



Rizzetta & Company

Encore Community Development District

**Board of Supervisors'
Meeting
February 12, 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

January 29, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, February 12, 2026, 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 Ashbury Proposal #25-8217 Tab 2
 - B. District Engineer**
 - C. Landscape Inspection.....USC**
 1. Review of Landscape Inspection Report Responses
 2. Review of Irrigation Report
 - D. Springer Environmental**
 - E. District Counsel**
 - F. Tampa Housing Authority Update**
 - G. District Manager**
- 4. BUSINESS ITEMS**
 - A. Establish Audit Committee**
 - B. Acceptance of Fourth Quarter Website Audit..... Tab 3**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting**
Held on January 8, 2026 Tab 4
 - B. Consideration of Operations and Maintenance Expenditures**
 - C. for December 2025 Tab 5**
 - D. Consideration of Chiller Fund Operations and Maintenance**
 - E. Expenditures for December 2025 Tab 6**
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,
Rachel Welborn
District Manager

Tab 1

ENCORE

IS Central Plant and Buildings Report

December 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

SECTION 2: CEP & Bldg. Heat Exchanger Performance

SECTION 3: Ice Generation and Usage

Customer Contacts

Greg Woodcock, 352-741-7699

Greg.Woodcock@stantec.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Rachel Welborn, 813-533-2950

rwelborn@rizzetta.com

SECTION 4: Water Treatment

SECTION 5: Chiller Performance

SECTION 6: Maintenance & Repairs



SECTION 1: Key Performance Indicators (KPI)

CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Electrical Consumption (kWh)	260,153	311,038	246,589	4,737,936
Electrical Cost	\$41,823.37	\$43,055.57	\$32,898.97	\$770,693.32
Peak Demand Consumption (kW)	381	319	232	15,737
Peak Demand Cost	\$4,701.54	\$3,732.30	\$2,714.40	\$184,366.64
Demand Consumption (kW)	1,708	1,740	907	23,510
Demand Cost	\$11,494.84	\$11,101.20	\$13,572.20	\$168,220.12
Water Cost	\$303.78	\$2,040.25	\$14,032.43	\$97,107.58

CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Plant Efficiency (kW/Ton) (Avg)	1.2	1.3	1.8	1.3
Chilled Water Differential Temperature (F) (Avg)	8.7	8.9	6.4	9.3
Condenser Water Setpoint (F) (Avg)	69.3	70.8	70.1	75.5
Days Failed to Make Ice	6	7	31	95
Chilled Water Pump VFD Speed (%) (Avg)	39.3	54.7	45.5	49.8
Water Usage (Gallons)	4	343	1,147	8,630

Central Plant System Information

Average Values Unless Noted	System CHWR	System CHWS	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
Feb	43.7	40.5	4.7	1,049	572,005	143,001	6.1	12.0	75,860
Mar	43.1	40.3	4.2	2,479	1,289,569	322,392	12.4	12.0	151,391
Apr	44.5	40.2	4.6	1,961	1,082,375	270,594	14.6	14.9	101,219
May	47.1	40.2	6.9	1,748	1,479,052	369,763	15.1	15.0	248,123
Jun	49.3	40.2	9.1	1,438	1,498,212	374,553	15.5	15.5	209,544
Jul	50.9	40.1	10.8	1,157	1,540,142	385,035	15.1	15.1	332,128
Aug	50.7	40.0	10.7	1,172	1,541,799	385,450	15.2	15.2	150,042
Sep	50.3	40.0	10.3	1,180	1,455,063	363,766	14.6	14.6	461,042
Oct	49.8	40.1	9.7	979	997,682	249,420	11.2	11.1	310,744
Nov	48.1	40.2	7.9	979	934,901	233,725	10.3	9.1	276,988
Dec	47.0	40.6	6.4	681	543,043	135,761	7.1	5.7	246,589
2025									
Jan	45.8	40.7	5.1	532	340,223	85,056	6.0	4.9	179,369
Feb	48.2	40.8	7.4	773	652,296	163,074	8.1	6.9	216,172
Mar	48.7	40.7	8.1	695	704,665	176,166	8.6	6.3	221,917
Apr	50.8	40.5	10.3	846	1,045,671	261,418	10.9	10.4	360,715
May	51.7	39.9	11.8	1,038	1,519,897	379,974	13.2	13.2	486,687
Jun	51.3	39.9	11.5	1,340	1,827,174	456,793	14.0	14.0	593,054
Jul	50.3	39.8	10.5	1,634	2,115,059	528,765	14.9	14.9	628,992
Aug	50.6	40.2	10.4	1,667	2,139,328	534,832	14.9	14.8	550,888
Sep	48.5	39.9	8.6	1,771	1,803,915	450,979	13.7	13.7	499,437
Oct	49.8	39.8	10.0	1,233	1,524,731	381,183	12.5	12.5	429,515
Nov	48.3	39.4	8.9	850	932,904	233,226	9.8	9.6	311,038
Dec	48.0	39.3	8.7	777	849,310	212,328	8.9	8.6	260,153

- CEP total kWh consumption decreased 16%, Ton-Hour consumption decreased 9%, and total cooling degree days decreased by 35.5% from the previous month. The current month's Plant Loading of 14% decreased 12% from the previous month.

SECTION 2: 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	212,328	233,226	135,761	3,863,794
Navara Ton Hour Consumption	32,761	34,151	28,681	651,295
Legacy Ton Hour Consumption	26,881	31,102	23,203	517,424
Ella Ton Hour Consumption	18,305	20,200	17,061	364,010
Reed Ton Hour Consumption	43,608	45,668	45,776	785,371
Trio Ton Hour Consumption	19,931	22,129	18,098	385,297
Tempo Ton Hour Consumption	28,360	35,073	29,655	635,567
Modera Ton Hour Consumption	36,272	40,519	0	622,928

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
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
Dec	49.2	40.3	8.9	114	10.0	128,052	54.2	50.1	4.1	22.1	23.6

Navara Bidg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bidg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Control Valve Signal	Average Control Valve Feedback
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
Dec	49.8	46.0	3.9	305	44	147,030	12.0	60.2	55.1	95.7	95.3

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
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
Dec	51.2	39.2	12.0	72	12.0	107,359	53.2	50.7	2.5	58.8	58.6

Legacy Bldg Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Water Press Dp	Average Bldg Dp Setpoint	Average Panel Bldg DP
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
Dec	52.7	48.7	4.0	135	62,834	8.2	1.2	7.0	20.0	9.8

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
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
Dec	44.4	40.1	4.3	141	73,415	12.0	20.0	21.8

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
2025							
Jan	47.1	42.4	4.7	75	47,736	42	90.4
Feb	0.0	0.0	0.0	0	0	0	0.0
Mar	48.9	42.2	6.7	114	101,651	42	89.0
Apr	50.8	42.8	8.0	167	167,210	42	91.3
May	52.1	43.0	9.1	211	238,973	42	93.9
Jun	4.3	3.6	0.7	18	18,250	4	7.8
Jul	56.8	44.3	8.6	292	311,556	42	0.0
Aug	57.2	45.1	12.1	278	417,043	42	0.1
Sep	56.3	45.0	11.2	264	353,471	42	0.1
Oct	54.5	43.7	10.8	211	283,896	42	0.1
Nov	52.7	42.4	10.3	130	165,149	42	2.3
Dec	52.9	42.5	10.4	33	44,346	42	1.7

The building side chilled water return flow meter stopped working on December 9, at 3:45AM.

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
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
Dec	47.0	40.0	6.9	204	173,960	12	20.5	21.1

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
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
Dec	52.3	40.4	11.9	97	44.0	144,519	14.0

Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Control Valve Signal
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
Dec	49.1	40.1	9.0	12	72.1	79,861	21.3

Trio Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	Average Bypass Valve (%)
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
Dec	51.4	40.9	10.5	94	78,302	15	15.0	18.1

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
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
Dec	48.1	41.2	6.9	12.0	133	113,140

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
Dec	50.1	43.8	6.5	200	161,967	10	10.0	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
⊕ Dec	53.8	40.1	13.7	88	14.0	151,523	38.3	39.4

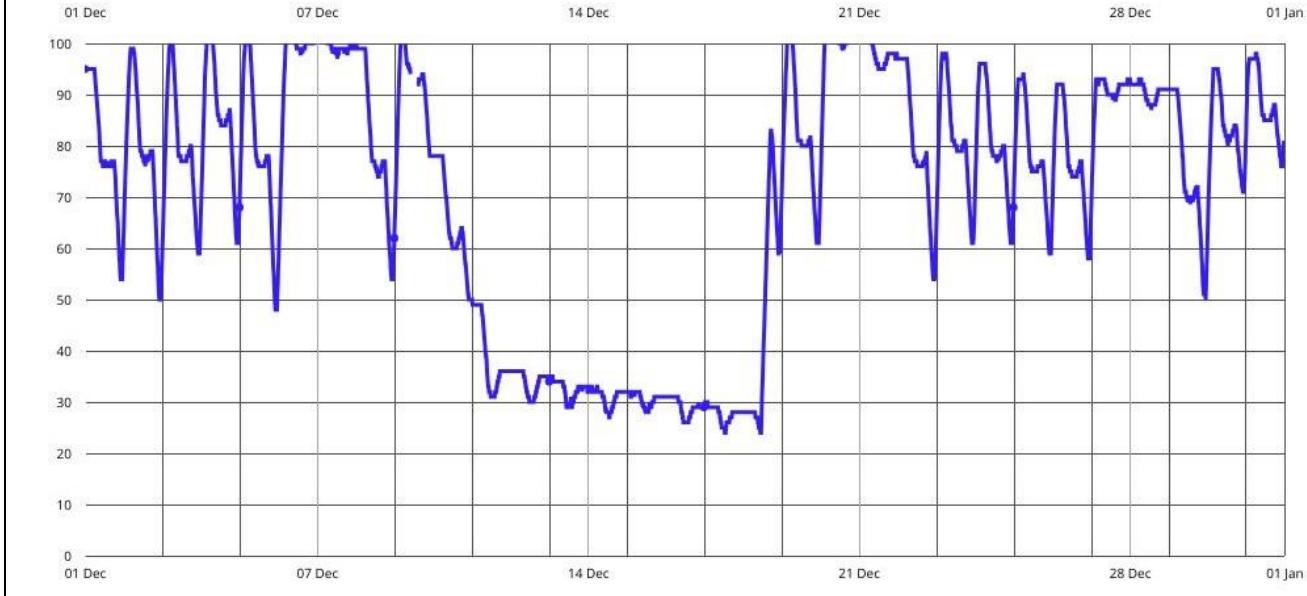
Modera Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure
2025							
⊕ May	54.2	48.9	5.3	487	44	78,249	0.1
⊕ Jun	54.8	48.0	6.8	574	44	222,614	0.1
⊕ Jul	55.1	47.5	7.6	592	44	526,751	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
⊕ Dec	55.5	43.3	12.2	102	44	159,472	15.0

SECTION 3: Ice Generation and Usage
Ice Inventory and Usage October 2025
Ice Inventory

Encore - CEP: 1240 Ray Charles Boulevard

Analog Point

December 1, 2025 12:00 AM - January 1, 2026 12:00 AM


Ice Inventory - December 2025

	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	6	7	96	Ice calibration and testing in April
Minimum Ice Level	24	40	N/A	
Average Days on Ice	0.4	0.3	2.3	
Maximum Days on Ice	0.3	0.2	4.3	
Maximum Hours on Ice	8.3	5.3	N/A	

Glycol Heat Exchanger Performance

Row Labels	HX1 CHWS	HX1 CHWR	HX1 Glycol CHWS	HX1 Glycol CHWR	HX2 CHWS	HX2 CHWR	HX2 Glycol CHWS	HX2 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
Dec	40.4	48.1	35.7	46.6	40.5	48.1	36.2	47.0	7.6	7.4	142	149	172

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 4: 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, January 5, 2026 1:56 PM EST

Report Number: 667101
 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	Closed Loop
Conductivity (as μ mhos)	836 Record	2452 1000 - 5500	1120 1000 max	1315 Record
pH	8.07 6 - 8.5	8.74 Record	7.53 7.5 - 8	11.6 Record
Hardness, total (ppm as CaCO_3)	0 5 max	340 150 max	260 6 max	
On-Trac, ppb		80 80 min		
Controller Conductivity Reading		2469 Record		
Temperature (°F)		67 60 - 100		
Conductivity Cycles (Calculated)		2.9 4 - 10		
Nitrite (ppm as NO_2)				250 400 - 800

Opening Comment

Chemtex was on site to perform monthly water testing of the cooling water system. While on site 1) I calibrated the PTSA probe (inhibitor) to ensure better control of the system 2)The conductivity probe was within calibration limits, so no calibration was needed during the visit. 3)When grabbing a sample of the makeup water from the new soft water system I noticed the softeners did not have power. The softeners were producing 260 ppm hardness makeup water. I called Justin and he said he would call Ashberry and get them out to get that fixed. Once the softener gets back up and starts to produce soft water this will line back out. If the softener does not get fixed it will increase the risk of scaling in the condensers which would lead to an increase in the approach temperatures,

Closed Loop

The closed loop was low still a little low on nitrite, so I added a pot feeder full of inhibitor. The strainer was looking much better. After inspecting it I left it in and will check it again next month.

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 5: Chiller Performance

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	
Dec	30.0	23.2	6.8	71.3	79.6	8.3	69.3	74	

Chiller #1 Refrigeration and Mechanical Performance

Chiller 1		Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025											
Jan	--	--	--	--	--	--	--	--	0.00	0	
Feb	0.8	84.0	6.8	-10.7	24.7	1.8	22.5	116.4	0.00	11	
Mar	2.1	88.5	7.0	-11.0	22.0	2.4	22.2	117.6	0.00	64	
Apr	2.6	90.2	5.0	-10.2	29.4	1.5	22.4	116.5	0.00	92	
May	1.7	87.2	3.9	-10.1	29.6	0.4	22.7	119.9	0.00	13	
Jun	2.7	90.0	1.8	-10.7	24.6	1.4	20.6	120.9	0.00	120	
Jul	2.7	65.4	3.4	-12.9	38.7	0.8	22.6	119.4	0.00	123	
Aug	2.6	92.6	0.1	-10.6	77.6	0.1	22.5	118.7	0.00	138	
Sep	2.6	92.0	0.1	-11.0	71.6	0.1	22.5	118.3	0.00	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	
Dec	2.2	82.5	0.1	-11.0	71.6	0.0	22.6	114.6	1.20	74	

Chiller #2 Chilled & Condenser Water Performance

Trane Model # CVHF108, Serial # L15C01634

Chiller 2	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	44.0	40.0	4.0	66.2	67.8	1.6	24.7	457
Feb	47.6	40.0	7.6	71.1	74.5	3.4	36.2	642
Mar	48.5	40.0	8.5	69.5	72.9	3.4	34.6	613
Apr	50.6	40.3	10.3	77.5	83.5	6.0	50.4	631
May	51.6	40.2	11.5	79.6	86.2	6.7	65.2	658
Jun	51.2	40.2	11.0	80.9	89.0	8.1	78.8	609
Jul	50.4	40.2	10.2	81.7	90.3	8.6	81.4	501
Aug	50.4	40.3	10.1	81.8	90.5	8.7	78.5	480
Sep	48.6	40.1	8.5	80.3	88.4	8.1	72.2	565
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
Dec	48.2	40.0	8.1	69.9	73.4	3.6	38.0	581

Chiller #2 Refrigeration and Mechanical Performance

Chiller 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	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
Dec	-0.1	76.2	2.8	-9.1	38.5	1.6	25.8	116.1	20.77	581

Chiller #3 Chilled & Condenser Water Performance

Trane Model # CDHF3000, Serial # L22L03369

Chiller 3	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	42.0	40.0	2.0	62.8	63.8	1.0	16.4	252
Feb	44.6	40.9	3.7	73.5	75.6	2.1	22.2	27
Mar	44.5	41.2	3.3	74.9	76.0	1.0	19.4	1
Apr	50.0	44.9	5.1	80.0	83.6	3.6	29.9	1.5
May	46.5	40.0	6.4	81.6	85.0	3.3	32.9	73
Jun	47.3	40.3	7.0	82.0	86.2	4.3	34.5	35
Jul	48.1	40.2	8.0	82.3	87.2	4.9	37.1	156
Aug	48.6	40.2	8.3	82.3	86.7	4.4	36.4	201
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
Dec	43.4	40.4	3.0	71.0	73.0	2.0	19.2	9

Chiller #3 Refrigeration and Mechanical Performance

Chiller 3	Average Cond 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	
Dec	11.6	73.6	0.6	5.3	38.9	1.5	17.6	105.7	0.00	9	

Chiller 3	Average Cond 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	--	--	--	--	--	--	--	--	0.00	0	
Dec	--	--	--	--	--	--	--	--	0.00	0	

