Counsel, Kutak Rock (<i>via phone</i>)
Ryan Dugan	District Counsel, Kutak Rock (<i>via phone</i>)
Greg Woodcock	District Engineer, Stantec (<i>via phone</i>)
John Toborg	Field Services, Rizzetta & Company, Inc.
Jeff Watson	Representative , Trane
Lorenzo Reed	Project Manager, THA
Leroy Moore	Senior VP, THA
Ed Colon-Rivera	Representative, Crosspoint Landscape
Troy Springer	Owner, Springer Environmental
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience comments were heard on Christmas lights not being lit, parking on the street,

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection

1. Review of Landscape Inspection Report and Responses

Mr. Toborg presented and reviewed the landscape inspection report. Mr.

49 Woodcock stated photos are needed 2-3 months from invoicing to go back
50 to the builder for the replacement of the missing tree.
51

52 **2. Review of Irrigation Report**

53 Mr. Colon-Rivera provided an overview of irrigation for the Board. A
54 discussion ensued on irrigation throughout the District. The irrigation plans
55 will be obtained from Mr. Woodcock to review.
56

57 **3. Consideration of Crosspoint Proposals**

58 a. Proposal #4631, Sod Replacement
59 This proposal was tabled.
60

61 b. Proposal #4632, Minima Jasmine Replacement
62 This proposal was tabled.
63

64 c. Proposal #4633, Landscape Enhancements
65 This proposal was tabled.
66

67 d. Proposal #4634, Landscape Refresh
68 This proposal was tabled.
69

70 e. Proposal #4636, Chiller Plant Landscape Replacement
71

72 On a Motion by Ms. Jackson, seconded by Ms. Ruiz, with only Ms. Walker opposed, the
73 Board approved Crosspoint Proposal #4636, at the Ella at Encore, for the Encore Community
74 Development District. 4-1
75

76 f. Proposal #4637, Tree Replacement
77 The Board agreed to only replace one tree.
78

79 On a Motion by Ms. Jackson, seconded by Mr. Ruiz, with only Ms. Walker opposed, the Board
80 approved Crosspoint Proposal #4637 for one tree replacement at \$1825.00, for the Encore
81 Community Development District. 4-1
82

83 g. Proposal #4661, Winter Flower Rotation
84

85 On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board unanimously approved
86 Crosspoint Proposal #4661, Winter Flower Rotation, at the Ella at Encore, for the Encore
Community Development District.
87

87 h. Proposal #4590 Paver Install
88 This is adding a 6 x 6 area of pavers to extend the sidewalk out to the
89 curb.
90

On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board unanimously approved Crosspoint Proposal #4590 Paver Install for \$2700.00, for the Encore Community Development District.

B. Springer Environmental

Mr. Springer was present via phone and gave an update on the Meadow. In January, the Meadow will be mowed. There has been an increase in clearing trash in the area to keep it clean.

C. District Counsel

Ms. Sandy was present via phone. She confirmed the email she had sent out on conduct, the Sunshine Law, and the public comment period.

D. District Engineer

Mr. Woodcock updated the Board on a meeting that took place with the Chiller Rate Study Consultant.

It was discussed to resume monthly inspections of the streetlights by the electrical vendor.

Mr. Reed requested an update on Lot 13 and the stormwater vault for the next meeting.

2:56 p.m. to 2:59 p.m. recess due to loss of internet.

Ms. Sandy stated there should be a new cost agreement drawn up. There is work being done on Lot 13 that needs to be added to the funding agreement.

E. Chiller System Manager - Trane

1. Presentation of Central Energy Plant Report

Mr. Watson reviewed his report for the Board. It was stated the water bill has dropped \$10,000.

A no trespassing sign is needed for the Chiller plant. The fence that was damaged is being discussed with the general contractor.

F. Tampa Housing Authority Update

There is an event on December 12, 2025, at 5:30 p.m., Winter Wish with the Coleys. December 15, 2025, is the book discussion on *The Passing* and the celebration of Dr. Carter Woodson's 150th birthday at the Museum.

Lot 10 construction will begin in the first quarter of next year. There will be a Totem Grocery Store coming, and other retail stores.

131
132 **G. District Manager**
133 The next meeting is scheduled for January 8, 2026, at 1:30 p.m.
134
135 Ms. Welborn updated the Board on the Chiller Rate Study, there has been
136 another meeting. There has been vandalism on the Christmas lights in the
137 District. The heavy rain shorted out the electricity in areas. The Christmas light
138 vendor is working on all of these areas.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-03, Redesignating Officers of the District

On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board unanimously approved Resolution 2025-03, Redesignating Officers of the District showing Ms. Jackson as Chairman, Mr. Randolph as Vice Chairman, Ms. Walker, Ms. Ruiz, Ms. Jones, Ms. DeLuna, Ms. Welborn, and Mr. Huber as Assistant Secretaries, Mr. Wildermuth as Assistant Treasurer, and Mr. Brizendine as Treasurer, 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 November 13, 2025.

