



Rizzetta & Company

# Encore Community Development District

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**Board of Supervisors'  
Meeting**

**March 12, 2026**

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

[www.encorecdd.org](http://www.encorecdd.org)

# **ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

<b>Board of Supervisors</b>	Julia Jackson Michael Randolph Carol Jones Mae Walker Irma Ruiz	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Rachel Welborn	Rizzetta & Company, Inc.
<b>District Attorney</b>	Sarah Sandy	Kutak Rock
<b>District Engineer</b>	Greg Woodcock	Stantec

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

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

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

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

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

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**Board of Supervisors**  
**Encore Community**  
**Development District**

**March 4, 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, March 19, 2026, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602.

**AUDIT COMMITTEE MEETING:**

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
  - A. Consideration of Audit Proposal Instructions.....Tab 1
  - B. Consideration of Audit Evaluation Criteria.....Tab 2
  - C. Consideration of RFP for Audit Services Advertisement.....Tab 3
- 3. ADJOURNMENT**

**REGULAR MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Chiller System Manager
    1. Raftelis Chiller Rate Study.....USC
    2. Presentation of Central Energy Plant Report – Trane.....Tab 1
  - B. Landscape Inspection.....USC
    1. Review of Landscape Inspection Report Responses.....USC
      - a. Consideration of Crosspoint Proposal #4829.....Tab 2
      - b. Consideration of Crosspoint Proposal #4853.....Tab 3
      - c. Consideration of Crosspoint Proposal #4849.....Tab 4
    2. Review of Irrigation Report
  - C. Springer Environmental
  - D. District Engineer
  - E. District Counsel
  - F. Tampa Housing Authority Update
  - G. District Manager
- 1. BUSINESS ITEMS**
  - A. Ratification of Copperline Proposal for Lighting Project.....Tab 5
- 2. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting Held on February 12, 2026.....Tab 6
  - B. Consideration of Operations and Maintenance Expenditures for January 2026.....Tab 7
  - C. Consideration of Chiller Fund Operations and Maintenance Expenditures for January 2026.....Tab 8
- 3. SUPERVISOR REQUESTS**
- 4. AUDIENCE COMMENTS**
- 5. ADJOURNMENT**

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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](mailto:rwelborn@rizzetta.com), or Christy Gargaro at [cgargaro@rizzetta.com](mailto:cgargaro@rizzetta.com).

Sincerely,  
**Rachel Welborn,**  
District Manager

# Tab 1

**ENCORE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026, 2027, 2028, 2029 and 2030**  
City of Tampa, Florida

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **March 31, 2026, at 12:00 p.m.**, to the District Recording Secretary, Christine Gargaro by e-mail at [cgargaro@rizzetta.com](mailto:cgargaro@rizzetta.com). Proposer is responsible for confirming its proposal is received by the District Recording Secretary.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) electronic copy (PDF only) of the Proposal Documents, and other requested attachments, if any, by the date, time, and method indicated herein. Proposer is responsible for confirming its proposal is received by District Recording Secretary. The District Recording Secretary is available at [cgargaro@rizzetta.com](mailto:cgargaro@rizzetta.com) or (813) 533-2950.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet, and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District in the form satisfactory to the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

**SECTION 13. PROTESTS.** In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## **Tab 2**

**ENCORE COMMUNITY DEVELOPMENT DISTRICT AUDITOR  
SELECTION  
EVALUATION CRITERIA**

**1. Ability of Personnel. (20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. Proposer's Experience. (20 Points)**

(E.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

**3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

**5. Price. (20 Points)\*\*\***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

**Total (100 Points)**

\*\*\*Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

## **Tab 3**

**ENCORE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Encore Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Tampa, Florida, and has an annual operating budget of approximately **\$2,250,077.00**. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578 or via e-mail at [cgargaro@rizzetta.com](mailto:cgargaro@rizzetta.com).

Proposers must provide one (1) electronic copy (PDF only) of their proposal to the District Recording Secretary, Christine Gargaro, by e-mail at [cgargaro@rizzetta.com](mailto:cgargaro@rizzetta.com). Proposals must be received by **12:00 p.m. on Tuesday, March 31, 2026**. Please direct all questions regarding this Notice to the District Recording Secretary at [cgargaro@rizzetta.com](mailto:cgargaro@rizzetta.com) or (813) 533-2950.