SECTION 6: Maintenance, and Repair Status

Completed Maintenance & Repairs	
Navara Bldg Comm Issue 12/30/25	Tech: David Zaccari arrived on site and addressed the customer's connectivity issues with the NAVARA BLD SC and BASE SC. Plugged into the NAVARA BLD SC and found the DNS was not responding. Disabled and re-enabled the Trane Connect router, which re-established communication. Repeated the process for the BASE SC, restoring its communication. Re-established communication to both SCs on Trane Connect. Confirmed the customer could log in and view the points. Verified that everything is now working properly.
Chiller 1 12/18/25	Tech: Steven Mullins arrived on site and performed the following maintenance activities on the CH-1. Observed CH-1 was not operating as intended. Identified CH-1 in alarm for low saturated refrigerant temperature. Replaced the refrigerant saturated temperature sensor. The cause of the alarm is unknown, but the sensor was replaced in case of erratic operation. Reset the alarm and then reset the chiller. CH-1 started normally and is fully operational, making 23° water for ice making. CH-1 is operating as intended on departure. No additional work needs to be quoted at this time.
Plant 12/9/25	Tech: Mike Poirson – plant shutdown for TECO. After shutdown, Met Jeff on site and found system running in "ICE BURN" mode. I overrode CPC and ICE MODE "off" and verified all components cycled off. Returned to site after TECO repairs and enabled plant operations. Monitored systems come back online and handle chilled water setpoint with CH-2.
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	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.
CHWP-1 VFD 8/17/25	Tech: Angel Encio Jr arrived on site and addressed the following: CHWP-1 VFD Troubleshooting. Observed alarm A24, indicating an external cooling fan failure. Opened the drive cabinet and tested the fan motor. Tightened all electrical connections and checked voltage on the motor leads. Verified the motor runs briefly before shutting down. Contacted Danfoss drive tech support (Kam) to confirm the correct part number for the fan motor. Ordered the replacement cooling fan motor from the Tampa Trane Parts center. The unit is currently operational. The job is incomplete, pending arrival and installation of the new fan motor. No additional work needs to be quoted at this time.
Chiller 2 8/5/25	Tech: Alfred Gonzalez arrived on site to address issues with the unit. Observed the unit was not operating as intended upon arrival. Identified symptoms including loss of oil flow pressure and main AFD power loss. Troubleshooting revealed a general supply power failure to the chiller's drive starter. Checked oil pump motor electrical connections and oil level in the oil sump; all were proper. Operated the oil pump in manual mode, noting satisfactory oil pump pressure and amperage. Determined that the oil flow loss was due to the loss of main power supply to the chiller starter. Reset diagnostics and performed chiller start-up. Observed and monitored operation, confirming it to be proper. The unit was operating as intended upon departure. No additional work needs to be quoted.
Chiller 1 8/4 & 8/5/25	Tech: Javier Suria Addressed the following issues with the CEP-SC. The unit was not operating as intended upon arrival. On 8/4/2025, I remote connect to the site. CH-3 was found to be in Ice Chiller Cooling Mode during Ice Burning Mode due to CH-2 and CH-3 being in alarm. Temporarily disabled Ice Chiller Cooling Mode and allowed Ice Burning Mode. After Ice Burning Mode terminated, Chiller Plant was enabled, which started CH-3. On 8/5/2025, I found that CH-3 Ckt-1 was in alarm while Ckt-2 was running. Modified the Ice_Plant_Mode_SC TGP. Removed the CH-3 Diagnostic Shutdown Present value E/A BI to allow CH-1 to run in Cool Mode even when CH-3 available Ckt runs. Created CH-3 Circuit 1 and Circuit 2 Cooling Available E/A B's. Added an AND statement and NOT block with Ice Burning Mode Only. Downloaded the modified TGP. The unit was operating as intended upon departure. No additional work needs to be quoted.
Chiller 3 8/5/25	Tech: Alfred Gonzalez arrived on site and completed the following maintenance. Confirmed the unit was partially operational; only circuit -2 was running. Observed a symptom of low oil pressure differential. Identified a clogged oil filter as the cause. I purchased and picked up a new oil filter. Isolated the filter block, removed the old filter, and installed the new one. Checked electrical wiring connections and oil level in the sump. Operated the oil pump motor in manual mode, checked amperage, and adjusted differential pressure as required. Reset the diagnostic and return circuit -1 to full auto mode. Replaced the oil filter. The unit is now operating as intended. No additional work is required at this time.
Glycol Pump 6 7/24/25	Tech: Alfred Gonzalez arrived on site. Confirmed the unit was not operating as intended due to defective motor bearings. Observed extremely loud noise, indicating the motor required new bearings. Made wiring connections for the motor to incoming power from the VFD drive. Checked coupling connections and motor rotation. Reinstalled coupling guard and motor terminal junction box cover. Reset the drive and return the motor to full auto mode from the BAS system. Verified the unit was operating as intended upon departure. No additional work requires a quote.
Chiller 3 7/21 & 7/22/25	Tech: Javier Suris arrived on site. Confirmed the CEP SC unit was operating as intended upon arrival. Identified CH-3 as the lead chiller. Observed system pressure below setpoint, causing pump over-pressurization. Noted V-26 CHWP Bypass valve opening to relieve pressure, leading to system pressure DP decrease. Connected to the system, which then stabilized. Follow-Up and Adjustments (7/22/2025) Verified the system was working properly after switching to CH-2 post-service. Increased AI and BI update intervals from 10 seconds to 1 minute and 1 second, mirroring previous AO and BO adjustments. Set the V-26 CHWP Bypass PID maximum from 100% to 50%. Confirmed the CEP SC unit was operating as intended upon departure. No additional work requiring a quote was identified.

Chiller 2 7/17 thru 7/22/25	<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.</p> <p>Arrived on site. The unit was shut down for condenser tube brushing due to high head pressure. Brushed condenser tubes. Purchased service material. Unit is not operating as intended. More brushing of the condenser tubes is required.</p> <p>Arrived on site. Unit was not operating as intended on arrival due to high condenser approach. Troubleshooting revealed scaled, dirty condenser tubes. Finished brushing condenser tubes (bottom half). Cleaned O-ring groove, crown sheet, and condenser head. Installed condenser head. Filled vessel with water and reopened condenser isolation valves. Cleaned the general area and packed up tools and equipment. Put chiller back into full auto mode. Unit was operating as intended on departure. Chiller needs to be operating to check condenser approach. Note: a thin veneer of scale was still present on the tubes after brushing. No additional work needs to be quoted.</p> <p>Arrived on site and performed the following maintenance activities: Chiller Startup and Verification. Had the BAS technician put chiller -2 into operation. Verified the condenser approach, noting it was at 1.7 degrees. Observed chiller amperage at 85% current load. Confirmed that the acid cleaning and tube brushing had a positive effect on the chiller system. Left the chiller in operational condition.</p>
Chiller 1 7/17/25	<p>Tech: Alfred Gonzalez arrived on site. Observed the unit was not operating as intended due to low oil pressure. Troubleshooting revealed a defective relay and wiring issue. Locked out and tagged out the electrical breaker for the oil pump motor. Removed the defective relay and repaired the wiring for the oil pump motor. Purchased and picked up a new relay contactor. Installed the new relay as required. Tested the oil pump motor. Reset the chiller control panel and started up the chiller. Observed net oil pressure and amperage; noted satisfactory readings. The unit is now operating as intended. No additional work needs to be quoted at this time. Completed paperwork.</p>
GCHWP-6 7/2 thru 7/13/25	<p>Tech: Andrew Hayden arrived on site. Confirmed the unit was not operating as intended upon arrival. Diagnosed the pump motor with a bad bearing. Pulled the pump motor to have it rebuilt. The unit is not operating as intended upon departure. No additional work needs to be quoted at this time.</p> <p>Observed the unit was not operating as intended. Installed and aligned the rebuilt motor from Suncoast to the pump. Confirmed the unit was still not operating as intended upon departure. Determined no additional work needs to be quoted.</p>
Navara Bldg 6/26/25	<p>Tech: Javier Suris arrived on site to address the NAVARA BLDG BTU METER. The unit was not operating as intended upon arrival due to intermittent communication loss reported by the customer. Changed the device IP Address for the plant SC network. Connected the meter to the plant ethernet network switch. The NAVARA BLDG BTU METER was operating as intended when I departed. No additional work needs to be quoted.</p>
Chiller 3 6/20/25	<p>Tech: Alfred Gonzalez arrived on site to address issues with the chiller unit. Observed the unit was not operating as intended upon arrival. Performed a shutdown diagnostic and noted low differential oil pressure on circuits 1 and 2. Troubleshooting revealed a clogged oil filter circuit on both circuits. Isolated and removed the old oil filters. Installed new oil filters provided with the chiller. Reopened the isolation valve and ran the oil pump in manual mode. Verified discharge and differential oil pressures were normal. Reset the chiller diagnostic and returned the chiller to full auto mode. The unit was operating as intended upon departure. No additional work needs to be quoted at this time. Sent email to notify others of the chiller's status and completed necessary paperwork.</p>
Ice Plant 6/17 & 6/18/25	<p>Techs: Ed Wright and Javier Suris</p> <p>6/16/2025: Monitored the plant in the evening. Several issues with the Ice Plant.</p> <p>6/17/2025: Chiller Plant was off. Enabled the plant while working with Ed on modifying Ice Plant Modes and CH-1 Enable TGP's. NOTE: The CT's were overflowing via the overflow lines. The city water makeup valve was open and CT-1 ultrasonic water level sensor was 9" triggering the city water makeup. Temporarily put CT-1 ultrasonic sensor out of service to stop the city MU. In addition, found the well makeup not supplying water. The well-1 pump is not running. It has a bad motor starter coil. Ed notified Justin K. and the service company fixed the problem. Downloaded one of the modified 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>

Tab 2

**Ashberry Water Conditioning****QUOTE**

5408 N 59th St.
Tampa, Florida 33610
United States
(813) 248-0055
(813) 247-7086

2/3/2026

VALID FOR 5 DAYS**Proposal for:**

Jeff Watson
704-620-9201
jeffs.watson@trane.com
Tampa Bay Trane - Encore Chiller Plant
Rebed and Rebuild Unit A
1237 E Harrison St
Tampa, Florida 33602
United States

Sales Rep Info:

Don Karr
dkarr@ashberrywater.com

Project Scope Replace resin media due to loss of capacity (last record 2015) and rebuild control valve (last on record 2020)

system is running at less than 50% of capacity at this time but is testing soft / 0 hardness

Billing Schedule 50% - Due at time of Order/Approval And 50% - Due at time of Completion

Quantity	Line Item Description	Sales Price	Total Price
2.00	Rebuild Kit-3900-CW NHWB	\$2,010.05	\$4,020.10
2.00	Brine Valve-1800-CW-Brine Valve Only	\$683.83	\$1,367.66
2.00	Brine Valve-1800-CW-Injector Housing Assembly	\$99.25	\$198.50
2.00	Brine Valve-1800 J Tube w/ brass nuts and ferrules	\$164.30	\$328.60
2.00	Brine Valve-CW-Injector and Throat Various Colors (White)	\$86.01	\$172.02
20.00	Media-Gravel-1/4x1/8 Washed Gravel-1/2 CuFt/bag-50lb	\$50.88	\$1,017.60
40.00	Media-Resin-CG8C	\$254.40	\$10,176.00
2.00	Hub and Laterals-36" Hub-3" Laterals	\$736.06	\$1,472.12
1.00	Service Call	\$150.00	\$150.00
24.00	Labor Charge	\$160.00	\$3,840.00

Subtotal \$22,742.60

Grand Total \$22,742.60

Salt Pricing Summary

Ashberry Water Conditioning, Inc. will deliver salt monthly for \$0 per bag and res-up \$ 13.25 per quart plus applicable sales tax and truck surcharge. This agreement may be canceled in writing, (with 30-day notice). Monthly Service Includes delivery and installation of salt, hard water testing, verification of proper meter and or timer settings, inspection of plumbing and system bypass, completion of POD sheet, and if needed, preemptive service call placed.



THANK YOU FOR YOUR BUSINESS!

Payment Terms and Delivery

PO Terms

Purchaser acknowledges that Seller is required to comply with applicable export laws and regulations relating to the sale, exportation, transfer, assignment, disposal and usage of the goods and/or services provided under the Contract, including any export license requirements. Purchaser agrees that such goods and/or services shall not at any time directly or indirectly be used, exported, sold, transferred, assigned or otherwise disposed of in a manner which will result in noncompliance with such applicable export laws and regulations. It shall be a condition of the continuing performance by Seller of its obligations hereunder that compliance with such export laws and regulations be always maintained.

PURCHASER AGREES TO INDEMNIFY AND HOLD SELLER HARMLESS FROM ANY AND ALL COSTS, LIABILITIES, PENALTIES, SANCTIONS AND FINES RELATED TO NON-COMPLIANCE WITH APPLICABLE EXPORT LAWS AND REGULATIONS.

Shipping Information

- Prepaid and Add: Shipping and Handling Charge
- Incoterms: FOB - Free on board
- Freight will be billed to purchaser unless freight is prearranged and paid for by the customer.

Terms

- This quote is valid for 5 days from the date shown.
- Payment terms are N30 - Net 30 days and are subject to the attached Ashberry Water Conditioning Terms and Conditions.
- Pricing listed does not include applicable sales tax. Tax is based on your County's current tax rate.
- If your company is Tax Exempt, a Tax Exemption Number & document must be provided.

Purchase Order:

Customers that provide a hard copy Purchase Order must reflect a Net 30-day term for all services/equipment.

We require a signed quote and/or contract for us to process your order. Please sign and return the completed packet to the following:

Fax : 813-247-7086
or

dkarr@ashberrywater.com

You may also mail this to:

**Ashberry Water Conditioning
5408 N. 59th St.
Tampa, FL 33610**

Standard Terms of Sale

1. Applicable Terms. These terms of sale (the "Terms") govern the purchase, lease, or sale of equipment, products, related services, leased products, and media goods if any (collectively herein, the "Work"), referred to in Ashberry Acquisition Company d/b/a Ashberry Water Conditioning's ("Seller's") quote or proposal ("Seller's Documentation"). Whether these Terms are included in an offer or an acceptance by Seller, such offer or acceptance is expressly conditioned on Buyer's assent to these Terms and Seller's Documentation which constitutes the agreement ("the "Agreement") between the Seller and the purchaser identified in Seller's Documentation (the "Buyer"). Seller rejects all additional or different terms in any of Buyer's forms or documents. The Seller and Buyer are collectively referred to as the "Parties" and each individually a "Party."

2. Payment. Buyer shall pay Seller the full purchase price as set forth in Seller's Documentation. Unless Seller's Documentation specifically provides otherwise, freight, storage, insurance and all taxes, levies, duties, tariffs, permits or license fees or other governmental charges relating to the Work or any incremental increases thereto shall be paid by Buyer. If Seller is required to pay any such charges, Buyer shall immediately reimburse Seller. If Buyer claims a tax or other exemption or direct payment permit, it shall provide Seller with a valid exemption certificate or permit and indemnify, defend and hold Seller harmless from any taxes, costs and penalties arising out of same. All payments are due within 30 days after receipt of invoice. Buyer may possibly be charged the lower of 1 1/2% interest per month or the maximum legal rate on all amounts not received by the due date and shall pay all of Seller's reasonable costs (including attorneys' fees) of collecting amounts due but unpaid.

3. Delivery. Delivery of the Work shall be in material compliance with the schedule in Seller's Documentation unless Seller's Documentation provides otherwise. Title/ lien releases to all Work shall pass upon receipt of payment for the Work under the respective invoice. Unless otherwise



agreed to in writing by Seller, shipping dates are approximate only and Seller shall not be liable for any loss or expense (consequential or otherwise) incurred by Buyer or Buyer's customer if Seller fails to meet the specified delivery schedule.

4. Ownership of Materials and Licenses. All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data, software and other documents or information prepared or disclosed by Seller, and all related intellectual property rights, shall remain Seller's property. Seller grants Buyer a non-exclusive, non-transferable license to use any such material solely for Buyer's use of the Work. Buyer shall not disclose any such material to third parties without Seller's prior written consent. Buyer grants Seller a non-exclusive, non-transferable license to use Buyer's name and logo for marketing purposes, including but not limited to, press releases, marketing and promotional materials, and web site content.

5. Changes. Neither party shall implement any changes in the scope of Work described in Seller's Documentation without a mutually agreed upon change order. Any change to the scope of the Work, delivery schedule for the Work, any Force Majeure Event, any law, rule, regulation, order, code, standard or requirement which requires any change hereunder shall entitle Seller to an equitable adjustment in the price and time of performance.

6. Force Majeure Event. Neither Buyer nor Seller shall have any liability for any breach or delay (except for breach of payment obligations) caused by a Force Majeure Event. If a Force Majeure Event exceeds six (6) months in duration, the Seller shall have the right to terminate the Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed prior to the date of termination. "Force Majeure Event" shall mean events or circumstances that are beyond the affected party's control and could not reasonably have been easily avoided or overcome by the affected party and are not substantially attributable to the other party. Force Majeure Event may include, but is not limited to, the following circumstances or events: war, act of foreign enemies, terrorism, riot, strike, or lockout by persons other than by Seller or its sub-suppliers, natural catastrophes or (with respect to on-site work), unusual weather conditions or any acts of God.