On a Motion by Mr. Randolph, seconded by Ms. Ruiz, the Board unanimously approved the minutes of the Board of Supervisors Regular Meeting held on November 13, 2025, as presented, for the Encore Community Development District.

B. Consideration of Operations and Maintenance Expenditures for October 2025

This item was tabled.

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

On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for October 2025 (\$408,593.42), for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no requests at this time.

166 **SEVENTH ORDER OF BUSINESS**

Audience Comments

167

There were no comments at this time.

169

170 EIGHTH ORDER OF BUSINESS

Adjournment

171

On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board unanimously approved to adjourn the meeting at 3:53 p.m., for the Encore Community Development District.

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173

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175

175

Assistant Secretary

Chairman/Vice Chairman

Tab 6

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVerview, FLORIDA

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

Operation and Maintenance Expenditures

October 2025

For Board Approval

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

The total items being presented: **\$58,174.18**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Drainage Solutions	300115	1128	Stormwater Management 10/25	\$ 5,900.00
Advanced Drainage Solutions	300115	1129	Concrete Repair 10/25	\$ 1,500.00
Copperline Electric, Inc.	300113	25923-02	Roadway Lighting 09/25	\$ 7,500.00
Crosspoint Landscape & Design, Inc.	300105	12476	Monthly Landscape Maintenance 09/25	\$ 5,950.00
Crosspoint Landscape & Design, Inc.	300105	12513	Fall Flower Rotation 09/25	\$ 2,124.00
Crosspoint Landscape & Design, Inc.	300116	12581	Irrigation Repairs 09/25	\$ 220.20
Deck the Lights, LLC	300102	1002	Holiday Decorations - 50% Deposit 10/25	\$ 20,000.00
Florida Department of Commerce	20251023-1	93193	Special District Fee for FY 25-26	\$ 175.00
Irma Ruiz	300108	IR100925	Board of Supervisor Meeting 10/09/25	\$ 200.00
Julia Jackson	300109	JJ100925	Board of Supervisor Meeting 10/09/25	\$ 200.00
Mae F. Walker	20251015-1	MW100925	Board of Supervisor Meeting 10/09/25	\$ 200.00
Mandy Electric, Inc	300112	19020	Lighting Test 10/25	\$ 850.00
Michael Randolph	300110	MR100925	Board of Supervisor Meeting 10/09/25	\$ 200.00

Encore Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300103	INV0000103550	District Management Services 10/25	\$ 4,662.49
Rizzetta & Company, Inc.	300111	INV0000103666	Assessment Roll FY24/25	\$ 5,624.00
Springer Environmental Services, Inc.	300114	15389 TECO Summary 09/25-201 ACH	Cleanup Services 09/25	\$ 2,108.30
TECO	20251027-1		TECO Summary 09/25-201 ACH	\$ 657.38
The Observer Group, Inc.	300104	25-02224H	Legal Advertising 08/25	\$ 102.81
Total				\$ 58,174.18

INVOICE

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

adsofflorida@gmail.com
+1 (813) 568-2891



RECEIVED

10/13/25

Bill to

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

Invoice details

Job Site Address: Encore

Invoice no.: 1128

Terms: Net 30

Invoice date: 10/13/2025

Due date: 11/12/2025

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

INVOICE

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

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to

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

Invoice details

Invoice no.: 1129
Terms: Net 30
Invoice date: 10/13/2025
Due date: 11/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	<p>Concrete repair:</p> <p>1. Make 1/2" deep sawcuts around repair area. Sawcuts shall be rectangular in nature with right angles.</p> <p>2. Remove all unsound concrete. If reinforcement is encountered, remove concrete to undercut the reinforcement by 1".</p> <p>3. Mechanically clean the exposed reinforcement and bond area to remove all rust and loose material.</p> <p>4. High pressure wash the repair area to remove all dust.</p> <p>5. Repair material shall be SikaQuick VOH or approved equivalent cementitious repair mortar suitable for vertical applications.</p> <p>6. Apply a scrub coat of repair material into the bonding surfaces.</p> <p>7. Apply the repair material while the scrub coat is still wet and finish the repair smooth to match</p>	1	\$1,500.00	\$1,500.00

the line
and shape of adjacent surfaces.