Rachel Welborn  
District Manager

**Run date: 3/13/26**

# Tab 1

# ENCORE

## IS Central Plant and Buildings Report

January 2026



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

### Customer

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



### Customer Contacts

Greg Woodcock, 352-741-7699  
[Greg.Woodcock@stantec.com](mailto:Greg.Woodcock@stantec.com)  
Vanessa Smith, 813-533-2950  
[VSmith@rizzetta.com](mailto:VSmith@rizzetta.com)  
Rachel Welborn, 813-533-2950  
[RWelborn@rizzetta.com](mailto:RWelborn@rizzetta.com)

SECTION 1: Key Performance Indicators

SECTION 2: CEP & Bldg. Heat Exchanger Performance

SECTION 3: Ice Generation and Usage

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)	210,298	260,153	179,369	210,298
Electrical Cost	\$40,312.18	\$41,823.37	\$28,147.81	\$40,312.18
Peak Demand Consumption (kW)	282	381	152	282
Peak Demand Cost	\$3,504.56	\$4,701.54	\$1,778.40	\$3,504.56
Demand Consumption (kW)	1,787	1,708	784	1,787
Demand Cost	\$12,026.51	\$11,494.84	\$12,354.93	\$12,026.51
Water Cost	\$3,185.08	\$303.78	\$16,352.42	\$3,185.08

CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Plant Efficiency (kW/Ton) (Avg)	1.22	1.23	2.11	1.22
Chilled Water Differential Temperature (F) (Avg)	7.1	8.7	6.4	7.1
Condenser Water Setpoint (F) (Avg)	67.9	69.3	66.1	67.9
Days Failed to Make Ice	9	6	0	9
Water Usage (x 1000 Gallons)	378	4	1,284	378

**Central Plant System Information**

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	SystemDelta T	System Flow	Total System Tons	Total System Ton/Hrs	CHW Differential Pressure	CHW Differential Setpoint	kWh	kW/Ton	Cooling Degree Days
2025											
Jan	45.8	40.7	5.1	532	340,223	85,056	6.0	4.9	179,369	2.11	25
Feb	48.2	40.8	7.4	773	652,296	163,074	8.1	6.9	216,172	1.33	125
Mar	48.7	40.7	8.1	695	704,665	176,166	8.6	6.3	221,917	1.26	178
Apr	50.8	40.5	10.3	846	1,045,671	261,418	10.9	10.4	360,715	1.38	351
May	51.7	39.9	11.8	1,038	1,519,897	379,974	13.2	13.2	486,687	1.28	525
Jun	51.3	39.9	11.5	1,340	1,827,174	456,793	14.0	14.0	593,054	1.30	526
Jul	50.3	39.8	10.5	1,634	2,115,059	528,765	14.9	14.9	628,992	1.19	619
Aug	50.6	40.2	10.4	1,667	2,139,328	534,832	14.9	14.8	550,888	1.03	609
Sep	48.5	39.9	8.6	1,771	1,803,915	450,979	13.7	13.7	499,437	1.11	516
Oct	49.8	39.8	10.0	1,233	1,524,731	381,183	12.5	12.5	429,515	1.13	376
Nov	48.3	39.4	8.9	850	932,904	233,226	9.8	9.6	311,038	1.33	186
Dec	48.0	39.3	8.7	777	849,310	212,328	8.9	8.6	260,153	1.23	120
2026											
Jan	45.3	38.2	7.1	739	690,906	172,727	9.1	8.6	210,298	1.22	67

- CEP total kWh consumption decreased 19%, Ton-Hour consumption decreased 18.7%, and total cooling degree days decreased by 44.2% from the previous month. The current month's Plant Loading of 12% decreased 2% 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	172,727	212,328	85,056	172,727
Navara Ton Hour Consumption	26,593	32,761	19,456	26,593
Legacy Ton Hour Consumption	21,759	26,881	16,210	21,759
Ella Ton Hour Consumption	13,744	18,305	10,752	13,744
Reed Ton Hour Consumption	32,589	43,608	32,768	32,589
Trio Ton Hour Consumption	15,975	19,931	11,287	15,975
Tempo Ton Hour Consumption	19,068	28,360	15,453	19,068
Modera Ton Hour Consumption	28,992	36,272	0	28,992