7. Warranty. Subject to the following sentence, Seller warrants to Buyer that the Work (i) shall materially conform to the description in Seller's Documentation and shall be free from defects in material and workmanship; and (ii) shall be performed in a timely and workmanlike manner. Determination of suitability of treated water for any use by Buyer shall be the sole and exclusive responsibility of Buyer. The foregoing warranty shall not apply to any Work that is specified or otherwise demanded by Buyer and is not manufactured or selected by Seller, as to which (i) Seller hereby assigns to Buyer, to the extent assignable, any warranties made to Seller and (ii) Seller shall have no other liability to Buyer under warranty, tort or any other legal theory. The Seller warrants the Work, or any components thereof, through the earlier of (i) eighteen (18) months from delivery of the Work or (ii) twelve (12) months from initial operation of the Work or ninety (90) days from the performance of services (the "Warranty Period"). If Buyer gives Seller prompt written notice of breach of this warranty within the Warranty Period, Seller shall, at its sole option and as Buyer's sole and exclusive remedy, repair or replace the subject parts, re-perform the Work or refund the purchase price. Unless otherwise agreed to in writing by Seller, (i) Buyer shall be responsible for any labor required to gain access to the Work so that Seller can assess the available remedies and (ii) Buyer shall be responsible for all costs of installation of repaired or replaced Work. If Seller determines that any claimed breach is not, in fact, covered by this warranty, Buyer shall pay Seller its then customary charges for any repair or replacement made by Seller. Seller's warranty is conditioned on Buyer's (a) operating and maintaining the Work in accordance with Seller's instructions, (b) not making any unauthorized repairs or alterations, and (c) not being in default of any payment obligation to Seller. Seller's warranty does not cover (i) damage caused by chemical action or abrasive material, misuse or improper installation (unless installed by Seller) and (ii) media goods (such as, but not limited to, resin, membranes, or granular activated carbon media) once media goods are installed. **THE WARRANTIES SET FORTH IN THIS SECTION 7 ARE THE SELLER'S SOLE AND EXCLUSIVE WARRANTIES AND ARE SUBJECT TO THE LIMITATION OF LIABILITY PROVISION BELOW. SELLER MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.**

8. Assignment. Neither Party may assign this Agreement, in whole or in part, nor any rights or obligations hereunder without the prior written consent of the other Party; provided, however, the Seller may assign its rights and obligations under these terms to its affiliates or in connection with the sale or transfer of the Seller's business and Seller may grant a security interest in the Agreement and/or assign proceeds of the agreement without Buyer's consent.

9. Termination. Either Party may terminate this Agreement, upon issuance of a written notice of breach and a thirty (30) day cure period, for a material breach (including but not limited to, filing of bankruptcy, or failure to fulfill the material obligations of this agreement). If Buyer suspends an order without a change order for ninety (90) or more days, Seller may thereafter terminate this Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed, whether delivered or undelivered, prior to the date of termination.

10. Rental Equipment /Services. Any leased or rented equipment ("Leased Equipment") provided by Seller shall at all times be the property of Seller with the exception of certain miscellaneous installation materials purchased by the Buyer, and no right or property interest is transferred to the Buyer, except the right to use any such Leased Equipment as provided herein. Buyer agrees that it shall not pledge, lend, or create a security interest in, part with possession of, or relocate the Leased Equipment. Buyer shall be responsible to maintain the Leased Equipment in good and efficient working order. At the end of the initial term specified in the order for the Leased Equipment, the lease terms shall automatically renew for the identical period unless canceled in writing by Buyer or Seller not sooner than three (3) months nor later than one (1) month prior to termination of the initial order or any renewal terms. Upon any renewal, Seller shall have the right to issue notice of increased pricing which shall be effective for any renewed lease order terms unless Buyer objects in writing within fifteen (15) days of issuance of said notice. If Buyer timely cancels service in writing prior to the end of the initial or any renewal term this shall not relieve Buyer of its obligations under the order for the monthly rental service charge which shall continue to be due and owing. Upon the expiration or termination of this Agreement, Buyer shall promptly make any Leased Equipment available to Seller for removal. Buyer hereby agrees that it shall grant Seller access to the Leased Equipment location and shall permit Seller to take possession of and remove the Leased Equipment without resort to legal process and hereby releases Seller from any claim or right of action for trespass or damages caused by reason of such entry and removal



10. Dispute Resolution; Submission to Jurisdiction; Waiver of Jury Trial

Good Faith Negotiation. In the event of any dispute, claim, or disagreement arising from or related to the Work, Seller's Documentation, this Agreement, or an alleged breach of this Agreement ("Dispute"), either Party may deliver to the other Party notice of such Dispute (the "Dispute Notice"), and the Parties agree to use their best efforts to settle the Dispute through good faith negotiation.

Mediation. If the Parties are unable to resolve any Dispute through good faith negotiation within thirty (30) days from the delivery of the Dispute Notice (the "Negotiation Period Expiration"), the Parties agree first to try in good faith to settle the Dispute by mediation administered by the American Arbitration Association ("AAA") under its Commercial Mediation Procedures before resorting to arbitration.

Arbitration. If the Parties are unable to resolve any Dispute through good faith negotiation and mediation within seventy-five (75) days from the delivery of the Dispute Notice, the Dispute shall be settled by and submitted to mandatory binding arbitration administered by the AAA under its Commercial Arbitration Rules, which are available at the AAA website at www.adr.org. Either Party may initiate such an arbitration proceeding by notifying the other Party in writing. This mandatory arbitration provision shall not apply to an action by Seller to collect unpaid invoices due from Buyer to Seller ("Collection Action") which Buyer agrees Seller may prosecute in any state court located in Hillsborough County, Florida, or the United States District Court for the Middle District of Florida (Tampa Division) which Buyer agrees shall have jurisdiction and will constitute appropriate venue to hear the Collection Action. Each of the Parties waives any defense of inconvenient forum to the maintenance of any Collection Action or proceeding so brought and waives any bond, surety, or other security that might be required of any other Party with respect thereto.

WAIVER OF JURY TRIAL. EACH PARTY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR OTHER LEGAL PROCEEDING PERTAINING TO THE TERMS, SELLER'S DOCUMENTATION, THE AGREEMENT, OR ANY WORK PROVIDED. THE WAIVER APPLIES TO ANY ACTION OR LEGAL PROCEEDING, WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE. EACH PARTY AGREES NOT TO INCLUDE ANY EMPLOYEE, OFFICER, OR DIRECTOR OF THE OTHER PARTY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM.

12. Limitation of Liability and Remedies.

Limitation of Liability. Each Party's total aggregate liability arising under or relating to this Agreement and the Work is limited to the amount paid by Buyer under this Agreement for Work during the twelve (12) months immediately preceding a claim that is the subject of the claim. This limitation will not apply to Buyer's payment obligations under this Agreement.

Disclaimer of Indirect Damages. IN NO EVENT WILL EITHER PARTY BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL COSTS OR DAMAGES INCLUDING DOWNTIME COSTS; LOST BUSINESS, REVENUES, OR PROFITS; FAILURE TO REALIZE EXPECTED SAVINGS; LOSS OR UNAVAILABILITY OF OR DAMAGE TO DATA; OR SOFTWARE RESTORATION.

Legal Theory. TO THE EXTENT ALLOWED BY APPLICABLE LAW, THESE LIMITATIONS WILL APPLY REGARDLESS OF THE BASIS OF LIABILITY, INCLUDING NEGLIGENCE, MISREPRESENTATION, BREACH OF ANY KIND, OR ANY OTHER CLAIMS IN CONTRACT, TORT, OR OTHERWISE, AND REGARDLESS OF WHETHER DAMAGES WERE FORESEEABLE.

Application to Third Parties. SELLER'S AFFILIATES AND SUPPLIERS ARE INTENDED BENEFICIARIES OF THE LIMITATIONS AND EXCLUSIONS PROVIDED IN THIS AGREEMENT. THERE ARE NO OTHER THIRD PARTY BENEFICIARIES UNDER THIS AGREEMENT. THIS AGREEMENT EXPRESSLY EXCLUDES LIABILITY TO BUYER'S SERVICE PROVIDERS, CUSTOMERS, AND OTHER THIRD PARTIES.

Limitations Period. Buyer will not bring a legal action against Seller more than twelve (12) months after the cause of action arose unless applicable law prohibits this contractual limitation.

13. Nonsolicitation of Employees. Each Party agrees during the term of this Agreement, and for the twelve month period following termination of this Agreement, not to directly or indirectly (including through each Party's divisions, parents, subsidiaries, affiliates, successors or assignees) solicit, or make offers of employment to, or enter into consultant relationships with, any persons who are or were, during the term of this Agreement, the other Party's employees, consultants, contractors, or subcontractors involved, directly or indirectly, in the performance of this Agreement. It will not be a violation of this Section to advertise employment opportunities in any media of general circulation, provided it is not directed at the employees of either Party.

14. Miscellaneous. This Agreement, including the Terms and Seller's Documentation, and any other documents issued or signed by the Seller comprise the complete and exclusive statement of the understanding between the Parties (the "Understanding") and supersede any terms contained in Buyer's documents, unless separately signed by Seller. No part of this Agreement or Understanding may be changed or cancelled except by a written document signed by Seller and Buyer. No course of dealing or performance, usage of trade, or failure to enforce any term shall be used to modify this Agreement or the Understanding.

Accepted by: _____

Title: _____

Print Name: _____

Date: _____

Tab 3



Quarterly Compliance Audit Report

Encore

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

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

Accessibility overview

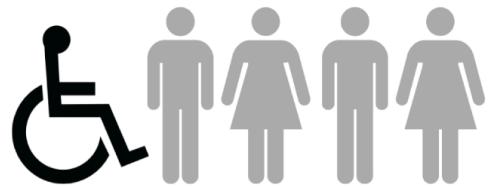
Everyone deserves equal access.

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

The legal and right thing to do

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

19%
of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 4

MINUTES OF MEETING

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

ENCORE COMMUNITY DEVELOPMENT DISTRICT

10 The regular meeting of the Board of Supervisors of the Encore Community Development
11 District was held on **Thursday, January 8, 2026, at 1:31 p.m.** at The Ella at Encore, located
12 at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

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>)
Greg Woodcock	District Engineer, Stantec (<i>via phone</i>)
John Toborg	Field Services, Rizzetta & Company, Inc.
Jeff Watson	Representative , Trane
Leroy Moore	Senior VP, THA
Ed Colon-Rivera	Representative, Crosspoint Landscape
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order at 1:31 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

There were no comments put forward at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Chiller System Manager

Mr. Watson presented the report and a brief discussion ensued. Mr. Watson stated that future reports will be revamped to be more end user friendly.

2. Consideration of Trane Proposal

On a Motion by Ms. Walker, seconded by Ms. Ruiz, with all in favor, the Board approved the Trane proposal for Cooling Tower #1 VFD in the amount of \$4510.68 for the Encore Community Development District. 4-0

48
49
50
51 **B. Landscape Inspection**
52 1. **Review of Landscape Inspection Report and Responses**
53 Mr. Toborg presented and reviewed the landscape inspection report
54
55 2. **Review of Irrigation Report**
56 Mr. Colon-Rivera stated that the irrigation proposals from last month will
57 be completed this week.
58
59 3. **Consideration of Crosspoint Proposals**
60 a. Proposal #4671, Sod Replacement
61

On a Motion by Mr. Randolph, seconded by Ms. Jones, with only Ms. Walker opposed, the Board approved Crosspoint Proposal #4671 in the amount of \$3,270 for the Encore Community Development District. 3-1

62
63 **C. Springer Environmental**
64 Mr. Springer was not in attendance and no report was provided.
65
66 **D. District Engineer**
67 Mr. Woodcock updated the Board on the status of ERP work for lot #13
68
69 **C. District Counsel**
70 Ms. Sandy spoke regarding the ER and District reimbursement.
71
72 **F. Tampa Housing Authority Update**
73 No report
74
75 **G. District Manager**
76 The next meeting is scheduled for February 12, 2026, at 1:30 p.m.
77

78 **FOURTH ORDER OF BUSINESS**

Business Items

79
80 **A. Public Hearing on the District's Use of Uniform Method of Levying,
81 Collection, and Enforcement on Non-Ad Valorem Assessments Related
82 to the Expansion Area**

On a Motion by Ms. Walker, seconded by Mr. Randolph, the Board unanimously opened the public hearing on the Uniform Method of Levying, Collection, and Enforcement on Non-Ad Valorem Assessments Related to the Expansion Area, for the Encore Community Development District. 4-0

84
85 A brief discussion was held regarding the requirements for advertising the public
86 hearing.

On a Motion by Mr. Randolph seconded by Ms. Walker, the Board unanimously closed the public hearing on the Uniform Method of Levying, Collection, and Enforcement on Non-Ad Valorem Assessments Related to the Expansion Area, for the Encore Community Development District. 4-0

2. Consideration of Resolution 2026-04, Expressing the District's Intent to Utilize the Uniform Method of Collection with Respect to the Expansion Area

On a Motion by Mr. Randolph seconded by Ms. Ruiz, the Board unanimously adopted Resolution 2026-04, authorizing the use of the Uniform Method for Levying, Collection, and Enforcement on Non-Ad Valorem Assessments related to the expansion area, for the Encore Community Development District. 4-0

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Regular Meeting Held on December 11, 2025.

On a Motion by Mr. Randolph, seconded by Ms. Walker, the Board unanimously approved the minutes of the Board of Supervisors Regular Meeting held on December 11, 2025, as presented, for the Encore Community Development District. 4-0

B. Consideration of Operations and Maintenance Expenditures for October 2025

On a Motion by Mr. Randolph, seconded by Ms. Ruiz, the Board ratified the Operations and Maintenance Expenditures for October 2025 (\$58,174.18), for the Encore Community Development District. 4-0

C. Consideration of Operations and Maintenance Expenditures for November 2025

On a Motion by Mr. Randolph, seconded by Ms. Jones, the Board ratified the Operations and Maintenance Expenditures for November 2025 (\$19,484.40), for the Encore Community Development District 4-0

D. Consideration of Chiller Fund Operations and Maintenance Expenditures for November 2025.

On a Motion by Mr. Randolph, seconded by Ms. Jones, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for November 2025 (\$122,499.71), for the Encore Community Development District. 4-0

111 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

112
113 Ms. Jones asked that management reach out to Copperline for an update on the
114 streetlights.

115
116 Ms. Walker inquired about who did the trimming in the Butterfly Garden, noting other
117 areas that need trimming. She also mentioned concerns with homeless in trees.

118
119 Mr. Randolph recommended that the District encourage young folks to intern on
120 projects.

121 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

122
123 Audience comments were entertained regarding dissatisfaction with holiday lighting
124 and the amount of animal waste in common areas.

125 **EIGHTH ORDER OF BUSINESS** **Adjournment**

126
127 On a Motion by Mr. Randolph, seconded by Ms. Jones, the Board unanimously approved to
128 adjourn the meeting at 2:45 p.m., for the Encore Community Development District. 4-0

129
130
131
132

133

Assistant Secretary

Chairman/Vice Chairman

Tab 5

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE - RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures

December 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2026 through December 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$23,683.27**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Carol Jean Jones	20251216-1	CJ121125	Board of Supervisor Meeting 12/11/25	\$ 200.00
Crosspoint Landscape & Design, Inc.	300131	12644	Monthly Landscape Maintenance 11/25	\$ 5,950.00
Crosspoint Landscape & Design, Inc.	300128	12780	Monthly Landscape Maintenance 12/25	\$ 5,950.00
Irma Ruiz	300126	IR111325	Board of Supervisor Meeting 11/13/25	\$ 200.00
Irma Ruiz	300133	IR121125	Board of Supervisor Meeting 12/11/25	\$ 200.00
Julia Jackson	300134	JJ121125	Board of Supervisor Meeting 12/11/25	\$ 200.00
Kutak Rock, LLP	300129	3658930	Legal Services 10/25	\$ 1,119.00
Mandy Electric, Inc	300136	19101-1	Lighting Test 11/25	\$ 600.00
Mandy Electric, Inc	300139	19141-1	Street Light Repair 12/25	\$ 850.00
Michael Randolph	300135	MR121125	Board of Supervisor Meeting 12/11/25	\$ 200.00
Phil Lentsch	300132	00041630	5 Agenda Booklets 12/24	\$ 146.75
Rizzetta & Company, Inc.	300127	INV0000105277	Accounting Services 12/25	\$ 5,599.82
School Now	300137	INV-SN-1157	Quarterly/ADA-PDF FY 12/31/25	\$ 384.38
Springer Environmental Services, Inc.	300138	15565	Cleanup Services 11/25	\$ 594.50

Encore Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20251201-1	110525- 211006275344	1101 Scott St E #A 10/25	\$ 57.26
TECO	20251201-1	110525- 211006275609	1199 Scott St E #B 10/25	\$ 101.41
TECO	20251201-1	110525- 211006276102	1231 Scott St E 10/25	\$ 68.39
TECO	20251201-1	110525- 211006276375	1261 Scott St E 10/25	\$ 41.62
TECO	20251201-1	110525- 211006276698	1261 Scott St E Chr Lights 10/25	\$ 43.62
TECO	20251201-1	110525- 211006277001	1200 Nebraska Av N 10/25	\$ 177.17
TECO	20251201-1	110525- 211006277597	1200 Nebraska Av N 10/25	\$ 122.61
TECO	20251201-1	110525- 221007736350	1210 E. Hamilton Av 10/25	\$ 31.23
TECO	20251229-1	211006275344 11/25 ACH	1101 Scott St E #A 11/25	\$ 61.22
TECO	20251229-1	211006275609 11/25 ACH	1199 Scott St E #B 11/25	\$ 109.71
TECO	20251229-1	211006276102 11/25 ACH	1231 Scott St E 11/25	\$ 72.91
TECO	20251229-1	211006276375 11/25 ACH	1261 Scott St E 11/25	\$ 44.17
TECO	20251229-1	211006276698 11/25 ACH	1261 Scott St E Chr Lights 11/25	\$ 167.52
TECO	20251229-1	211006277001 11/25 ACH	1200 Nebraska Av N 11/25	\$ 166.43

Encore Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20251229-1	211006277597 11/25 ACH	1200 Nebraska Av N 11/25	\$ 133.06
TECO	20251229-1	221007736350 11/25 ACH	1210 E. Hamilton Av 11/25	\$ 31.43
The Observer Group, Inc.	300140	25-03891H	Legal Advertising 12/25	\$ 59.06
Total				\$ 23,683.27

ENCORE CDD

Meeting Date: December 11, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Carol Jones	<input checked="" type="checkbox"/>
Mae Walker	<input checked="" type="checkbox"/>
Julia Jackson	<input checked="" type="checkbox"/>
Irma Ruiz	<input checked="" type="checkbox"/>
Michael Randolph	<input checked="" type="checkbox"/>

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:30 PM
Meeting End Time:	3:53 PM
Total Meeting Time:	

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

Total at <u>\$175.00</u> per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature:

R. Wilson



INVOICE

Please make all checks payable to:

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

RECEIVED
10/21/25

Date: 11/1/2025
Invoice #: 12644
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

Monthly Maintenance Services - November 2025

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	\$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: 12/1/2025
Invoice #: 12780
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

Monthly Maintenance Services - December 2025

5,950.00 5,950.00

Merry Christmas!