2. Service at	Encore	1	\$0.00	\$0.00
		Total		\$1,500.00

RECEIVED
10/13/25

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



RECEIVED
09/30/25

Invoice 25923-02

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

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

Remarks:

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



INVOICE

Please make all checks payable to:
Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 9/1/2025
Invoice #: 12476
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 Inquiries:
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.	5,950.00	5,950.00

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	\$5,950.00
Payments/Credits	\$0.00
Balance Due	\$5,950.00



INVOICE

Please make all checks payable to:
Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 9/17/2025
Invoice #: 12513
Terms: Net 45
Project: Flowers

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

RECEIVED
09/18/25

Job Site Address:
Encore Community Development District
1004 North Nebraska Avenue
Tampa, Florida 33602

Contact Information

For Billing Inquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

	Description	Quantity	Unit Price	Amount
SCOPE: ** APPROVED PROPOSAL #4524 **				
Fall Flower Mix		720	2.95	2,124.00

Thank you for your business!
BLESSED & GRATEFUL
Colossians 2:7

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	\$2,124.00
Payments/Credits	\$0.00
Balance Due	\$2,124.00



INVOICE

RECEIVED
09/26/25

Please make all checks payable to:
Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 9/26/2025
Invoice #: 12581
Terms: Net 45
Project: Irrigation

Bill To:

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

Job Site Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Contact Information

For Billing Inquiries:
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
SCOPE:			
Irrigation Inspection & Repairs ~ Encore CDD - 9/19/2025			
Irrigation Inspection & Repairs:		220.20	220.20
- repair broken lateral line located near Reed Apartments common area - repair multiple drip lines not operating properly located near Black History Museum - includes PVC fittings, solvent, weld, primer and all misc. materials to complete these irrigation repairs			
*includes all parts & labor to complete repairs			

Thank You!
We APPRECIATE your business!
"Give THANKS always" Thessalonians 5:18

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	\$220.20
Payments/Credits	\$0.00
Balance Due	\$220.20

Deck The lights

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

RECEIVED
 09/30/25

INVOICE

BILL TO
 Encore District

INVOICE 1002
 DATE 09/29/2025
 TERMS Due on receipt
 DUE DATE 09/29/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Section 1 - Blanche Armwood & Hank Ballard	Seven trees, nine light poles, four palms, 7/8 ft outdoor tree, timers, and cords		0.00	0.00
Section 2 - Ballard median	Garland wrapping 7 palms w/o power and 6 poles around the roundabout		0.00	0.00
Section 3 - Ballard Roundabout	Low bushes, get twinkling nets, tall bushes, get floodlights, alternating red and green, six palms with green and red twinkling nets, timers and cords		0.00	0.00
Section 4 - Hank Ballard and the governor	Giant Everest tree, eight trees, nine light poles, five palms, timers, and cords		0.00	0.00
Section 5 - governor and Central behind the church [obj]	Five light poles, one tall, palm, timers, and cords		0.00	0.00
Section 6 - Central and Ray Charles	Five light poles, timers, and cords	1	0.00	0.00
Maintenance and equipment	Weekly visits to spot check any damages over the course of the season		0.00	0.00
Takedown	All 6 sections materials removed		0.00	0.00
50% Deposit Due			20,000.00	20,000.00

BALANCE DUE

\$20,000.00

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93193
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Encore Community Development District

Mr. William J. Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: encorecdd.org
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 05/19/2011
11. Creation Document on File: 09/07/2010
12. Date Established: 09/02/2010
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Tampa
15. Creation Document(s): City Ordinance 2010-129
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

RECEIVED
10/09/25

Encore CDD

Meeting Date: October 9, 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:	1:34
Meeting End Time:	2:57
Total Meeting Time:	
Time Over 3 Hours:	X
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:

R. Walker

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

Invoice

RECEIVED
10/13/25



BILL TO

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

SHIP TO

Encore

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
19020	10/13/2025	\$850.00	On completion	

DESCRIPTION	QTY	RATE	AMOUNT
- Completed lighting functionality test on 10/07	1	600.00	600.00
Approved repairs:	1	250.00	250.00
- Replaced (1) LED light pole lamps			

BALANCE DUE

\$850.00

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

Invoice

Date	Invoice #
10/2/2025	INV0000103550

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Invoice

Date	Invoice #
10/3/2025	INV0000103666

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Description	Services for the month of		Client Number
	October	Upon Receipt	
Assessment Roll (Annual)	Qty 1.00	Rate \$5,624.00	Amount \$5,624.00
	Subtotal		\$5,624.00
	Total		\$5,624.00