**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
2026											
Jan	47.5	40.5	7.0	110	10.0	105,921	54.3	50.2	4.1	21.7	23.2

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Control Valve Signal	Average Control Valve Feedback
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
2026											
Jan	49.5	45.3	4.2	294	44	154,227	12.0	58.5	53.8	88.0	87.6



## 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
2026											
Jan	51.2	39.4	11.8	58	12.0	87,286	53.4	50.9	2.4	49.2	49.1

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
2026										
Jan	53.1	47.4	5.7	113	82,422	7.3	1.1	6.1	20.0	1.6

## Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint	Average Control Valve Signal	Average of Valve FB
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
2026								
Jan	43.7	40.5	3.2	141	56,612	12.0	20.0	20.5

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Control Valve Signal
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
2026							
Jan	53.0	63.4	7.5	20	-68,489	42	3.6

The building side chilled water return flow meter stopped working on December 9, at 3:45AM. The building side chilled water supply and return sensors went bad on January 24 at 10:15AM. They are both reading many degrees out of range. The raw data file has been transmitted to the technician.

## 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
2026								
Jan	45.0	39.8	5.2	204	131,858	12	20.3	20.8

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW 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
2026							
Jan	67.4	60.6	11.4	81	44.0	67,311	13.4

The building side chilled water return sensor went bad on January 19 at 9:30AM, and the chilled water supply sensor went bad on January 23 at 6:30PM. They are both reading many degrees out of range. At the end of January, they were both reading in the 100-degree range. The raw data file has been transmitted to the technician.

## 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
2026							
Jan	47.7	40.2	7.5	12	69.1	64,187	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	15.0	15.0	18.1
2026								
Jan	51.3	41.0	10.3	79	97,729	15.0	15.0	22.0



## Tempo – Plant Side Heat Exchanger Information

Tempo Plant Side HX <input type="text"/>	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Total Plant Tons
<b>2025</b>						
⊕ 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
<b>2026</b>						
⊕ Jan	45.8	41.2	4.6	12.0	140	75,255

Tempo Bldg Side HX <input type="text"/>	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)
<b>2025</b>								
⊕ 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
<b>2026</b>								
⊕ Jan	48.1	42.0	6.2	166	133,988	10	9.7	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
2026								
Jan	53.2	40.1	13.1	68	14.0	116,089	32.6	33.8

Modera Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure
2025							
May	54.2	48.9	5.3	487	44	78,249	0.1
Jun	54.8	48.0	6.8	574	44	222,614	0.1
Jul	55.1	47.5	7.6	592	44	526,751	0.5
Aug	56.1	45.5	10.6	407	44	528,144	1.0
Sep	58.2	42.6	15.7	245	44	453,318	0.1
Oct	56.9	43.0	13.9	201	44	348,804	16.1
Nov	55.4	43.3	12.1	119	44	178,675	0.1
Dec	55.5	43.3	12.2	102	44	159,472	15.0
2026							
Jan	54.6	43.3	11.3	88	44	127,685	14.9