We wish you a BLESSED holiday!

"Joy to the world, the LORD has come." Luke 2:11

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

Encore CDD

Meeting Date: November 13, 2025

SUPERVISOR PAY REQUEST

Carol Jones

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:30 PM
Meeting End Time:	3:08 PM
Total Meeting Time:	1hr. 38 mins
Time Over <u>3</u> Hours:	
Total at \$175.00 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00
Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature:

R. Webster

K U T A K R O C K L L P**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

November 28, 2025

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

Invoice No. 3658930
6723-1

Re: General

For Professional Legal Services Rendered

10/03/25	S. Sandy	0.30	97.50	Attend call with district staff; conduct follow up
10/09/25	S. Sandy	2.20	715.00	Prepare for and attend board meeting conduct follow up regarding same
10/23/25	S. Sandy	0.20	65.00	Confer with Woodcock
10/24/25	S. Sandy	0.10	32.50	Review updated district management agreement
10/24/25	D. Wilbourn	0.80	144.00	Review and compare district management agreement
10/31/25	S. Sandy	0.20	65.00	Confer with DeLuna regarding streetlight issue
TOTAL HOURS		3.80		
TOTAL FOR SERVICES RENDERED				\$1,119.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,119.00</u>

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
813-264-9234
carie@mandyselectric.com
www.mandyselectric.com

Invoice



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

SHIP TO	
Encore	

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
19101-1	11/24/2025	\$600	On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Completed lighting functionality test on 11/21 - We discovered all streetlights surrounding Modera have been rewired to the building power and no longer work with other streetlights.	1		\$ 600

BALANCE DUE

\$600

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
813-264-9234
carie@mandyselectric.com
www.mandyselectric.com

Invoice

**BILL TO**

Encore CDD
3434 Colwell Ave, Suite 200
Tampa FL 33614

SHIP TO

Encore

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
19141-1	12/22/2025	\$850	On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Completed lighting functionality test on 12/19 - \$600 - We discovered all streetlights surrounding Modera have been rewired to the building power and no longer work with other streetlights. - Retrofit of (1) streetlight- \$250	1		\$ 850

BALANCE DUE

\$850



6720 E. Fowler Ave. • Tampa, FL 33617

INVOICE

(813) 980-3494

www.OfficeDynamicsTampa.com

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

Invoice #: 00041630

Date: 12/5/2025

Page: 1

DATE	DESCRIPTION	AMOUNT
5	Agenda booklets 45 color copies, 14 Black & white copies 9 Tabs and coil bound with clear front and white Back JPS to 1 location	\$130.20
		\$16.55

Sales Tax :	\$0.00
Total Amount:	\$146.75
Amount Applied:	\$0.00
Balance Due:	\$146.75

Terms: Net 10

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

Invoice

Date	Invoice #
12/2/2025	INV0000105277

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

**INVOICE**

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

Invoice # INV-SN-1157
Invoice Date: 12/1/2025
Due Date: 12/31/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2025	Subtotal:	\$384.38
Subscription end: 9/30/2026	Tax Total:	
	Total:	\$384.38
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

Check Remittance:

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



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

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

Invoice

15565

11/30/2025

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
6.25	11/05 Cleanup Session	58.00	362.50
4	11/25 Cleanup Session Hillsborough County Sales Tax Collection	58.00 7.50%	232.00 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

\$594.50



TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

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

RECEIVED
NOV 10 2025

Statement Date: November 05, 2025

Amount Due: \$57.26

Due Date: November 26, 2025

Account #: 211006275344

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.

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

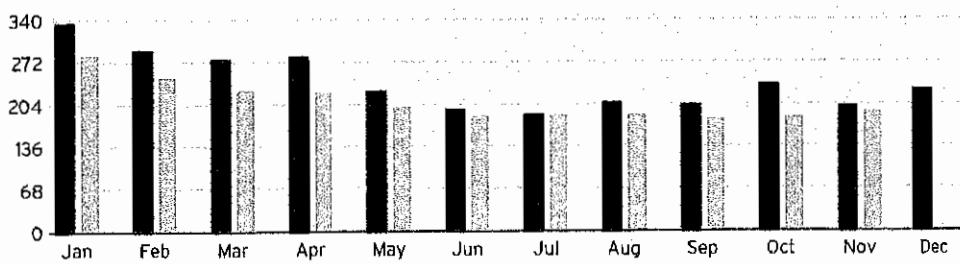
Previous Amount Due	\$56.57
Payment(s) Received Since Last Statement	-\$56.57

Current Month's Charges	\$57.26
-------------------------	---------

Amount Due by November 26, 2025 **\$57.26**

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 #: 211006275344

Due Date: November 26, 2025

Amount Due: \$57.26

Payment Amount: \$ _____

621754918580

Your account will be

drafted on November 26, 2025

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.

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

 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.



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

Account #: 211006275344
Statement Date: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Meter Location: # A

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	10/30/2025	45,466	45,276	=	190 kWh	1	31 Days

Charge Details



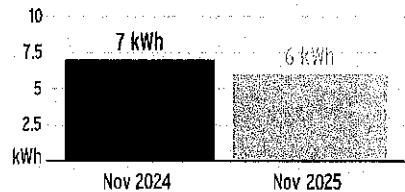
Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$1.24
Electric Service Cost	\$49.55	
Franchise Fee		\$3.25
State Tax		\$4.46
Total Electric Cost, Local Fees and Taxes		\$57.26

Total Current Month's Charges

\$57.26

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Ways To Pay Your Bill



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



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



Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:
813-275-3909

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TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1199 SCOTT ST. E, B
TAMPA, FL 33602-0000

RECEIVED
NOV 10 2025

Statement Date: November 05, 2025

Amount Due: \$101.41

Due Date: November 26, 2025

Account #: 211006275609

BY:

Your Energy Insight



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



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

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

Previous Amount Due	\$98.75
Payment(s) Received Since Last Statement	-\$98.75

Current Month's Charges	\$101.41
-------------------------	----------

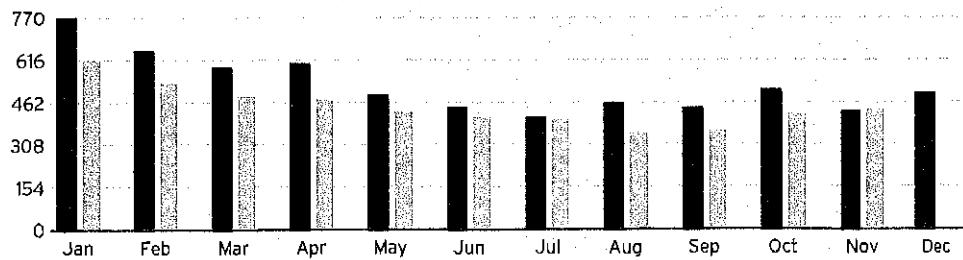
Amount Due by November 26, 2025	\$101.41
---------------------------------	----------

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



Scan here to view your account online.

Monthly Usage (kWh)



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

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



Account #: 211006275609

Due Date: November 26, 2025

Amount Due: \$101.41

Payment Amount: \$ _____

621754918581

Your account will be drafted on November 26, 2025

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.

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



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

Account #: 211006275609
Statement Date: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Meter Location: #B

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

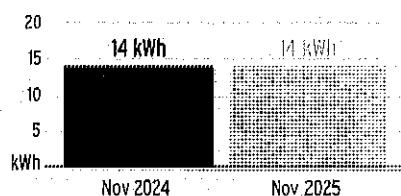
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	10/30/2025	59,430	58,994	=	436 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	436 kWh @ \$0.08641/kWh	\$37.67
Fuel Charge	436 kWh @ \$0.03391/kWh	\$14.78
Storm Protection Charge	436 kWh @ \$0.00577/kWh	\$2.52
Clean Energy Transition Mechanism	436 kWh @ \$0.00418/kWh	\$1.82
Storm Surcharge	436 kWh @ \$0.02121/kWh	\$9.25
Florida Gross Receipt Tax		\$2.19
Electric Service Cost		\$87.76
Franchise Fee		\$5.75
State Tax		\$7.90
Total Electric Cost, Local Fees and Taxes		\$101.41

Total Current Month's Charges **\$101.41**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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Ways To Pay Your Bill

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



TampaElectric.com

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

DISCOVERED
NOV 10 2025

BY:

Statement Date: November 05, 2025

Amount Due: \$68.39

Due Date: November 26, 2025

Account #: 211006276102

Your Energy Insight



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



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

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

Previous Amount Due	\$67.52
Payment(s) Received Since Last Statement	-\$67.52

Current Month's Charges	\$68.39
-------------------------	---------

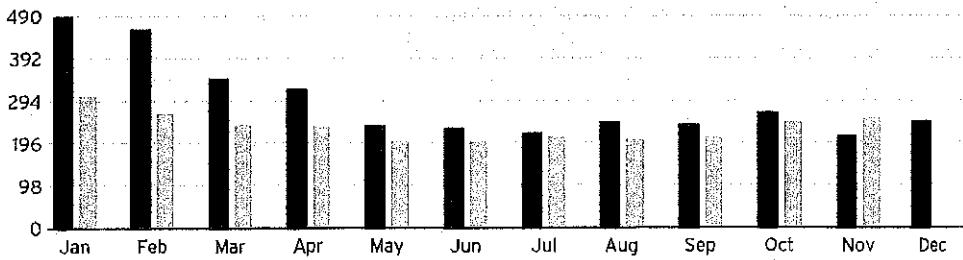
Amount Due by November 26, 2025	\$68.39
---------------------------------	---------

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



Scan here to view your account online.

Monthly Usage (kWh)



2024 2025

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

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

Account #: 211006276102

Due Date: November 26, 2025

Amount Due: \$68.39

Payment Amount: \$ _____

621754918582

Your account will be

drafted on November 26, 2025

Mail payment to:

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

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

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: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

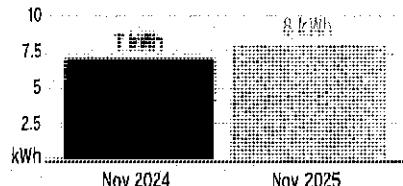
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	10/30/2025	52,269	52,017	=	252 kWh	1	31 Days

Charge Details

Electric Charges	
Daily Basic Service Charge	31 days @ \$0.63000
Energy Charge	252 kWh @ \$0.08641/kWh
Fuel Charge	252 kWh @ \$0.03391/kWh
Storm Protection Charge	252 kWh @ \$0.00577/kWh
Clean Energy Transition Mechanism	252 kWh @ \$0.00418/kWh
Storm Surcharge	252 kWh @ \$0.02121/kWh
Florida Gross Receipt Tax	\$1.48
Electric Service Cost	\$59.18
Franchise Fee	\$3.88
State Tax	\$5.33
Total Electric Cost, Local Fees and Taxes	\$68.39

Total Current Month's Charges **\$68.39**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Tampa, FL 33601-0111

Credit or Debit Card
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Phone
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866-689-6469

Contact Us

Online:
TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

NOV 10 2025

BY:

Statement Date: November 05, 2025

Amount Due: \$41.62

Due Date: November 26, 2025

Account #: 21006276375

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.

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

Previous Amount Due	\$42.01
Payment(s) Received Since Last Statement	-\$42.01

Current Month's Charges

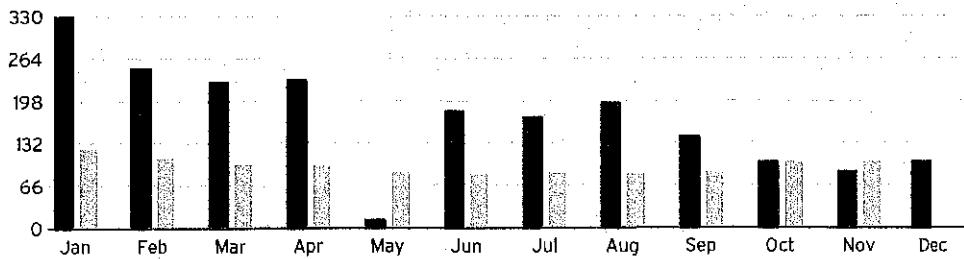
Amount Due by November 26, 2025 \$41.62

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



Scan here to view your account online.

Monthly Usage (kWh)



2024 2025

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

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



Account #: 21006276375

Due Date: November 26, 2025

Amount Due: \$41.62

Payment Amount: \$ _____

621754918583

Your account will be drafted on November 26, 2025

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.

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



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

Account #: 211006276375
Statement Date: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

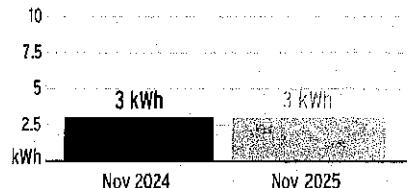
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000744074	10/30/2025	24,896	24,793	103 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	103 kWh @ \$0.08641/kWh	\$8.90
Fuel Charge	103 kWh @ \$0.03391/kWh	\$3.49
Storm Protection Charge	103 kWh @ \$0.00577/kWh	\$0.59
Clean Energy Transition Mechanism	103 kWh @ \$0.00418/kWh	\$0.43
Storm Surcharge	103 kWh @ \$0.02121/kWh	\$2.18
Florida Gross Receipt Tax		\$0.90
Electric Service Cost		\$36.02
Franchise Fee		\$2.36
State Tax		\$3.24
Total Electric Cost, Local Fees and Taxes		\$41.62

Total Current Month's Charges **\$41.62**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1261 SCOTT ST
TAMPA, FL 33602-0000

RECEIVED
NOV 10 2025

BY:

Statement Date: November 05, 2025

Amount Due: \$43.62

Due Date: November 26, 2025

Account #: 211006276698

Your Energy Insight



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



Your average daily kWh used was 33.33% lower than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

Previous Amount Due \$58.00

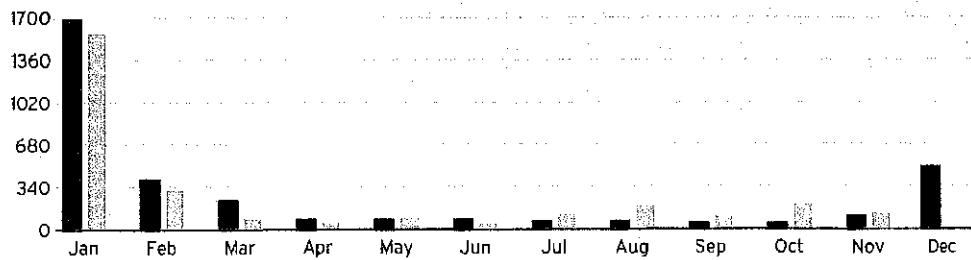
Payment(s) Received Since Last Statement -\$58.00

Current Month's Charges \$43.62

Amount Due by November 26, 2025 \$43.62

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

Monthly Usage (kWh)



■ 2024 ■ 2025

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

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

Account #: 211006276698

Due Date: November 26, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$43.62

Payment Amount: \$ _____

621754918584

Your account will be drafted on November 26, 2025

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

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

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



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

Account #: 211006276698
Statement Date: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

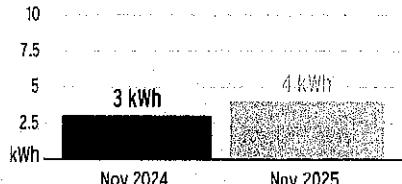
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	10/30/2025	13,050	12,936	=	114 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	114 kWh @ \$0.08641/kWh	\$9.85
Fuel Charge	114 kWh @ \$0.03391/kWh	\$3.87
Storm Protection Charge	114 kWh @ \$0.00577/kWh	\$0.66
Clean Energy Transition Mechanism	114 kWh @ \$0.00418/kWh	\$0.48
Storm Surcharge	114 kWh @ \$0.02121/kWh	\$2.42
Florida Gross Receipt Tax		\$0.94
Electric Service Cost		\$37.75
Franchise Fee		\$2.47
State Tax		\$3.40
Total Electric Cost, Local Fees and Taxes		\$43.62

Total Current Month's Charges **\$43.62**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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Tampa, FL 33601-0111

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1200 NEBRASKA AVENUE

TAMPA, FL 33602-0000

NOV 10 2025

BY:

Statement Date: November 05, 2025

Amount Due: \$177.17

Due Date: November 26, 2025

Account #: 211006277001

Your Energy Insight



Your average daily kWh used was 47.37% higher than the same period last year.



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



Scan here to view your account online.