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

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

Invoice

15389

9/30/2025

RECEIVED
10/01/25

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
18.1	09/04 Cleanup Session	58.00	1,049.80
3.75	09/22 Cleanup Session	58.00	217.50
14.5	09/23 Cleanup Session	58.00	841.00
	Hillsborough County Sales Tax Collection	7.50%	0.00

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

VENMO: @Marion-Springer

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

Total

\$2,108.30

Encore CDD
TECO Summary 08/25
Period Covered: 08/29/25-09/29/25

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>	<u>Credit</u>
211006275344	10/03/25	10/24/25	\$ 56.57	1101 Scott St E #A	4301	
211006275609	10/03/25	10/24/25	\$ 98.75	1199 Scott St E #B	4301	
211006276102	10/03/25	10/24/25	\$ 67.52	1231 Scott St E	4301	
211006276375	10/03/25	10/24/25	\$ 42.01	1261 Scott St E	4301	
211006276698	10/03/25	10/24/25	\$ 58.00	1261 Scott St E Chr Lights	4307	
211006277001	10/03/25	10/24/25	\$ 182.06	1200 Nebraska Av N	4301	
211006277597	10/03/25	10/24/25	\$ 119.96	1200 Nebraska Av N	4301	
211006277886	10/03/25	10/24/25	\$ -	1008 Nebraska Av N	4301	
221007736350	10/03/25	10/24/25	\$ 32.51	1210 E. Hamilton Av	4301	
TOTAL			\$ 657.38			\$288.48

53100	4301	\$ 599.38	Utility
53100	4307	\$ 58.00	Street Lights

TOTAL	\$ 657.38
--------------	------------------



TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1101 SCOTT ST E, A
TAMPA, FL 33602-0000

Statement Date: October 03, 2025

Amount Due: **\$56.57**

Due Date: October 24, 2025

Account #: 211006275344

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

Previous Amount Due	\$53.79
Payment(s) Received Since Last Statement	-\$53.79

Current Month's Charges	\$56.57
--------------------------------	----------------

Amount Due by October 24, 2025 **\$56.57**

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.



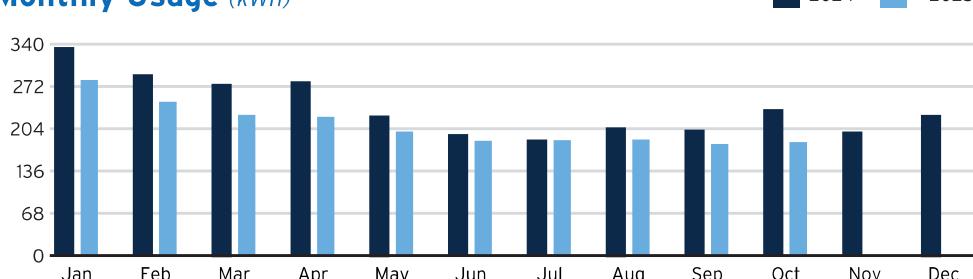
Scan here to view your account online.

**DON'T
BE FOOLED!**

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



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: October 24, 2025

Amount Due: **\$56.57**

Payment Amount: \$ _____

643977049391

Your account will be drafted on October 24, 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: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Meter Location: # A

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	09/29/2025	45,276		45,094		182 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	182 kWh @ \$0.08641/kWh	\$15.73
Fuel Charge	182 kWh @ \$0.03391/kWh	\$6.17
Storm Protection Charge	182 kWh @ \$0.00577/kWh	\$1.05
Clean Energy Transition Mechanism	182 kWh @ \$0.00418/kWh	\$0.76
Storm Surcharge	182 kWh @ \$0.02121/kWh	\$3.86
Florida Gross Receipt Tax		\$1.22
Electric Service Cost		\$48.95
Franchise Fee		\$3.21
State Tax		\$4.41
Total Electric Cost, Local Fees and Taxes		\$56.57

Total Current Month's Charges **\$56.57**

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

Hearing Impaired/TTY:
7-1-1

Phone:

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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: October 03, 2025

Amount Due: **\$98.75**

Due Date: October 24, 2025

Account #: 211006275609

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

Previous Amount Due	\$85.39
Payment(s) Received Since Last Statement	-\$85.39

Current Month's Charges **\$98.75**

Amount Due by October 24, 2025 **\$98.75**

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

Your Energy Insight



Your average daily kWh used was **18.75% lower** than the same period last year.



Your average daily kWh used was **8.33% higher** than it was in your previous period.