**SECTION 3: Ice Generation and Usage**

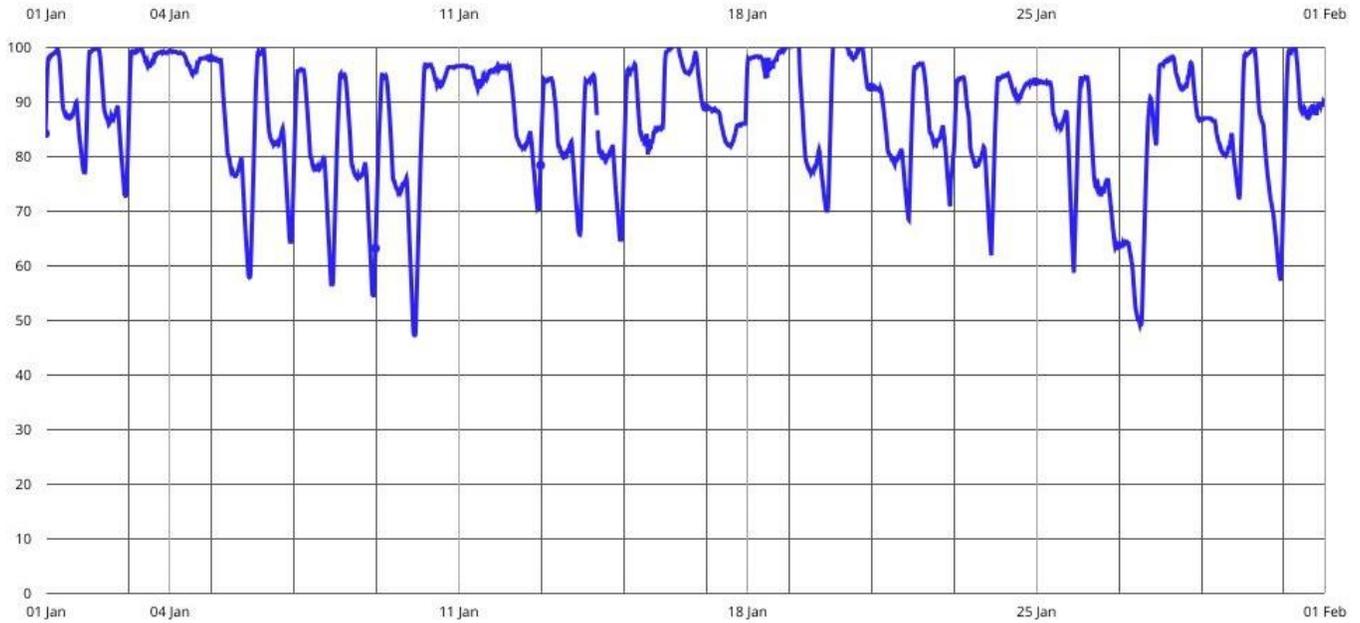
**Ice Inventory and Usage October 2025**

**Ice Inventory**

Encore - CEP: 1240 Ray Charles Boulevard

**Analog Point**

January 1, 2026 12:00 AM - February 1, 2026 12:00 AM



Ice Inventory - January 2026				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	9	6	9	Ice calibration and testing in April
Minimum Ice Level	47	24	N/A	
Average Days on Ice	0.4	0.4	0.4	
Maximum Days on Ice	0.9	0.3	0.9	
Maximum Hours on Ice	22.5	8.3	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	HX-2 Glycol CHWR	GCHP-5 Speed%	GCHP-6 Speed%	GCHP-5 Run Hours	GCHP-6 Run Hours	Glycol GPM Flow
<b>2025</b>													
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
<b>2026</b>													
Jan	38.4	45.2	33.1	42.3	38.4	45.2	33.5	42.3	8.1	7.7	155	159	194



## 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	<b>Melt</b>	<b>Make</b>	<b>Melt</b>	<b>Make</b>	<b>Melt</b>	<b>Make</b>

**SECTION 4: Water Treatment**



## Service Report

Monthly Water Treatment Service Report  
 Monday, January 5, 2026 1:56 PM EST

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

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 $\mu\text{mhos}$ )	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 $\text{CaCO}_3$ )	0 5 max	340 150 max	260 6 max	
On-Trac, ppb		80 80 min		
Controller Conductivity Reading		2469 Record		
Temperature ( $^{\circ}\text{F}$ )		67 60 - 100		
 Conductivity Cycles (Calculated)		2.9 4 - 10		
Nitrite (ppm as $\text{NO}_2$ )				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
2026								
Jan	30.2	23.2	7.0	70.4	79.1	8.7	70.3	72