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

Previous Amount Due \$182.06

Payment(s) Received Since Last Statement -\$182.06

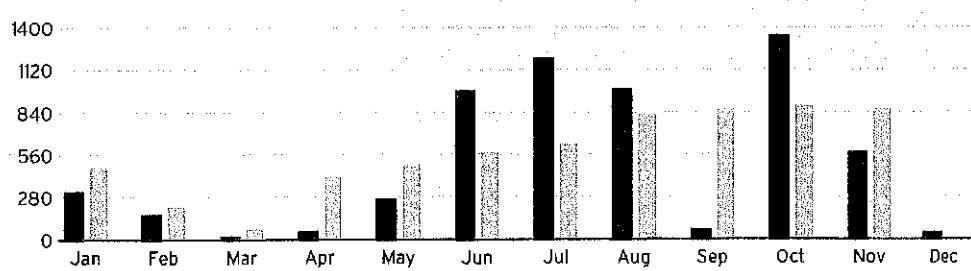
Current Month's Charges \$177.17

Amount Due by November 26, 2025 \$177.17

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

00000034-0000758-Page 31 of 34

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: November 26, 2025

Amount Due: \$177.17

Payment Amount: \$ _____

621754918585

Your account will be drafted on November 26, 2025

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.

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



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

Account #: 211006277001
Statement Date: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

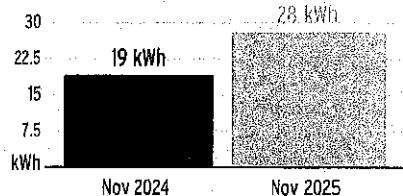
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	10/30/2025	42,110	41,252	=	858 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	858 kWh @ \$0.08641/kWh	\$74.14
Fuel Charge	858 kWh @ \$0.03391/kWh	\$29.09
Storm Protection Charge	858 kWh @ \$0.00577/kWh	\$4.95
Clean Energy Transition Mechanism	858 kWh @ \$0.00418/kWh	\$3.59
Storm Surcharge	858 kWh @ \$0.02121/kWh	\$18.20
Florida Gross Receipt Tax		\$3.83
Electric Service Cost		\$153.33
Franchise Fee		\$10.04
State Tax		\$13.80
Total Electric Cost, Local Fees and Taxes		\$177.17

Total Current Month's Charges **\$177.17**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Ways To Pay Your Bill

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1200 NEBRASKA AVENUE
TAMPA, FL 33602-0000

RECEIVED
NOV 10 2025

BY:

Statement Date: November 05, 2025

Amount Due: \$122.61

Due Date: November 26, 2025

Account #: 211006277597

Your Energy Insight



Your average daily kWh used
was **12.5% higher** than the same
period last year.



Your average daily kWh used was
5.88% higher than it was in your
previous period.

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

Previous Amount Due \$119.96

Payment(s) Received Since Last Statement -\$119.96

Current Month's Charges \$122.61

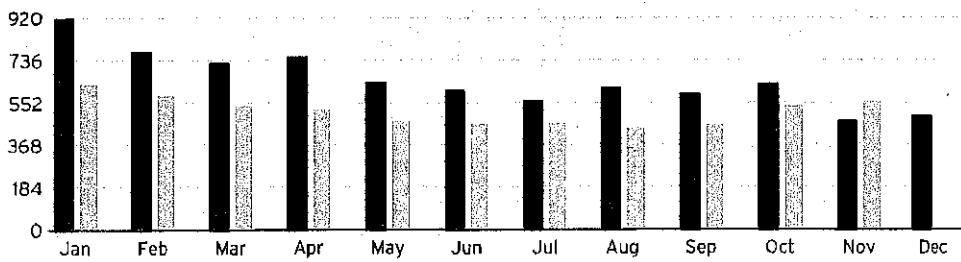
Amount Due by November 26, 2025 \$122.61

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



Scan here to view
your account online.

Monthly Usage (kWh)



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

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



Account #: 211006277597

Due Date: November 26, 2025

Amount Due: \$122.61

Payment Amount: \$ _____

621754918586

Your account will be
drafted on November 26, 2025

Mail payment to:

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

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

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: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

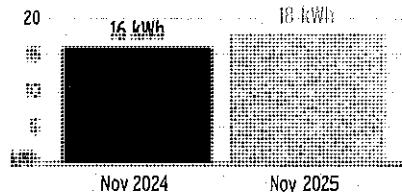
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	10/30/2025	11,808	11,254	=	554 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	554 kWh @ \$0.08641/kWh	\$47.87
Fuel Charge	554 kWh @ \$0.03391/kWh	\$18.79
Storm Protection Charge	554 kWh @ \$0.00577/kWh	\$3.20
Clean Energy Transition Mechanism	554 kWh @ \$0.00418/kWh	\$2.32
Storm Surcharge	554 kWh @ \$0.02121/kWh	\$11.75
Florida Gross Receipt Tax		\$2.65
Electric Service Cost		\$106.11
Franchise Fee		\$6.95
State Tax		\$9.55
Total Electric Cost, Local Fees and Taxes		\$122.61

Total Current Month's Charges **\$122.61**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Ways To Pay Your Bill

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

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Phone
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Contact Us

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

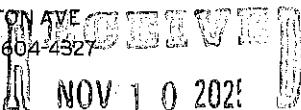
813-275-3909



TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1210 E HAMILTON AVE
TAMPA, FL 33604-4527



NOV 10 2025

Statement Date: November 05, 2025

Amount Due: \$31.23

Due Date: November 26, 2025

Account #: 221007736350

BY:

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

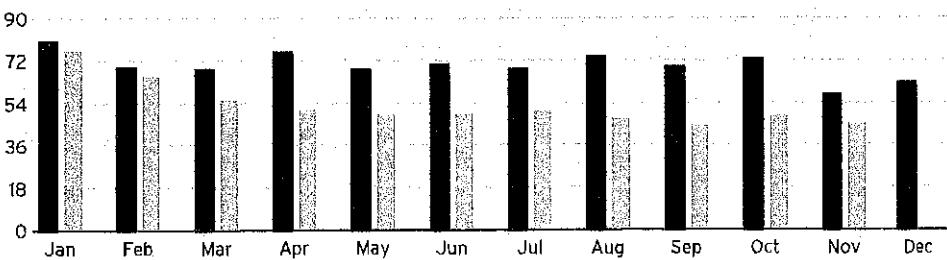
Previous Amount Due	\$32.51
Payment(s) Received Since Last Statement	-\$32.51

Current Month's Charges	\$31.23
--------------------------------	----------------

Amount Due by November 26, 2025	\$31.23
----------------------------------------	----------------

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

Monthly Usage (kWh)



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

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

Account #: 221007736350

Due Date: November 26, 2025

Amount Due: \$31.23

Payment Amount: \$ _____

606940145074

Your account will be
drafted on November 26, 2025

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.

Your Energy Insight



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



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



Scan here to view
your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.



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



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

Account #: 221007736350
Statement Date: November 05, 2025
Charges Due: November 26, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 30, 2025

Rate Schedule: General Service - Non Demand

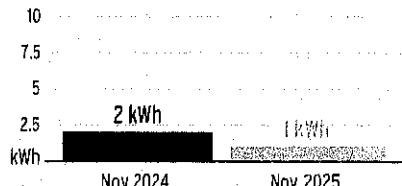
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	10/30/2025	4,264	4,219	=	45 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	45 kWh @ \$0.08641/kWh	\$3.89
Fuel Charge	45 kWh @ \$0.03391/kWh	\$1.53
Storm Protection Charge	45 kWh @ \$0.00577/kWh	\$0.26
Clean Energy Transition Mechanism	45 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	45 kWh @ \$0.02121/kWh	\$0.95
Florida Gross Receipt Tax		\$0.68
Electric Service Cost		\$27.03
Franchise Fee		\$1.77
State Tax		\$2.43
Total Electric Cost, Local Fees and Taxes		\$31.23

Total Current Month's Charges **\$31.23**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

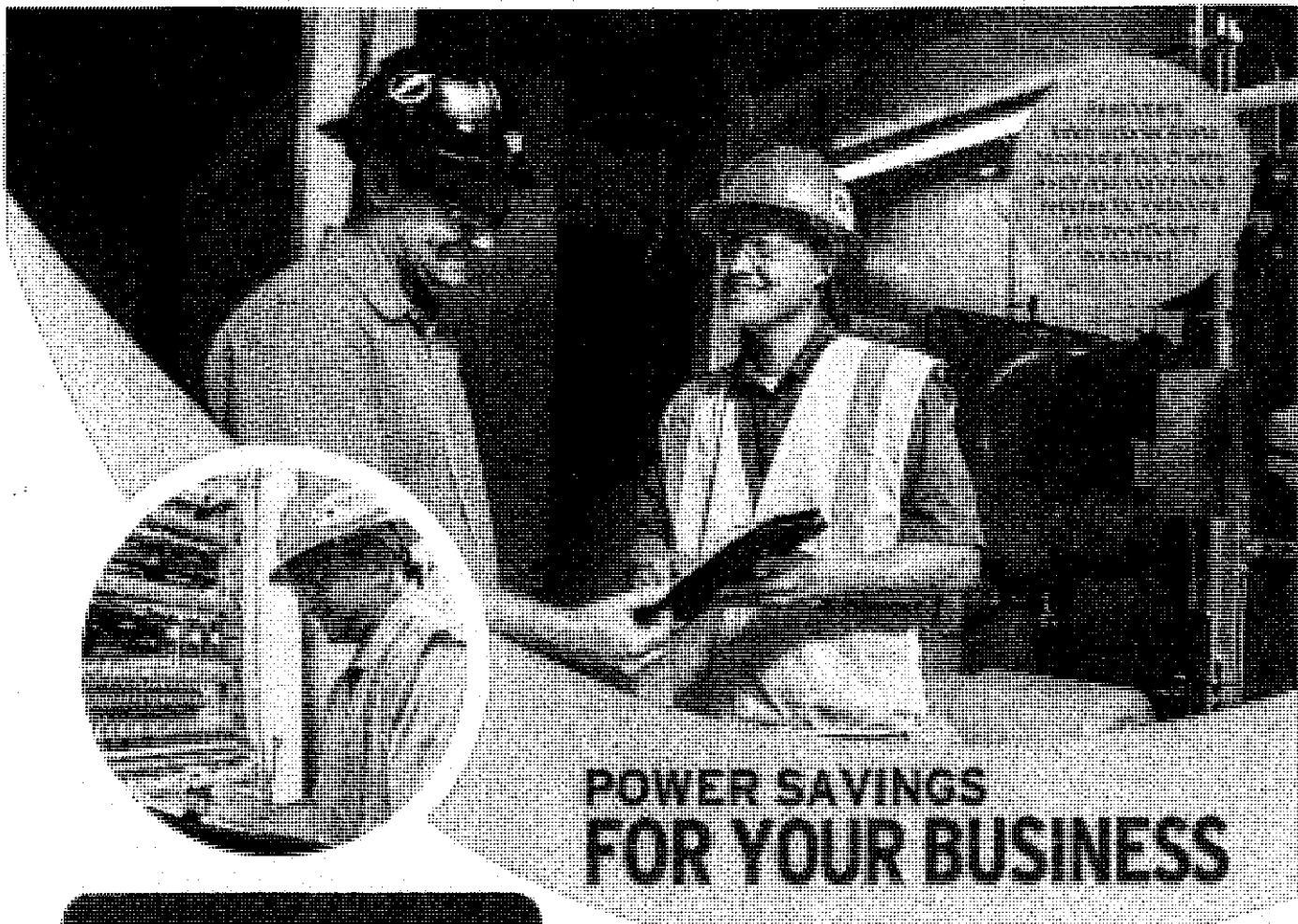
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



POWER SAVINGS FOR YOUR BUSINESS

EXPLORE ENERGY-SAVING OPTIONS WITH REBATES

Lighting

Save a rebate when you install energy-efficient lighting systems that help reduce your electric demand.

Variable Frequency Drive and Motor Controls

Maximize your process efficiency and reduce your operating costs when you install a variable frequency drive for compressor, pump or fan equipment.

Water Heating

Reduce operating costs by installing a high-efficiency water heating system.

FREE COMMERCIAL ENERGY AUDIT

Get clear insights into your energy use and discover ways to save. Whether you run a restaurant, retail shop or manufacturing facility, you'll get practical solutions to reduce costs and guidance on rebate programs that can help you save even more.

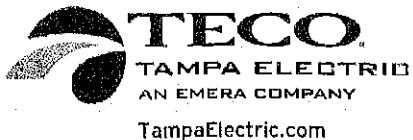
PAID ENERGY AUDIT

Building upon the benefits of our free audit, with this option, we'll sub-meter and monitor* your energy-consuming equipment to give you deeper insights. Our analyst will review equipment size and operating hours, pinpoint process inefficiencies and more. At the end, you'll receive tailored recommendations to help maximize your energy efficiency. A typical paid audit starts at just \$75.

*Available on equipment or panels < 480 volts.

Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs. You can also call our energy experts at **813-275-3909** from 8 a.m. to 5 p.m. weekdays.





ENCORE COMMUNITY DEVELOPMENT

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

DEC 18 2025

Statement Date: December 05, 2025

Amount Due: \$61.22

Due Date: December 26, 2025

Account #: 211006275344



Account Summary

Current Service Period: October 31, 2025 - December 01, 2025

Previous Amount Due \$57.26

Payment(s) Received Since Last Statement \$57.26

Current Month's Charges \$61.22

Amount Due by December 26, 2025 \$61.22

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

00000032-0000732-Page 27 of 34

Your Energy Insight

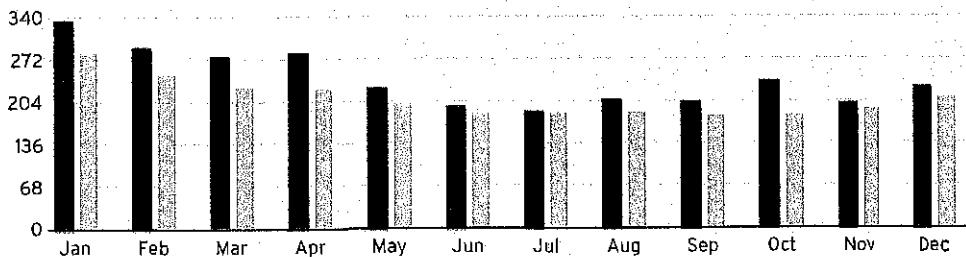
Your average daily kWh used was 12.5% lower than the same period last year.

Your average daily kWh used was 16.67% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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



Account #: 211006275344

Due Date: December 26, 2025

Amount Due: \$61.22

Payment Amount: \$ _____

621754936052

Your account will be drafted on December 26, 2025

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.

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



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

Account # 1101SCOTTST0000
Statement Date December 05, 2025
Charge Date December 04, 2025

Meter Read

Meter Location: # A

Service Period: Oct 31, 2025 - Dec 01, 2025

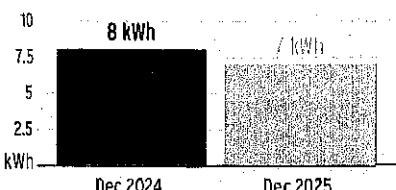
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	12/01/2025	45,674	45,466		208 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	208 kWh @ \$0.08641/kWh	\$17.97
Fuel Charge	208 kWh @ \$0.03391/kWh	\$7.05
Storm Protection Charge	208 kWh @ \$0.00577/kWh	\$1.20
Clean Energy Transition Mechanism	208 kWh @ \$0.00418/kWh	\$0.87
Storm Surcharge	208 kWh @ \$0.02121/kWh	\$4.41
Florida Gross Receipt Tax		\$1.32
Electric Service Cost		\$52.98
Franchise Fee		\$3.47
State Tax		\$4.77
Total Electric Cost, Local Fees and Taxes		\$61.22

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/ PayAssist to explore resources and get started.

Total Current Month's Charges **\$61.22**

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

Ways To Pay Your Bill



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Tampa, FL 33631-3318
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Phone: Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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Important Rate Information for Commercial and Industrial Customers



Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



The fuel charge will also be adjusted in January to reflect actual costs from 2025 and projected expenses for 2026. The cost of fuel is passed directly to customers with no markup or profit to Tampa Electric.



The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.

For more information, visit TampaElectric.com/RateCommunications.



Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
		On-Peak (cents per kWh)
Energy Charge		1.322
Fuel Charge		3.822
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.96 per kW
Storm Surcharge		0.453 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$1.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.



TampaElectric.com

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

Statement Date: December 05, 2025

Amount Due: \$109.71

Due Date: December 26, 2025

Account #: 211006275609

DECEMBER 2025

Account Summary

Current Service Period: October 31, 2025 - December 01, 2025

Previous Amount Due \$101.41

Payment(s) Received Since Last Statement -\$101.41

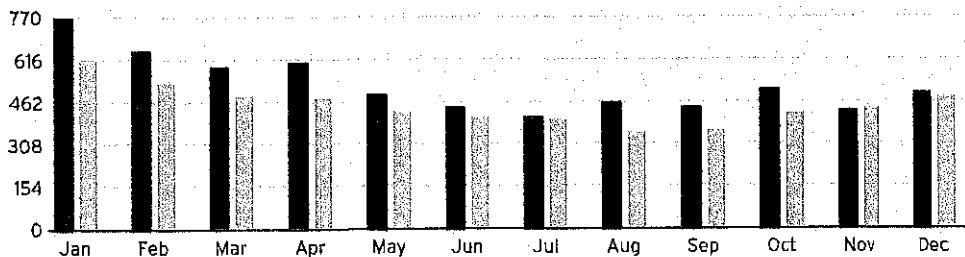
Current Month's Charges \$109.71

Amount Due by December 26, 2025 \$109.71

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

00000002-0000750-Page 23 of 34

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: December 26, 2025

Amount Due: \$109.71

Payment Amount: \$ _____

621754936053

Your account will be
drafted on December 26, 2025

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.

Important Rate Information for Commercial and Industrial Customers



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The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.

For more information, visit TampaElectric.com/RateCommunications.



Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$44.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.461 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus \$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge		1.228 cents per kWh
Fuel Charge		3.446 cents per kWh
Environmental Charge		0.063 cents per kWh
Storm Protection Charge		\$0.11 per kW
Capacity Charge		\$0.61 per kW
Energy Conservation Charge		\$0.72 per kW
Clean Energy Transition Mechanism		\$0.53 per kW
Storm Surcharge		0.074 cents per kWh
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus \$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge		0.063 cents per kWh
Storm Protection Charge		\$0.11 per kW
Capacity Charge		\$0.61 per kW
Energy Conservation Charge		\$0.72 per kW
Clean Energy Transition Mechanism		\$0.53 per kW
Storm Surcharge		0.074 cents per kWh

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The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.



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



Meter Read

Service Period: Oct 31, 2025 - Dec 01, 2025

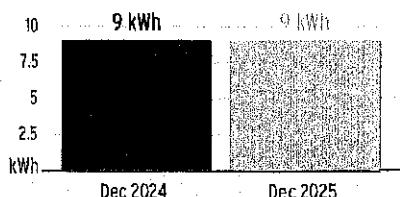
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	12/01/2025	52,542	52,269	=	273 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	273 kWh @ \$0.08641/kWh	\$23.59
Fuel Charge	273 kWh @ \$0.03391/kWh	\$9.26
Storm Protection Charge	273 kWh @ \$0.00577/kWh	\$1.58
Clean Energy Transition Mechanism	273 kWh @ \$0.00418/kWh	\$1.14
Storm Surcharge	273 kWh @ \$0.02121/kWh	\$5.79
Florida Gross Receipt Tax		\$1.58
Electric Service Cost		\$63.10
Franchise Fee		\$4.13
State Tax		\$5.68
Total Electric Cost, Local Fees and Taxes		\$72.91

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges **\$72.91**

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

Ways To Pay Your Bill

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

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

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

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

Important Rate Information for Commercial and Industrial Customers



Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



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Approved Rates for January 2026

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Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDP)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$1414 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.461 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh

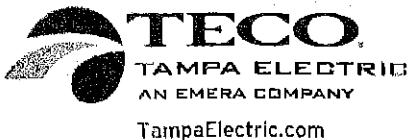
Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026

Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge		\$22.03 per day
Demand Charge	On-Peak (cents per kWh)	\$4.15 per kW of billing demand, plus
	Off-Peak (cents per kWh)	\$10.01 per kW of peak billing demand
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	On-Peak (cents per kWh)	\$1.61 per kW of billing demand, plus
	Off-Peak (cents per kWh)	\$11.22 per kW of peak billing demand
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

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TampaElectric.com

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

DEC 16 2025

Statement Date: December 05, 2025

Amount Due: \$44.17

Due Date: December 26, 2025

Account #: 211006276375



Please Note: PAYMENT WILL NOT BE RECEIVED UNTIL DECEMBER 26, 2025

Account Summary

Current Service Period: October 31, 2025 - December 01, 2025

Previous Amount Due	\$41.62
Payment(s) Received Since Last Statement	-\$41.62

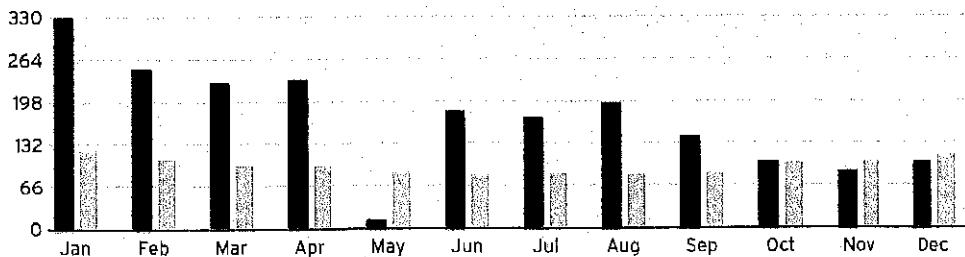
Current Month's Charges	\$44.17
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Amount Due by December 26, 2025	\$44.17
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00000032-0000754-Page 31 of 34

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: December 26, 2025

Amount Due: \$44.17

Payment Amount: \$ _____

621754936055

Your account will be

drafted on December 26, 2025

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.

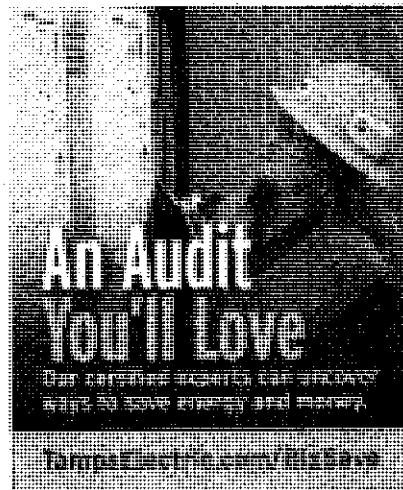
Your Energy Insight

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

Your average daily kWh used was 33.33% higher than it was in your previous period.



Scan here to view your account online.



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



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

Account # 123456789
Statement Date December 01, 2025
Charges Date November 26, 2025

Meter Read

Service Period: Oct 31, 2025 - Dec 01, 2025

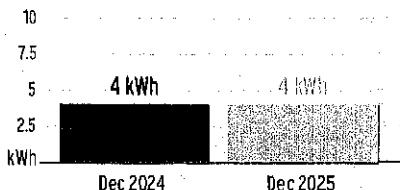
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	12/01/2025	25,009	24,896	=	113 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	113 kWh @ \$0.08641/kWh	\$9.76
Fuel Charge	113 kWh @ \$0.03391/kWh	\$3.83
Storm Protection Charge	113 kWh @ \$0.00577/kWh	\$0.65
Clean Energy Transition Mechanism	113 kWh @ \$0.00418/kWh	\$0.47
Storm Surcharge	113 kWh @ \$0.02121/kWh	\$2.40
Florida Gross Receipt Tax		\$0.96
Electric Service Cost		\$38.23
Franchise Fee		\$2.50
State Tax		\$3.44
Total Electric Cost, Local Fees and Taxes		\$44.17

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$44.17**

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Ways To Pay Your Bill



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



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



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



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



Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Important Rate Information for Commercial and Industrial Customers



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Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh

TEC10725

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026

Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
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	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
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	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge		0.063 cents per kWh
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ENCORE COMMUNITY DEVELOPMENT
1261 SCOTT ST E
TAMPA, FL 33602-0000

Statement Date: December 05, 2025

Amount Due: \$167.52

Due Date: December 26, 2025

Account #: 211006276698

RECEIVED
DEC 16 2025

BY MAIL OR ONLINE. Visit TampaElectric.com for more ways to pay.



Account Summary

Current Service Period: October 31, 2025 - December 01, 2025

Previous Amount Due	\$43.62
Payment(s) Received Since Last Statement	-\$43.62

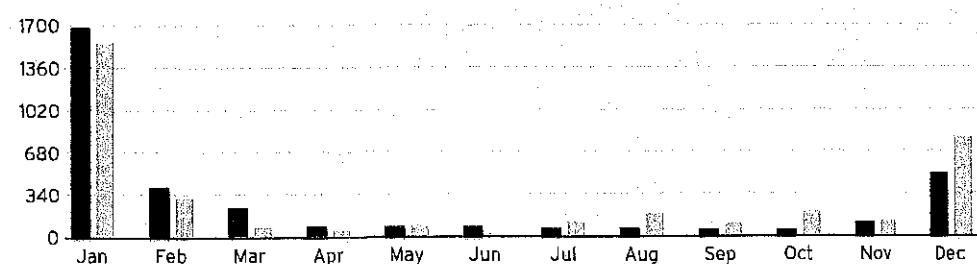
Current Month's Charges	\$167.52
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Amount Due by December 26, 2025 **\$167.52**

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

00000032-0000746-Page 15 of 34

Monthly Usage (kWh)



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



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

Account #: 211006276698

Due Date: December 26, 2025

Amount Due: \$167.52

Payment Amount: \$ _____

621754936056

Your account will be
drafted on December 26, 2025

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.

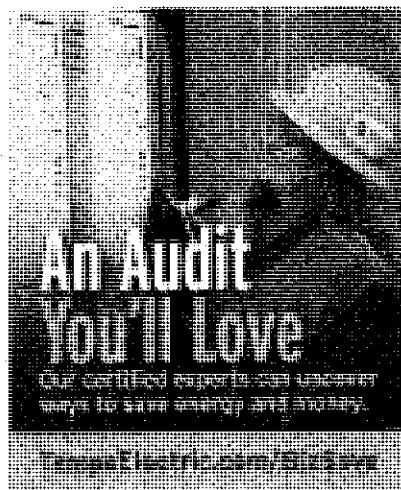
Your Energy Insight

Your average daily kWh used was **47.06%** higher than the same period last year.

Your average daily kWh used was **525%** higher than it was in your previous period.



Scan here to view
your account online.



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

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Approved Rates for January 2026

Standard General Service, Demand (GSD)

Basic Service Charge	\$112 per day
Demand Charge	\$19.06 per kW
Energy Charge	0.815 cents per kWh
Fuel Charge	3.516 cents per kWh
Environmental Charge	0.072 cents per kWh
Storm Protection Charge	\$2.02 per kWh
Capacity Charge	\$0.72 per kWh
Energy Conservation Charge	\$0.79 per kWh
Clean Energy Transition Mechanism	\$1.15 per kWh
Storm Surcharge	1.035 cents per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge	\$112 per day
Energy Charge	8.226 cents per kWh
Fuel Charge	3.516 cents per kWh
Environmental Charge	0.072 cents per kWh
Storm Protection Charge	0.493 cents per kWh
Capacity Charge	0.176 cents per kWh
Energy Conservation Charge	0.194 cents per kWh
Clean Energy Transition Mechanism	0.272 cents per kWh
Storm Surcharge	1.035 cents per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge	\$112 per day	
Demand Charge	\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kWh
Capacity Charge		\$0.72 per kWh
Energy Conservation Charge		\$0.79 per kWh
Clean Energy Transition Mechanism		\$1.15 per kWh
Storm Surcharge		1.035 cents per kWh

General Service, Large Demand Primary (GSLDPR)

Basic Service Charge	\$22.03 per day
Demand Charge	\$14.14 per kW
Energy Charge	1.166 cents per kWh
Fuel Charge	3.481 cents per kWh
Environmental Charge	0.064 cents per kWh
Storm Protection Charge	\$1.35 per kW
Capacity Charge	\$0.66 per kW
Energy Conservation Charge	\$0.77 per kWh
Clean Energy Transition Mechanism	\$0.86 per kWh
Storm Surcharge	0.453 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus \$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus \$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

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The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.



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



Meter Read

Service Period: Oct 31, 2025 - Dec 01, 2025

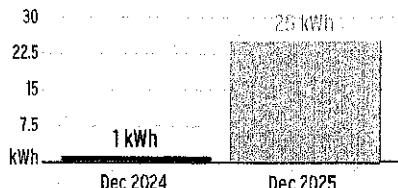
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	12/01/2025	42,904	42,110	=	794 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	794 kWh @ \$0.08641/kWh	\$68.61
Fuel Charge	794 kWh @ \$0.03391/kWh	\$26.92
Storm Protection Charge	794 kWh @ \$0.00577/kWh	\$4.58
Clean Energy Transition Mechanism	794 kWh @ \$0.00418/kWh	\$3.32
Storm Surcharge	794 kWh @ \$0.02121/kWh	\$16.84
Florida Gross Receipt Tax		\$3.60
Electric Service Cost		\$144.03
Franchise Fee		\$9.43
State Tax		\$12.97
Total Electric Cost, Local Fees and Taxes		\$166.43

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$166.43**

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Ways To Pay Your Bill



Bank Draft
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In-Person
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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.



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Residential Customer Care:

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-11

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Important Rate Information for Commercial and Industrial Customers



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Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.



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Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.476 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
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General Service, Large Demand Primary (GSLDPR)		
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Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge		\$22.03 per day
Demand Charge	On-Peak (cents per kWh)	\$4.15 per kW of billing demand, plus \$10.01 per kW of peak billing demand
	Off-Peak (cents per kWh)	
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge		\$133.76 per day
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Energy Charge		1.228 cents per kWh
Fuel Charge		3.446 cents per kWh
Environmental Charge		0.063 cents per kWh
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Capacity Charge		\$0.61 per kW
Energy Conservation Charge		\$0.72 per kW
Clean Energy Transition Mechanism		\$0.53 per kW
Storm Surcharge		0.074 cents per kWh
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge		\$133.76 per day
Demand Charge	On-Peak (cents per kWh)	\$1.61 per kW of billing demand, plus \$11.22 per kW of peak billing demand
	Off-Peak (cents per kWh)	
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge		0.063 cents per kWh
Storm Protection Charge		\$0.11 per kW
Capacity Charge		\$0.61 per kW
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TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

DEC 16 2025

Statement Date: December 05, 2025

Amount Due: \$133.06

Due Date: December 26, 2025

Account #: 211006277597



Account Summary

Current Service Period: October 31, 2025 - December 01, 2025

Previous Amount Due \$122.61

Payment(s) Received Since Last Statement -\$122.61

Current Month's Charges \$133.06

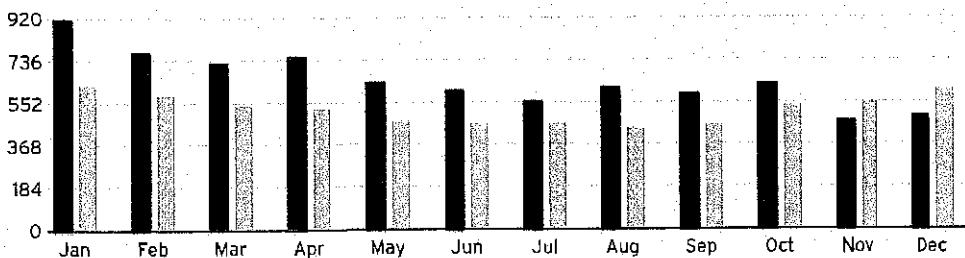
Amount Due by December 26, 2025 \$133.06

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

00000032-0000740-Page 1 of 34

Monthly Usage (kWh)

2024 2025



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

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

Account #: 211006277597

Due Date: December 26, 2025

Amount Due: \$133.06

Payment Amount: \$ _____

621754936058

Your account will be
drafted on December 26, 2025

Mail payment to:

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

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



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

Account # 21102677957
Statement Date: December 05, 2025
Charges Due: December 10, 2025

Meter Read

Service Period: Oct 31, 2025 - Dec 01, 2025

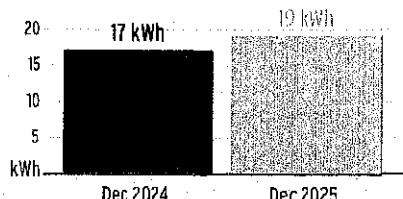
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	12/01/2025	12,416	11,808	=	608 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	608 kWh @ \$0.08641/kWh	\$52.54
Fuel Charge	608 kWh @ \$0.03391/kWh	\$20.62
Storm Protection Charge	608 kWh @ \$0.00577/kWh	\$3.51
Clean Energy Transition Mechanism	608 kWh @ \$0.00418/kWh	\$2.54
Storm Surcharge	608 kWh @ \$0.02121/kWh	\$12.90
Florida Gross Receipt Tax		\$2.88
Electric Service Cost		\$115.15
Franchise Fee		\$7.54
State Tax		\$10.37
Total Electric Cost, Local Fees and Taxes		\$133.06

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$133.06**

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866-832-6249

Energy-Saving Programs:

Residential Customer Care:

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813-223-0800 (Polk County)

813-275-3909

888-223-0800 (All Other Counties)

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Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kWh
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		0.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus \$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus \$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
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Service For:
1210 E HAMILTON AVE
TAMPA, FL 33604-4327

Account # 123456789012345
Statement Date: December 05, 2025
Charge Date: December 10, 2025

Meter Read

Service Period: Oct 31, 2025 - Dec 01, 2025

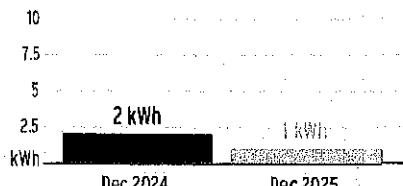
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	12/01/2025	4,306	4,264	=	42 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	42 kWh @ \$0.08641/kWh	\$3.63
Fuel Charge	42 kWh @ \$0.03391/kWh	\$1.42
Storm Protection Charge	42 kWh @ \$0.00577/kWh	\$0.24
Clean Energy Transition Mechanism	42 kWh @ \$0.00418/kWh	\$0.18
Storm Surcharge	42 kWh @ \$0.02121/kWh	\$0.89
Florida Gross Receipt Tax		\$0.68
Electric Service Cost		\$27.20
Franchise Fee		\$1.78
State Tax		\$2.45
Total Electric Cost, Local Fees and Taxes		\$31.43

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$31.43**

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Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kWh
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Optional General Service, Demand (GSD-option)		
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Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
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Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
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General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus \$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge		0.063 cents per kWh
Storm Protection Charge		\$0.11 per kW
Capacity Charge		\$0.61 per kW
Energy Conservation Charge		\$0.72 per kW
Clean Energy Transition Mechanism		\$0.53 per kW
Storm Surcharge		0.074 cents per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03891H

Date 12/26/2025

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 # 25-03891H	\$59.06
Special Board of Supervisors Meeting RE: Encore CDD Board of Supervisors Meeting on 1/8/26 at 1:30 PM Published: 12/26/2025	

Important Message	Paid	()
Please include our Serial # Pay by credit card online: on your check https://legals.businessobserverfl.com/send-payment/	Total	\$59.06