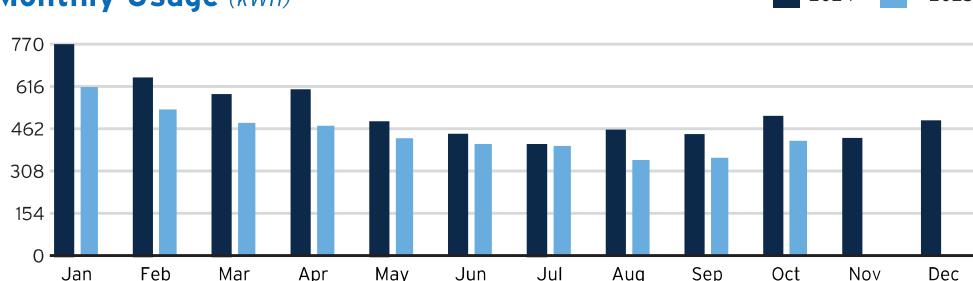
Scan here to view your account online.

**DON'T
BE FOOLED!**

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



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: October 24, 2025

Amount Due: **\$98.75**

Payment Amount: \$ _____

643977049392

Your account will be drafted on October 24, 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:
1199 SCOTT ST E
B, TAMPA, FL 33602-0000

Account #: 211006275609
Statement Date: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Meter Location: # B

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	09/29/2025	58,994		58,577		417 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	417 kWh @ \$0.08641/kWh	\$36.03
Fuel Charge	417 kWh @ \$0.03391/kWh	\$14.14
Storm Protection Charge	417 kWh @ \$0.00577/kWh	\$2.41
Clean Energy Transition Mechanism	417 kWh @ \$0.00418/kWh	\$1.74
Storm Surcharge	417 kWh @ \$0.02121/kWh	\$8.84
Florida Gross Receipt Tax		\$2.14
Electric Service Cost		\$85.46
Franchise Fee		\$5.60
State Tax		\$7.69
Total Electric Cost, Local Fees and Taxes		\$98.75

Total Current Month's Charges **\$98.75**

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

Hearing Impaired/TTY:
7-1-1

Phone:

Power Outage:
877-588-1010
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Energy-Saving Programs:
813-275-3909



TampaElectric.com

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

Statement Date: October 03, 2025

Amount Due: **\$67.52**

Due Date: October 24, 2025

Account #: 211006276102

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

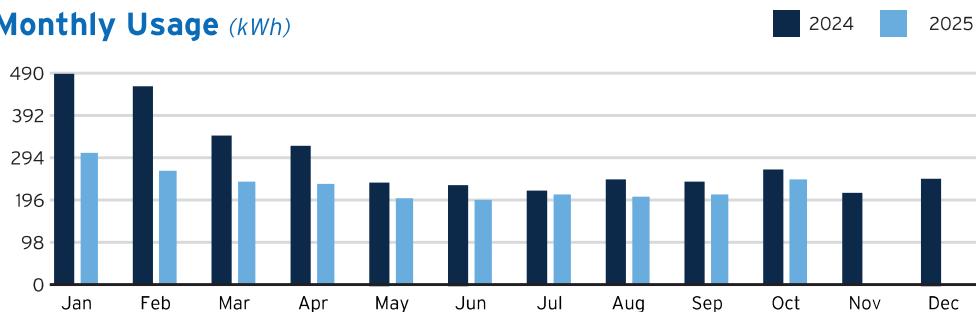
Previous Amount Due	\$58.99
Payment(s) Received Since Last Statement	-\$58.99

Current Month's Charges **\$67.52**

Amount Due by October 24, 2025 **\$67.52**

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

Monthly Usage (kWh)



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

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

Account #: 211006276102

Due Date: October 24, 2025

Amount Due: **\$67.52**

Payment Amount: \$ _____

643977049393

Your account will be
drafted on October 24, 2025



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

Mail payment to:

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

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



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

Account #: 211006276102
Statement Date: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	09/29/2025	52,017	-	51,774	=	243 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	243 kWh @ \$0.08641/kWh	\$21.00
Fuel Charge	243 kWh @ \$0.03391/kWh	\$8.24
Storm Protection Charge	243 kWh @ \$0.00577/kWh	\$1.40
Clean Energy Transition Mechanism	243 kWh @ \$0.00418/kWh	\$1.02
Storm Surcharge	243 kWh @ \$0.02121/kWh	\$5.15
Florida Gross Receipt Tax		\$1.46
Electric Service Cost		\$58.43
Franchise Fee		\$3.83
State Tax		\$5.26
Total Electric Cost, Local Fees and Taxes		\$67.52

Total Current Month's Charges **\$67.52**

Avg kWh Used Per Day



Important Messages

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

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

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P.O. Box 111
Tampa, FL 33601-0111

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Phone:

Power Outage:
877-588-1010
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Energy-Saving Programs:
813-275-3909



TampaElectric.com

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

Statement Date: October 03, 2025

Amount Due: \$42.01

Due Date: October 24, 2025

Account #: 211006276375

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

Previous Amount Due	\$36.91
Payment(s) Received Since Last Statement	-\$36.91

Current Month's Charges \$42.01

Amount Due by October 24, 2025 \$42.01

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.