**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	--	--	--	--	--	--	--	--	0.0	0
Feb	0.8	84.0	6.8	-10.7	24.7	1.8	22.5	116.4	0.0	11
Mar	2.1	88.5	7.0	-11.0	22.0	2.4	22.2	117.6	0.0	64
Apr	2.6	90.2	5.0	-10.2	29.4	1.5	22.4	116.5	0.0	92
May	1.7	87.2	3.9	-10.1	29.6	0.4	22.7	119.9	0.0	13
Jun	2.7	90.0	1.8	-10.7	24.6	1.4	20.6	120.9	0.0	120
Jul	2.7	65.4	3.4	-12.9	38.7	0.8	22.6	119.4	0.0	123
Aug	2.6	92.6	0.1	-10.6	77.6	0.1	22.5	118.7	0.0	138
Sep	2.6	92.0	0.1	-11.0	71.6	0.1	22.5	118.3	0.0	155
Oct	2.3	86.1	0.1	-11.0	71.4	0.1	22.5	115.9	0.2	164
Nov	2.1	80.8	0.1	-11.0	71.3	0.1	22.5	113.8	0.0	96
Dec	2.2	82.5	0.1	-11.0	71.6	0.0	22.6	114.6	1.2	74
2026										
Jan	2.2	82.2	0.1	-11.0	72.1	0.0	22.1	114.5	1.2	72



### 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
2026								
Jan	46.4	40.0	6.3	67.4	70.3	2.8	32.6	443

### 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
2026										
Jan	-1.6	72.5	2.3	-9.1	38.5	1.6	26.3	113.6	1588	443

### 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
2026								
Jan	42.6	40.1	2.6	67.9	69.7	1.8	18.7	95

### Chiller #3 Refrigeration and Mechanical Performance

Chiller 3 Ckt 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temp	Purge Minutes	Run Hours
2025										
Jan	9.6	64.8	0.1	5.2	38.4	1.6	20.0	102.9	0.0	194
Feb	12.4	76.7	0.6	5.3	39.2	1.9	20.1	112.4	0.0	9
Mar	11.9	74.7	-0.2	5.3	38.9	0.8	20.5	109.7	0.0	0.25
Apr	14.7	84.8	0.8	5.6	41.3	2.8	20.1	117.3	0.0	1.3
May	--	--	--	--	--	--	--	--	0.0	0
Jun	15.2	86.6	0.9	5.3	39.1	1.7	15.6	111.9	0.6	13
Jul	15.8	88.5	1.3	5.3	39.0	1.2	18.1	110.0	0.0	156
Aug	16.0	89.1	1.8	5.3	39.3	0.8	17.3	110.1	0.0	102
Sep	16.0	89.2	2.4	5.4	39.5	0.8	18.5	109.0	0.0	26
Oct	12.9	78.6	1.2	5.2	38.3	1.8	17.7	106.9	0.0	98
Nov	11.0	71.1	0.5	5.3	38.7	1.3	17.6	102.9	0.0	91
Dec	11.6	73.6	0.6	5.3	38.9	1.5	17.6	105.7	0.0	9
2026										
Jan	11.2	71.9	0.6	5.2	38.7	1.4	17.6	104.3	1.2	76

Chiller 3 Ckt 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025										
Jan	8.8	61.8	1.3	5.2	38.4	1.7	22.0	114.9	46.0	58
Feb	12.4	76.0	0.4	5.3	39.0	1.7	22.4	118.0	62.4	18
Mar	12.4	74.3	-2.0	5.4	39.7	2.0	22.7	119.5	4.2	0.75
Apr	13.6	78.1	-5.0	5.9	43.4	1.4	22.9	127.4	1.8	0.5
May	15.0	86.5	1.5	5.2	38.0	2.0	19.5	116.4	0.0	73
Jun	15.5	85.7	-1.1	5.1	37.9	2.2	13.8	116.9	13.2	24
Jul	15.1	84.5	-3.9	5.2	38.0	1.9	21.5	117.1	0.0	35
Aug	15.5	85.8	-0.8	5.1	37.7	2.5	19.9	116.5	0.0	129
Sep	15.2	84.0	-4.6	5.1	37.9	1.8	18.9	119.1	0.1	7
Oct	14.4	81.8	-3.6	5.2	38.3	2.4	18.7	119.6	1.0	3
Nov	--	--	--	--	--	--	--	--	0.0	0
Dec	--	--	--	--	--	--	--	--	0.0	0
2026										
Jan	9.4	64.9	1.5	5.3	39.2	0.9	16.7	113.3	6.0	19