Payment is due within 30 days of the
1st publication date of your notice. If
payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT
SPECIAL BOARD OF
SUPERVISORS MEETING**

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on January 8, 2026, at 1:30 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community
Development District
Stephanie DeLuna, District Manager
December 26, 2025 25-03891H

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

NOTICE

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Tab 6

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures

December 2025

For Board Approval

Chiller Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2026 through December 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$141,669.45**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Encore Community Development District Chiller Fund
Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Tampa Utilities	20251204-1	2175375 10/25 Chiller ACH	Utilities: 1237 E Harrison St 10/25	\$ 2,940.25
Frontier Florida, LLC	300051	81322371010924125-120125	Telephone, Internet & Cable 12/25	\$ 467.65
Tampa Bay Trane	20251211-1	315748604	958479 Install 2 New Float Valves 10/25	\$ 3,438.00
Tampa Bay Trane	20251211-1	315761830	Monthly Billing #3117815 11/25	\$ 30,416.66
TECO	20251202-3	110725-211006277308	1200 Nebraska Ave 10/25	\$ 25,319.38
TECO	20251202-1	110725-211006278348	1004 N Nebraska Ave C 10/25	\$ 30,185.98
TECO	20251202-2	110725-221009277932	1237 E Harrison St 10/25	\$ 23,252.25
TECO	20251231-1	211006277308-120925	1200 Nebraska Ave 11/25	\$ 18,104.90
TECO	20251231-1	221009277932-120925	1237 E Harrison St 11/25	<u>\$ 7,544.38</u>
Total				\$ 141,669.45



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

Amount Now Due
\$2,940.25

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 11/13/2025

PAY NEW CHARGES BY: AUTO PAY

108.54 ARREARS: PAST DUE

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

0000 2175375 0000 294025

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



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

Bill Date: 11/13/2025

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 11/08/2025

Amount Now Due		Meter Number	Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
\$2,940.25		10111234	WATER	786	782	31	4
		10111234	WATER	11001	10997	31	4
		17063414	WATER	3992	3542	31	450
		12024493	WATER	191	191	31	0
		12011270	WATER	2682	2682	31	0

Water Usage History	Gallons (1000's)						
Months							
NOV	343						
OCT	435						
SEP	1139						
AUG	2260						
JUL	1040						
JUN	809						
MAY	317						
APR	207						
MAR	191						
FEB	601						
JAN	1284						
DEC	1147						
NOV	868						

LAST BILLING	3,798.15
LESS PAYMENTS	3,689.61 CR
UNPAID BALANCE	108.54
WATER TBW PASS THROUGH INSIDE	98.67 CR
WATER BASE CHARGE 3"	1 Meter @ 120.00
WATER TIER 1 CHARGE	8.0 @ 4.14
TBW PASS-THROUGH	8.0 @ 0.00
WATER SUBTOTAL	153.12
UTILITY TAX 10%	15.31
WASTEWATER BASE CHARGE 3"	1 Meter @ 120.00
WASTEWATER CHARGE INSIDE	458.0 @ 5.79

Amount Now Due	\$2,940.25
Your Account Number	2175375
Water Customer Class	INDUSTRIAL

Pay This Amount →

\$2,940.25

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 12-01-2025



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

PIN:

Billing Date:
Dec 01, 2025

Billing Period:
Dec 01 - Dec 31, 2025

Hi ENCORE COMMUNITY DEVELOPMENT,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$467.65
Payment received by Dec 01, thank you	-\$467.65

Service summary

	Previous month	Current month
Bundle	\$391.85	\$391.85
Other	\$4.50	\$4.50
Taxes and Fees	\$71.30	\$71.30
Total services	\$467.65	\$467.65
Total balance		\$467.65

Total balance
\$467.65
due
Dec 26



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

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



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

6790 0107 DY RP 01 12022025 NNNNNNNY 01 003241 0016

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

Total balance
\$467.65

Account number
813-223-7101-092412-5

Due by
Dec 26

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



6090048132237101092412000000000000000467655



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

PIN:

Billing Date:
Dec 01, 2025

Billing Period:
Dec 01 - Dec 31, 2025

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Page 3/4

PIN:

Billing Date:
Dec 01, 2025

Billing Period:
Dec 01 - Dec 31, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

12.01-12.31	FiberOptic Internet for Business 25/25 Solutions Bundle Discount Valued Customer Fiber 500 Upgrade Solutions Bundle Line Additional Line Unlimited	\$145.98 -\$22.00 \$0.00 \$116.00 \$109.00 \$29.98 \$13.99 \$4.50 \$18.40 \$6.00 -\$30.00
(2)	Federal Primary Carrier Multi Line Charge Carrier Cost Recovery Surcharge	\$29.98 \$13.99
(2)	Frontier Roadwork Recovery Surcharge	\$4.50
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.00
	Additional Line Discount	-\$30.00
Bundle Total		\$391.85

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$317.17 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Other Charges

Monthly Charges

12.01-12.31	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$24.37
Federal USF Recovery Charge	\$9.30
Federal Excise Tax	\$0.88
Federal Taxes	\$34.55
Tampa Utility Tax	\$16.82
FL State Communications Services Tax	\$13.75
FL State Gross Receipts Tax	\$4.85
(2) Hillsborough County 911 Surcharge	\$0.80
FL State Gross Receipts Tax	\$0.37
(2) FL Telecommunications Relay Service	\$0.16
State Taxes	\$36.75
Taxes and Fees Total	\$71.30

Total current month charges **\$467.65**





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

PIN:

Billing Date:
Dec 01, 2025

Billing Period:
Dec 01 - Dec 31, 2025

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
	Additional Line Discount		2025-12-01	-\$30.00
	Solutions Bundle Discount		2025-12-01	-\$22.00
Total				-\$52.00

Frontier Bundled Video Service

Total Video Programming Charges

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

813-223-7101

88/KQXA/166347/ /VZFL



**TRANE**

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

Page 1 of 1

Invoice

Invoice Number

315748604

For questions please contact:

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

Remit Payment To

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

Invoice Date

29-OCT-2025

Customer No.

958479

Reference No.

4205244

Internal Account

NET 45

Payment Terms

Payment Due Date

13-Dec-2025

Discount Date

Customer Tax ID

Inco Terms

Tampa TCS SO FL

Supply Location

Shipping Method

Tracking No.

Freight Terms

Bill of Lading

Bill To

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

Sold To

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

Ship To

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

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

CERTifyTax - for submittal of tax exemption certificates.

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

1275673794

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	3438.00	0.00	0.00	0.00	3438.00

Special Instructions

FOR QUESTIONS PLEASE CONTACT LINDSEY.LAFLAMBOY@TRANE.COM THANK YOU FOR DOING BUSINESS WITH
TRANE.
COOLING TOWERS - NC-10041982-A3 INSTALL 2 NEW FLOAT VALVE ASSEMBLIES

Contract/Call No.	Order Date	Ship Date	Purchase Order			
2512192365		29-OCT-2025	N:PEDRO TRASPALACIOS			
Date	Description	Quantity	UOM	Unit Price	Extended Price	
10/10/2025	*Subcontractor Services FLOAT ASSEMBLY INSTALL	1	EA	3,438.000	3,438.00	Subtotal 3,438.00

**TRANE**

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

Page 1 of 1

Invoice

Invoice Number

315761830

For questions please contact:

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

Remit Payment To

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

Invoice Date

04-NOV-2025

Customer No.

958479

Reference No.

3117815

Internal Account

4205244

Payment Terms

NET 45

Payment Due Date

19-Dec-2025

Discount Date

Bill To

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

Customer Tax ID

Inco Terms

Supply Location

Tampa TCS SO FL

Shipping Method

Tracking No.

Freight Terms

Bill of Lading

Sold To

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

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

CERTifyTax - for submittal of tax exemption certificates.

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

1277981985

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	30416.66	0.00	0.00	0.00	30416.66

Special Instructions

MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order			
3117815		04-NOV-2025	BILL JOHNSON-GRIFFIN			
Line	Description			Quantity	UOM	Unit Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2025			1		
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2025			1		
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2025			1		
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2025			1		



TampaElectric.com

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

NOV 13 2025

Statement Date: November 07, 2025

Amount Due: \$69,084.38

Due Date: December 01, 2025

Account #: 211006277308

Account Summary

Current Service Period: October 02, 2025 - November 03, 2025

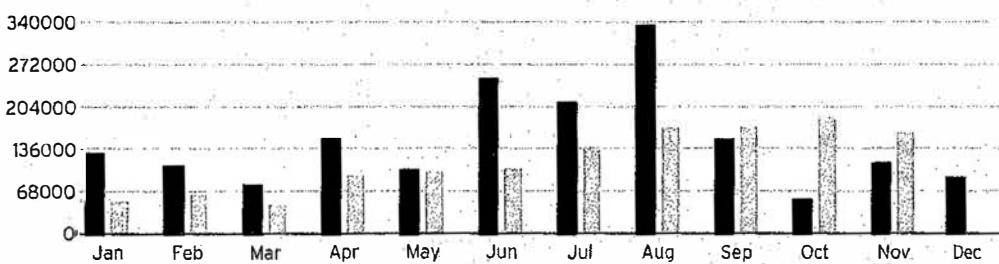
Previous Amount Due	\$43,765.00
Payment(s) Received Since Last Statement	\$0.00
Previous Statement Balance*	\$43,765.00
Current Month's Charges - Due by December 01, 2025	\$25,319.38

Total Amount Due **\$69,084.38**

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

00005340-0013491-Page 3 of 12

Monthly Usage (kWh)



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

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

Account #: 211006277308

Due Date: December 01, 2025

Amount Due: \$69,084.38

Payment Amount: \$ _____

641507930657

Your account will be drafted on December 01, 2025

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.



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

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

Your Energy Insight

Your average daily kWh used was 33.38% higher than the same period last year.

Your peak billing demand was 35.45% higher than the same period last year.



Scan here to view your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.



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

Account # 10000000000000000000
Delivery Date November 01, 2025
Billing Date December 01, 2025

Meter Read

Service Period: Oct 02, 2025 - Nov 03, 2025

Rate Schedule: General Service Demand-Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	11/03/2025	162,737 kWh	959 kW	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$1.06000	\$34.98
Billing Demand Charge	959 kW @ \$6.38000/kW	\$6,118.42
Peak Demand Charge	246 kW @ \$11.70000/kW	\$2,878.20
Energy Charge - On Peak	12,306 kWh @ \$0.01253/kWh	\$154.19
Energy Charge - Off Peak	150,431 kWh @ \$0.00600/kWh	\$902.59
Fuel Charge		
On-Peak	12,306 kWh @ \$0.03549/kWh	\$436.74
Off-Peak	150,431 kWh @ \$0.03325/kWh	\$5,001.83
Capacity Charge	959 kW @ \$0.30000/kW	\$287.70
Storm Protection Charge	959 kW @ \$2.08000/kW	\$1,994.72
Energy Conservation Charge	959 kW @ \$0.93000/kW	\$891.87
Environmental Cost Recovery	162,737 kWh @ \$0.00068/kWh	\$110.66
Clean Energy Transition Mechanism	959 kW @ \$1.15000/kW	\$1,102.85
Storm Surcharge	162,737 kWh @ \$0.01035/kWh	\$1,684.33
Florida Gross Receipt Tax		\$553.82
Electric Service Cost		
Franchise Fee		\$1,451.01
State Tax		\$1,715.47
Total Electric Cost, Local Fees and Taxes		
		\$25,319.38

Total Current Month's Charges

\$25,319.38

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

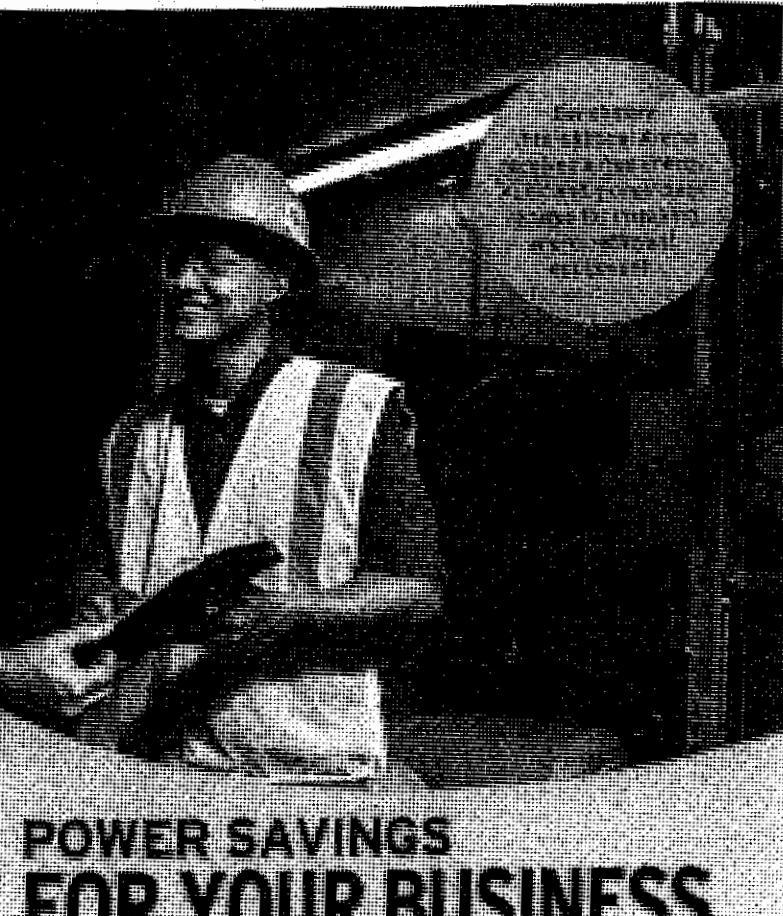
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



POWER SAVINGS FOR YOUR BUSINESS

EXPLORE ENERGY SAVING OPTIONS WITH REBATES

Lighting

Earn a rebate when you install energy-efficient lighting systems that help reduce your electricity demand.

Variable Frequency Drive and Motor Controls

Maximize your production efficiency and reduce your electricity use when you install a variable frequency drive for compressor-based electric equipment.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

FREE COMMERCIAL ENERGY AUDIT

Get clear insights into your energy use and discover ways to save. Whether you run a restaurant, retail shop or manufacturing facility, you'll get practical solutions to reduce costs and guidance on rebate programs that can help you save even more.

PAID ENERGY AUDIT

Building upon the benefits of our free audit, with this option, we'll sub-meter and monitor* your energy-consuming equipment to give you deeper insights. Our analyst will review equipment size and operating hours, pinpoint process inefficiencies and more. At the end, you'll receive tailored recommendations to help maximize your energy efficiency. A typical paid audit starts at just \$75.

*Available on equipment or panels < 480 volts.

Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs. You can also call our energy experts at **813-275-3909** from 8 a.m. to 5 p.m. weekdays.





ENCORE COMMUNITY DEVELOPMENT

1004 N NEBRASKA AVE, C
TAMPA, FL 33602-3041

NOV 13 2025

Statement Date: November 07, 2025

Amount Due: \$30,185.98

Due Date: December 01, 2025

Account #: 211006278348

Your Energy Insight



Your average daily kWh used was 7.38% lower than the same period last year.



Your peak billing demand was 12.18% higher than the same period last year.



Scan here to view your account online.

Account Summary

Current Service Period: September 30, 2025 - October 30, 2025

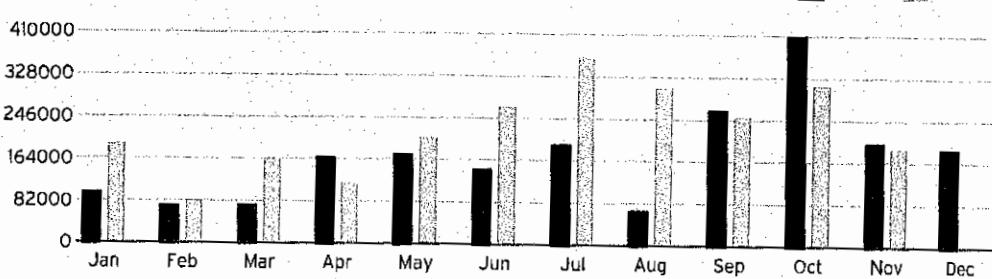
Previous Amount Due	\$36,402.48
Payment(s) Received Since Last Statement	-\$36,402.48
Current Month's Charges	\$30,185.98

Amount Due by December 01, 2025 **\$30,185.98**

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

00006340-0013487-Page 1 of 12

Monthly Usage (kWh)



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

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

Account #: 211006278348

Due Date: December 01, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$30,185.98

Payment Amount: \$ _____

600000817412

Your account will be drafted on December 01, 2025

Mail payment to:

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

00006340 FTECO111082500464510 00000 02 00000000 13422 006

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

Make check payable to: TECO

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





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

Account #: 21006278348
Statement Date: November 07, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 30, 2025

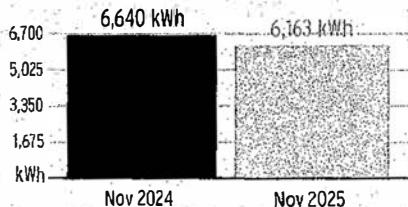
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000848418	10/30/2025	13,610 (Estimated)	13,363		39,520 kWh	160.0000	31 Days
1000848418	10/30/2025	59,932	58,738		191,040 kWh	160.0000	31 Days
1000848418	10/30/2025	4.38	0		700.32 kW	160.0000	31 Days
1000848418	10/30/2025	3.98	0		636.48 kW	160.0000	31 Days

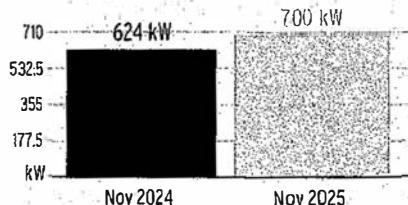
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	700 kW @ \$6.38000/kW	\$4,466.00
Peak Demand Charge	700 kW @ \$11.70000/kW	\$8,190.00
Energy Charge - On Peak	39,520 kWh @ \$0.01253/kWh	\$495.19
Energy Charge - Off Peak	151,520 kWh @ \$0.00600/kWh	\$909.12
Fuel Charge		
On-Peak	39,520 kWh @ \$0.03549/kWh	\$1,402.56
Off-Peak	151,520 kWh @ \$0.03325/kWh	\$5,038.04
Capacity Charge	700 kW @ \$0.30000/kW	\$210.00
Storm Protection Charge	700 kW @ \$2.08000/kW	\$1,456.00
Energy Conservation Charge	700 kW @ \$0.93000/kW	\$651.00
Environmental Cost Recovery	191,040 kWh @ \$0.00068/kWh	\$129.90
Clean Energy Transition Mechanism	700 kW @ \$1.15000/kW	\$805.00
Storm Surcharge	191,040 kWh @ \$0.01035/kWh	\$1,977.26

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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866-689-6469

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Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

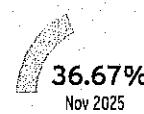
Account # 00006540-0013488
Delivery Date November 01, 2025
Bill Date October 01, 2025

Charge Details Continued...