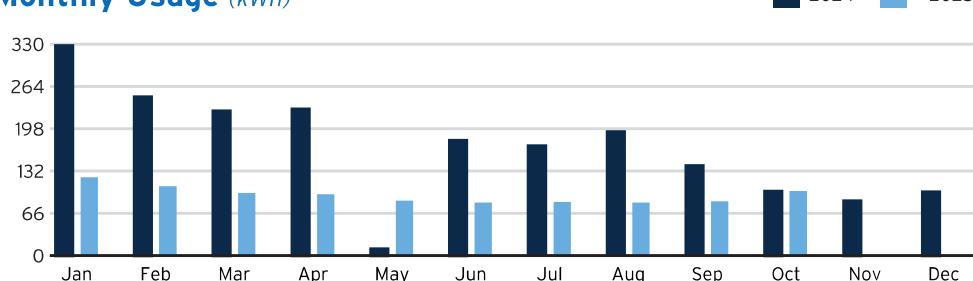
Scan here to view your account online.

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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 #: 211006276375

Due Date: October 24, 2025

Amount Due: \$42.01

Payment Amount: \$ _____

643977049394

Your account will be drafted on October 24, 2025



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3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:

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

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



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

Account #: 211006276375
Statement Date: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	09/29/2025	24,793	-	24,692	=	101 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	101 kWh @ \$0.08641/kWh	\$8.73
Fuel Charge	101 kWh @ \$0.03391/kWh	\$3.42
Storm Protection Charge	101 kWh @ \$0.00577/kWh	\$0.58
Clean Energy Transition Mechanism	101 kWh @ \$0.00418/kWh	\$0.42
Storm Surcharge	101 kWh @ \$0.02121/kWh	\$2.14
Florida Gross Receipt Tax		\$0.91
Electric Service Cost		\$36.36
Franchise Fee		\$2.38
State Tax		\$3.27
Total Electric Cost, Local Fees and Taxes		\$42.01

Total Current Month's Charges **\$42.01**

Avg kWh Used Per Day



Important Messages

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

813-223-0800 (Hillsborough)

Energy-Saving Programs:
813-275-3909



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

Statement Date: October 03, 2025

Amount Due: \$58.00

Due Date: October 24, 2025

Account #: 211006276698

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

Previous Amount Due \$39.41

Payment(s) Received Since Last Statement -\$39.41

Current Month's Charges \$58.00

Amount Due by October 24, 2025 \$58.00

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 **500% higher** than the same period last year.



Your average daily kWh used was **100% higher** than it was in your previous period.



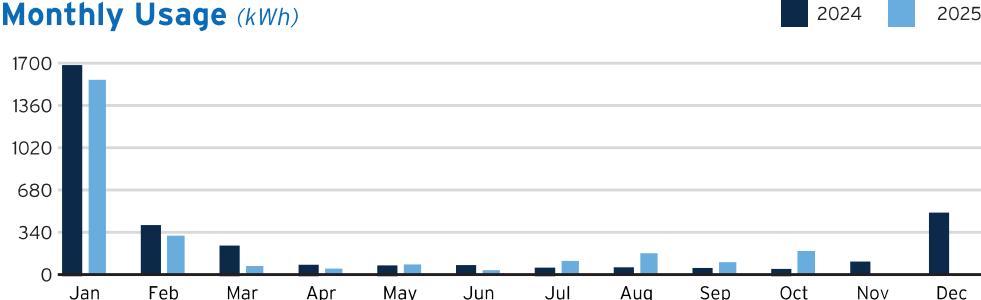
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Monthly Usage (kWh)



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

Account #: 211006276698

Due Date: October 24, 2025

Amount Due: \$58.00

Payment Amount: \$ _____

643977049395

Your account will be drafted on October 24, 2025



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Mail payment to:

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TAMPA, FL 33631-3318

Make check payable to: TECO

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



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

Account #: 211006276698
Statement Date: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	09/29/2025	12,936	-	12,746	=	190 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	190 kWh @ \$0.08641/kWh	\$16.42
Fuel Charge	190 kWh @ \$0.03391/kWh	\$6.44
Storm Protection Charge	190 kWh @ \$0.00577/kWh	\$1.10
Clean Energy Transition Mechanism	190 kWh @ \$0.00418/kWh	\$0.79
Storm Surcharge	190 kWh @ \$0.02121/kWh	\$4.03
Florida Gross Receipt Tax		\$1.25
Electric Service Cost		\$50.19
Franchise Fee		\$3.29
State Tax		\$4.52
Total Electric Cost, Local Fees and Taxes		\$58.00

Total Current Month's Charges **\$58.00**

Avg kWh Used Per Day



Important Messages

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

Energy-Saving Programs:
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TampaElectric.com

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

Statement Date: October 03, 2025

Amount Due: \$182.06

Due Date: October 24, 2025

Account #: 211006277001

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

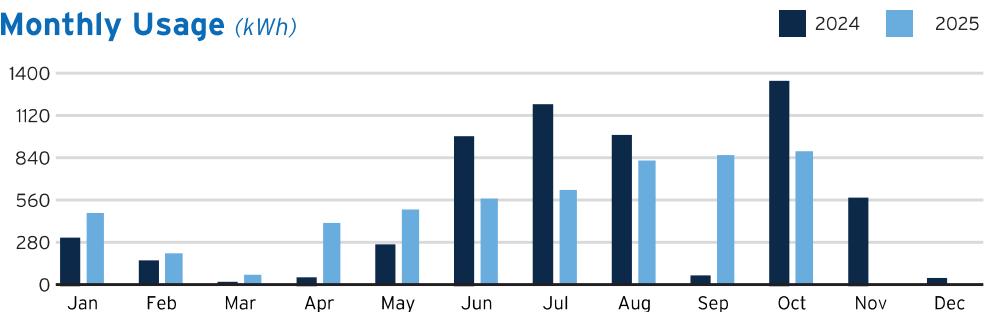
Previous Amount Due	\$175.14
Payment(s) Received Since Last Statement	-\$175.14

Current Month's Charges	\$182.06
-------------------------	----------

Amount Due by October 24, 2025 **\$182.06**

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

Monthly Usage (kWh)



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

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

Account #: 211006277001

Due Date: October 24, 2025

Amount Due: \$182.06

Payment Amount: \$ _____

643977049396

Your account will be
drafted on October 24, 2025



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ENCORE COMMUNITY DEVELOPMENT
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TAMPA, FL 33614-8390

Mail payment to:

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

Make check payable to: TECO

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



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

Account #: 211006277001
Statement Date: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

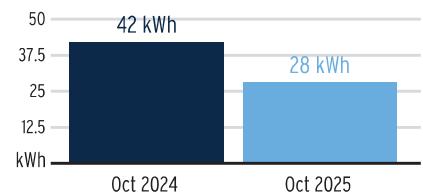
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	09/29/2025	41,252	-	40,371	=	881 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	881 kWh @ \$0.08641/kWh	\$76.13
Fuel Charge	881 kWh @ \$0.03391/kWh	\$29.87
Storm Protection Charge	881 kWh @ \$0.00577/kWh	\$5.08
Clean Energy Transition Mechanism	881 kWh @ \$0.00418/kWh	\$3.68
Storm Surcharge	881 kWh @ \$0.02121/kWh	\$18.69
Florida Gross Receipt Tax		\$3.94
Electric Service Cost		\$157.55
Franchise Fee		\$10.32
State Tax		\$14.19
Total Electric Cost, Local Fees and Taxes		\$182.06

Total Current Month's Charges **\$182.06**

Avg kWh Used Per Day



Important Messages

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Credit or Debit Card
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Phone
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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)

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
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Statement Date: October 03, 2025

Amount Due: \$119.96

Due Date: October 24, 2025

Account #: 211006277597

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

Previous Amount Due	\$103.17
Payment(s) Received Since Last Statement	-\$103.17

Current Month's Charges \$119.96

Amount Due by October 24, 2025 \$119.96

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% lower** than the same period last year.



Your average daily kWh used was **6.25% higher** than it was in your previous period.