**SECTION 6: Maintenance, and Repair Status**

Completed Maintenance & Repairs	
<b>Ice System 1/22 thru 2/11/26</b>	Tech: Javier Suris – Ice Plant Inventory Demand programming.
<b>Chiller 2 1/27 thru 2/6/26</b>	Tech: Mike Miller – Chiller #2 leak repair.
<b>Chiller 2 1/14 thru 1/17/26</b>	Tech: Steve Mullins – purge system report.
<b>Ella 1/13/26</b>	Tech: Javier Suris - On site I got access to HX/pump room and connected to UC600 and found CHW flow meter reading 0.9 GPM. I checked controller board and it was lit up but will most likely need to pull and clean sensor. I do NOT have big enough wrenches for this and would like EQ tech to follow up.
<b>Navara Bldg Comm Issue 12/30/25</b>	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.
<b>Chiller 1 12/18/25</b>	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.
<b>Plant 12/9/25</b>	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.
<b>CT-1 VFD 11/20/25</b>	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.
<b>Chiller 2 11/20/25</b>	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.
<b>CHWP-2 11/7/25</b>	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.
<b>Chiller 2 10/24/25</b>	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.
<b>Chiller 2 10/20 &amp; 10/21/25</b>	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

	<p>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.</p> <p>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.</p>
<b>Chiller 3 10/20/25</b>	<p>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.</p>
<b>Tempo 10/10 &amp; 10/11/25</b>	<p>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.</p>
<b>Legacy, Ella, Reed, and Trio 10/8 &amp; 10/10/25</b>	<p>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.</p>
<b>Navara 9/11 &amp; 9/17/25</b>	<p>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.</p> <p>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.</p>
<b>City Water Makeup 9/2 thru 9/11/25</b>	<p>Tech: Javier Suris arrived on site to address issues with the CT's 1, 2 &amp; 3. Observed the CT-1, 2 &amp; 3 overflow line draining with the make-up water valve open. Discovered V-24 CT make-up water valve was open despite all ultrasonic water level sensors being satisfied. Temporarily overrode and closed the V-24 city water make-up valve. Established trends for V-24 to monitor its behavior. I identified and deleted an unused point for V-28 City water make-up valve during Phase 3. Updated the TGP configuration. Verified the operation of the actuator and ultrasonic level sensors. Set up a BV point in the UC600 to time out V-24 open position and trigger an alarm. Downloaded a modified TGP to alarm if the City Water MU valve remains open for an extended period. The UC600-2 CW unit is now operating as intended. Additional work requiring a quote has been identified.</p>

## **Tab 2**



**crosspoint**  
LANDSCAPE & DESIGN

# PROPOSAL

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

**Date:** 2/20/2026

**Proposal #:** 4829

**Project:** Tree Services

**Proposal For:**

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

**Project Address:**

Encore CDD  
1004 North Nebraska Avenue  
Tampa, Florida 33602

**Crosspoint Landscape & Design, Inc.**

719 Mainsail Drive  
Tampa, FL 33602

813.765.7134

[jim@crosspointlandscape.com](mailto:jim@crosspointlandscape.com)

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

Description	Quantity	Unit Price	Amount
SCOPE:			
Tree Trimming ~ Encore CDD			
Tree Trimming: - pencil prune (55) Crape Myrtle trees that are above 10' HT located throughout community - trim trees in a controlled manner to mitigate any damage to buildings or property	1	6,500.00	6,500.00
Clean-Up / Debris Removal & Disposal	1	375.00	375.00
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			
<b>Total</b>			<b>\$6,875.00</b>

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

## **Tab 3**



**crosspoint**  
LANDSCAPE & DESIGN

# PROPOSAL

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

**Date:** 3/2/2026  
**Proposal #:** 4853  
**Project:** Mulch

**Proposal For:**

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

**Project Address:**

Encore CDD  
1004 North Nebraska Avenue  
Tampa, Florida 33602

**Crosspoint Landscape & Design, Inc.**

719 Mainsail Drive  
Tampa, FL 33602

813.765.7134

jim@crosspointlandscape.com

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

Description	Quantity	Unit Price	Amount
SCOPE:			
Mulch Refresh ~ Encore CDD - install fresh layer of decorative mulch around Encore property except Chiller Park Meadow as requested - thoroughly clean up work area			
Decorative Mini Pine Bark Nuggets - 65 cubic yards	65	65.00	4,225.00
Freight / Labor / Installation / Clean-Up	1	950.00	950.00
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			
<b>Total</b>			<b>\$5,175.00</b>