Florida Gross Receipt Tax	\$660.59
Electric Service Cost	\$26,423.52
Franchise Fee	\$1,730.74
State Tax	\$2,031.72
Total Electric Cost, Local Fees and Taxes	\$30,185.98

Total Current Month's Charges **\$30,185.98**

Load Factor



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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.





POWER SAVINGS FOR YOUR BUSINESS

EXPLORE ENERGY-SAVING OPTIONS WITH NEBATES

Lighting

Earn a rebate when you install energy-efficient lighting systems that help reduce your electricity demand.

Variable Frequency Drive and Motor Controls

Maximize your production efficiency and reduce your electricity use when you install a variable frequency drive for compressor-based electric equipment.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

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EE 100225





TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT

1237 E HARRISON ST
TAMPA, FL 33602

NOV 13 2025

Statement Date: November 07, 2025

Amount Due: \$23,252.25

Due Date: December 01, 2025

Account #: 221009277932

Account Summary

Current Service Period: October 02, 2025 - November 03, 2025

Previous Amount Due \$23,794.15

Payment(s) Received Since Last Statement \$23,794.15

Current Month's Charges \$23,252.25

Amount Due by December 01, 2025 \$23,252.25

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 **4495.65%** higher than the same period last year.

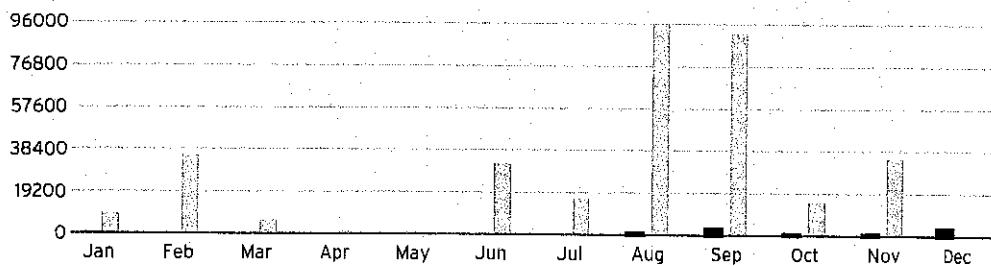


Your peak billing demand was **39850%** higher than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



2024 2025

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



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

Account #: 221009277932

Due Date: December 01, 2025

Amount Due: \$23,252.25

Payment Amount: \$

641507931026

Your account will be drafted on December 01, 2025

Mail payment to:

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

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





Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account # 1234567890123456
Statement Date: November 07, 2025
Charges Due: December 01, 2025

Meter Read

Meter Location: CHILLER

Service Period: Oct 02, 2025 - Nov 03, 2025

Rate Schedule: General Service Demand-Time of Day

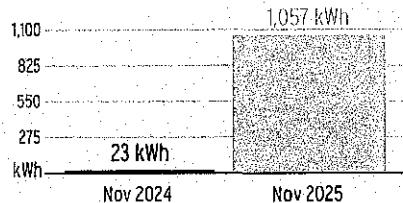
Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	11/03/2025	34,881 kWh	799 kW	33 Days

Charge Details

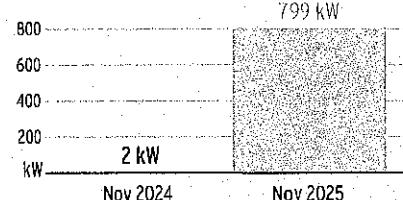
Electric Charges		
Daily Basic Service Charge	33 days @ \$1.06000	\$34.98
Billing Demand Charge	799 kW @ \$6.38000/kW	\$5,097.62
Peak Demand Charge	799 kW @ \$11.70000/kW	\$9,348.30
Energy Charge - On Peak	3,671 kWh @ \$0.01253/kWh	\$46.00
Energy Charge - Off Peak	31,210 kWh @ \$0.00600/kWh	\$187.26
Fuel Charge		
On-Peak	3,671 kWh @ \$0.03549/kWh	\$130.28
Off-Peak	31,210 kWh @ \$0.03325/kWh	\$1,037.73
Capacity Charge	799 kW @ \$0.30000/kW	\$239.70
Storm Protection Charge	799 kW @ \$2.08000/kW	\$1,661.92
Energy Conservation Charge	799 kW @ \$0.93000/kW	\$743.07
Environmental Cost Recovery	34,881 kWh @ \$0.00068/kWh	\$23.72
Clean Energy Transition Mechanism	799 kW @ \$1.15000/kW	\$918.85
Storm Surcharge	34,881 kWh @ \$0.01035/kWh	\$361.01
Florida Gross Receipt Tax		\$508.47
Electric Service Cost		
Franchise Fee		\$1,332.20
State Tax		\$1,581.14
Total Electric Cost, Local Fees and Taxes		
		\$23,252.25

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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863-299-0800 (Polk County)

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Hearing Impaired/TTY:

7-1-1

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813-275-3909

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Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: November 07, 2025
Charges Due: December 01, 2025

Charge Details *Continued...*

Total Current Month's Charges

\$23,252.25

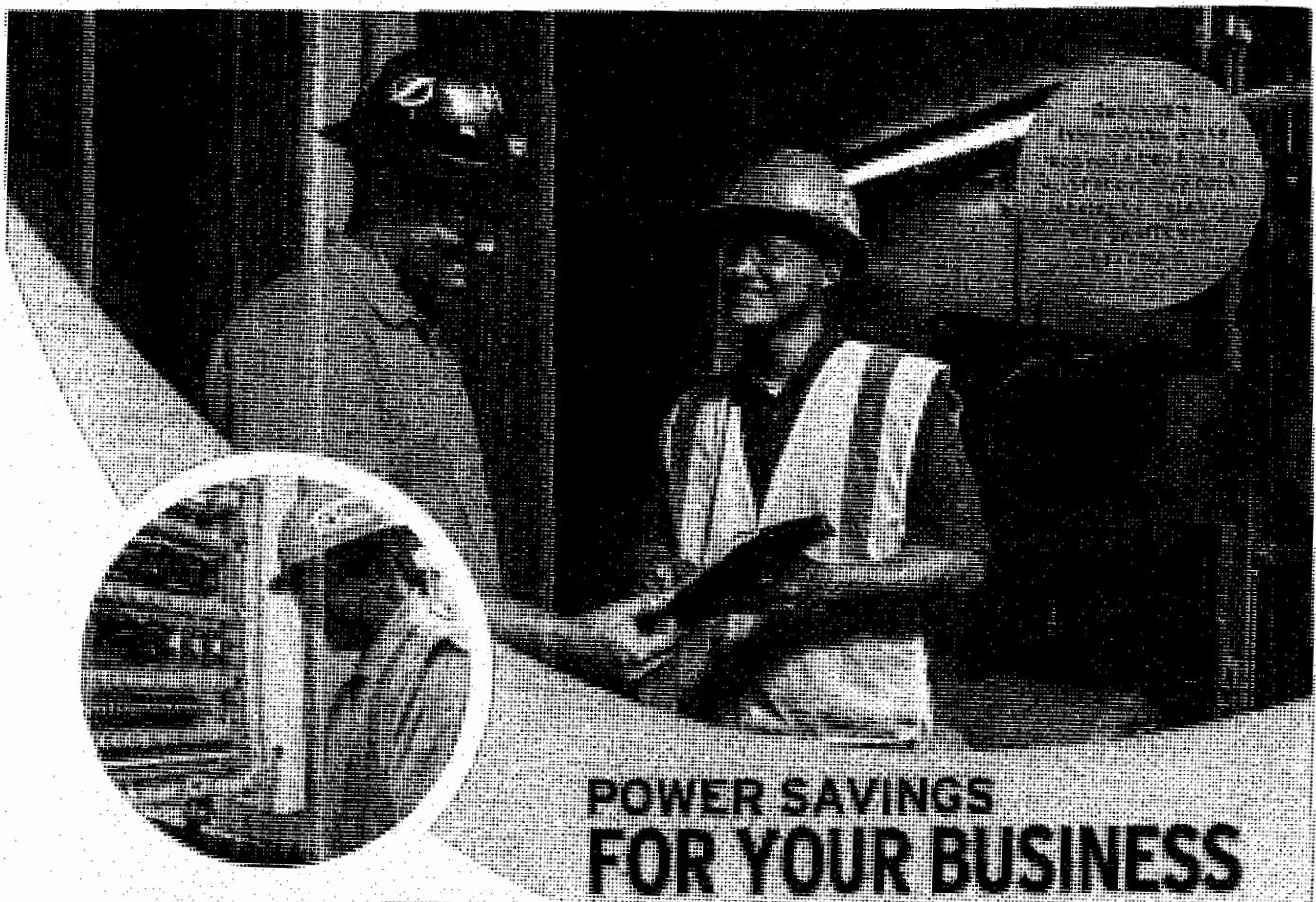
Important Messages

About Your Usage Data. Your energy consumption is measured using complex electronic metering equipment. Readings from the meter face are not utilized for billing. If you need additional information on your billing data, call **866-832-6249**.

Quarterly Fuel Source Update

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EE 2100225





TampaElectric.com

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

Statement Date: December 09, 2025

Amount Due: \$18,104.90

Due Date: December 30, 2025

Account #: 211006277308

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

Account Summary

Current Service Period: November 04, 2025 - December 03, 2025

Previous Amount Due	\$69,084.38
Payment(s) Received Since Last Statement	-\$69,084.38

Current Month's Charges \$18,104.90

Amount Due by December 30, 2025 \$18,104.90

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 **33.89% higher** than the same period last year.

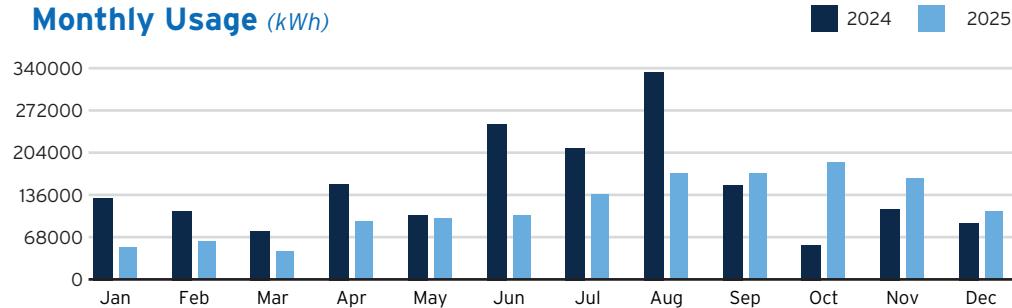


Your peak billing demand was **200.37% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211006277308

Due Date: December 30, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$18,104.90

Payment Amount: \$ _____

650149898264

Your account will be drafted on December 30, 2025

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

Mail payment to:

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

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



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

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

Meter Read

Service Period: Nov 04, 2025 - Dec 03, 2025

Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	12/03/2025	109,980 kWh	820 kW	30 Days

Charge Details

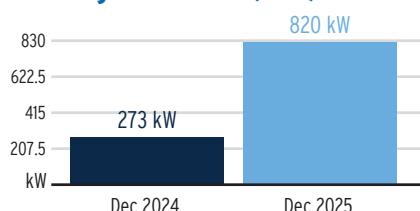
Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	820 kW @ \$6.38000/kW	\$5,231.60
Peak Demand Charge	80 kW @ \$11.70000/kW	\$936.00
Energy Charge - On Peak	4,557 kWh @ \$0.01253/kWh	\$57.10
Energy Charge - Off Peak	105,423 kWh @ \$0.00600/kWh	\$632.54
Fuel Charge		
On-Peak	4,557 kWh @ \$0.03549/kWh	\$161.73
Off-Peak	105,423 kWh @ \$0.03325/kWh	\$3,505.31
Capacity Charge	820 kW @ \$0.30000/kW	\$246.00
Storm Protection Charge	820 kW @ \$2.08000/kW	\$1,705.60
Energy Conservation Charge	820 kW @ \$0.93000/kW	\$762.60
Environmental Cost Recovery	109,980 kWh @ \$0.00068/kWh	\$74.79
Clean Energy Transition Mechanism	820 kW @ \$1.15000/kW	\$943.00
Storm Surcharge	109,980 kWh @ \$0.01035/kWh	\$1,138.29
Florida Gross Receipt Tax		\$395.55
Electric Service Cost		
Franchise Fee		\$1,036.34
State Tax		\$1,246.65
Total Electric Cost, Local Fees and Taxes		
		\$18,104.90

Total Current Month's Charges **\$18,104.90**

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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

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

Important Messages

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Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.



TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST
TAMPA, FL 33602

Statement Date: December 09, 2025

Amount Due: \$7,544.38

Due Date: December 30, 2025

Account #: 221009277932

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

Account Summary

Current Service Period: November 04, 2025 - December 03, 2025

Previous Amount Due	\$23,252.25
Payment(s) Received Since Last Statement	-\$23,252.25

Current Month's Charges	\$7,544.38
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Amount Due by December 30, 2025 **\$7,544.38**

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 **559.81% higher** than the same period last year.

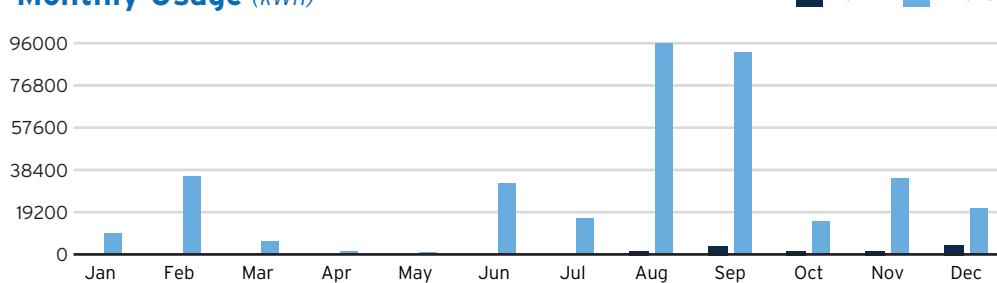


Your peak billing demand was **16.17% lower** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 221009277932

Due Date: December 30, 2025

Amount Due: \$7,544.38

Payment Amount: \$ _____

639038844114

Your account will be drafted on December 30, 2025

Mail payment to:

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

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

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



Service For:
1237 E HARRISON ST
TAMPA, FL 33602

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

Meter Read

Meter Location: CHILLER

Service Period: Nov 04, 2025 - Dec 03, 2025

Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	12/03/2025	21,184 kWh	446 kW	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	446 kW @ \$6.38000/kW	\$2,845.48
Peak Demand Charge	39 kW @ \$11.70000/kW	\$456.30
Energy Charge - On Peak	332 kWh @ \$0.01253/kWh	\$4.16
Energy Charge - Off Peak	20,852 kWh @ \$0.00600/kWh	\$125.11
Fuel Charge		
On-Peak	332 kWh @ \$0.03549/kWh	\$11.78
Off-Peak	20,852 kWh @ \$0.03325/kWh	\$693.33
Capacity Charge	446 kW @ \$0.30000/kW	\$133.80
Storm Protection Charge	446 kW @ \$2.08000/kW	\$927.68
Energy Conservation Charge	446 kW @ \$0.93000/kW	\$414.78
Environmental Cost Recovery	21,184 kWh @ \$0.00068/kWh	\$14.41
Clean Energy Transition Mechanism	446 kW @ \$1.15000/kW	\$512.90
Storm Surcharge	21,184 kWh @ \$0.01035/kWh	\$219.26
Florida Gross Receipt Tax		\$163.87
Electric Service Cost		\$6,554.66
Franchise Fee		\$429.33
State Tax		\$560.39
Total Electric Cost, Local Fees and Taxes		\$7,544.38

Billing information continues on next page →

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



Service For:
1237 E HARRISON ST
TAMPA, FL 33602

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

Charge Details *Continued...*

Total Current Month's Charges **\$7,544.38**

Important Messages

About Your Usage Data. Your energy consumption is measured using complex electronic metering equipment. Readings from the meter face are not utilized for billing. If you need additional information on your billing data, call **866-832-6249**.

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit **TampaElectric.com/PayAssist** to explore resources and get started.