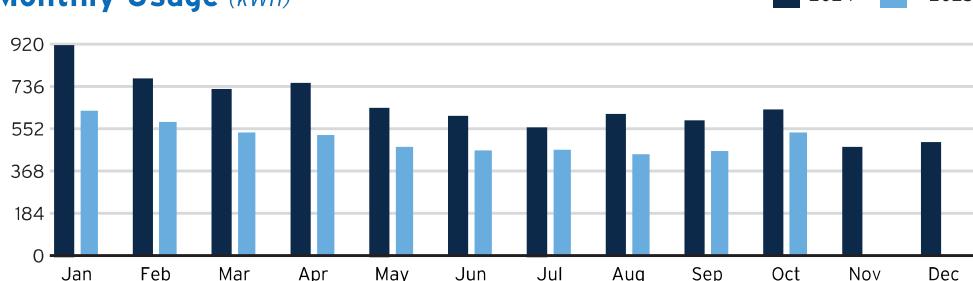
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Monthly Usage (kWh)



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

Account #: 211006277597

Due Date: October 24, 2025

Amount Due: \$119.96

Payment Amount: \$ _____

643977049397

Your account will be drafted on October 24, 2025



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TAMPA, FL 33614-8390

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TAMPA, FL 33631-3318

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



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

Account #: 211006277597
Statement Date: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	09/29/2025	11,254	-	10,719	=	535 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	535 kWh @ \$0.08641/kWh	\$46.23
Fuel Charge	535 kWh @ \$0.03391/kWh	\$18.14
Storm Protection Charge	535 kWh @ \$0.00577/kWh	\$3.09
Clean Energy Transition Mechanism	535 kWh @ \$0.00418/kWh	\$2.24
Storm Surcharge	535 kWh @ \$0.02121/kWh	\$11.35
Florida Gross Receipt Tax		\$2.60
Electric Service Cost		\$103.81
Franchise Fee		\$6.80
State Tax		\$9.35
Total Electric Cost, Local Fees and Taxes		\$119.96

Total Current Month's Charges **\$119.96**

Avg kWh Used Per Day



Important Messages

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TampaElectric.com

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

Statement Date: October 03, 2025

Amount Due: \$32.51

Due Date: October 24, 2025

Account #: 221007736350

DO NOT PAY. Your account will be drafted on October 24, 2025

Account Summary

Current Service Period: August 29, 2025 - September 29, 2025

Previous Amount Due	\$29.53
Payment(s) Received Since Last Statement	-\$29.53

Current Month's Charges	\$32.51
-------------------------	---------

Amount Due by October 24, 2025 **\$32.51**

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.



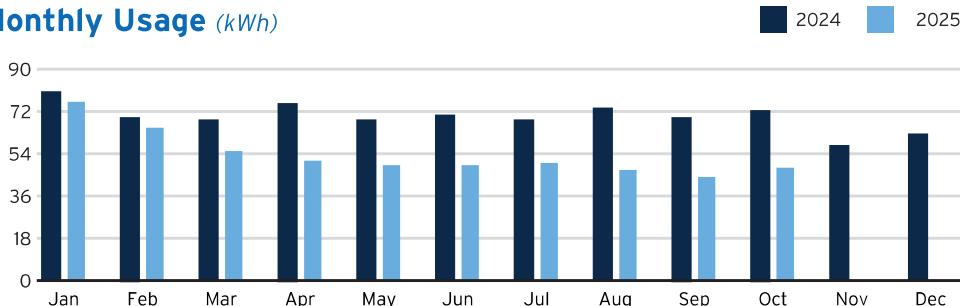
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Monthly Usage (kWh)



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

Account #: 221007736350

Due Date: October 24, 2025

Amount Due: \$32.51

Payment Amount: \$ _____

685952149678

Your account will be drafted on October 24, 2025



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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: October 03, 2025
Charges Due: October 24, 2025

Meter Read

Service Period: Aug 29, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	09/29/2025	4,219	-	4,171	=	48 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	48 kWh @ \$0.08641/kWh	\$4.15
Fuel Charge	48 kWh @ \$0.03391/kWh	\$1.63
Storm Protection Charge	48 kWh @ \$0.00577/kWh	\$0.28
Clean Energy Transition Mechanism	48 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	48 kWh @ \$0.02121/kWh	\$1.02
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.14
Franchise Fee		\$1.84
State Tax		\$2.53
Total Electric Cost, Local Fees and Taxes		\$32.51

Total Current Month's Charges **\$32.51**

Avg kWh Used Per Day



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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02224H

Date 08/01/2025

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 # 25-02224H	\$102.81
Corrected Notice of Public Hearing and Board of Supervisors Meeting	
RE: Encore CDD Fiscal Year 2026 Proposed Budget Board of Supervisors Meeting on 8/14/25 @ 1:30 PM	
Published: 8/1/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$102.81

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

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

RECEIVED
10/03/25

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

NOTICE

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

Business Observer

1970 Main Street

3rd Floor

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INVOICE

Legal Advertising

ENCORE COMMUNITY DEVELOPMENT DISTRICT

CORRECTED NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Encore Community Development District ("District") will hold a public hearing and regular meeting as follows:

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://encorecdd.org>.

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
August 1, 2025

25-02224H

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