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

## **Tab 4**



**crosspoint**  
LANDSCAPE & DESIGN

# PROPOSAL

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

**Date:** 2/26/2026  
**Proposal #:** 4849  
**Project:** Landscape

**Proposal For:**

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

**Project Address:**

Encore CDD  
1004 North Nebraska Avenue  
Tampa, Florida 33602

**Crosspoint Landscape & Design, Inc.**

719 Mainsail Drive  
Tampa, FL 33602

813.765.7134

[jim@crosspointlandscape.com](mailto:jim@crosspointlandscape.com)

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

Description	Quantity	Unit Price	Amount
SCOPE:			
Wedelia Installation ~ Encore CDD - install Wedelia to fill large gaps in existing landscape bed running along west side of The Tempo at Encore - thoroughly clean up work area			
Wedelia - 1 gallon	400	8.95	3,580.00
LABOR Freight / Labor / Installation / Clean-Up	1	1,750.00	1,750.00
IRRIGATION Irrigation Adjustments - adjust / modify irrigation to ensure proper water coverage to newly installed plant material	1	395.00	395.00
			

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



**crosspoint**  
LANDSCAPE & DESIGN

# PROPOSAL

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

**Date:** 2/26/2026  
**Proposal #:** 4849  
**Project:** Landscape

**Proposal For:**

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

**Project Address:**

Encore CDD  
1004 North Nebraska Avenue  
Tampa, Florida 33602

**Crosspoint Landscape & Design, Inc.**

719 Mainsail Drive  
Tampa, FL 33602

813.765.7134  
jim@crosspointlandscape.com

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

Description	Quantity	Unit Price	Amount
<p>Business Terms &amp; Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape &amp; Design, Inc. will make considerable effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape &amp; Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape &amp; Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape &amp; Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.</p>			
<p>I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape &amp; Design, Inc. Business Terms and Conditions.</p>	<b>Total</b>		<b>\$5,725.00</b>

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

## **Tab 5**

02/20/26



ENCORE LIGHTING PROJECT "DAMAGED BULB REPLACEMENT"

1280 EAST HARRISON ST., TAMPA, FLORIDA 33602

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

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

**Project: Encore Lighting Project – Engineering Design Services**

**Subject: Electrical Proposal**

Stephanie,

We are pleased to submit our proposal for the electrical repair of the above referenced project.

## SECTION 1. SUMMARY OF WORK:

Electrical Scope of Work as follows:

- 1.1. Replacement of damaged LED bulbs found at the Encore Street lighting poles.

## SECTION 2. BASE BID PRICING

***Base Bid Electrical Services***

***\$5,100.00***

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

Sincerely,

Taylor Johnson  
Project Manager  
Copperline Electric, Inc.



## **Tab 6**

**MINUTES OF MEETING**

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

**ENCORE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, February 12, 2026, at 1:01 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Julia Jackson	<b>Board Supervisor, Chairman</b> ( <i>joined the meeting at 1:50</i> )
Mae Walker	<b>Board Supervisor, Assistant Secretary</b>
Michael Randolph	<b>Board Supervisor, Assistant Secretary</b>
Carol Jones	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Rachel Welborn	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sarah Sandy	<b>District Counsel, Kutak Rock</b> ( <i>via phone</i> )
Greg Woodcock	<b>District Engineer, Stantec</b>
John Toborg	<b>Field Services, Rizzetta &amp; Company, Inc.</b>
Jeff Watson	<b>Representative, Trane</b>
David Ilonya	<b>Director of R.E. THA</b> ( <i>via phone</i> )
Ed Colon-Rivera	<b>Representative, Crosspoint Landscape</b> ( <i>via phone</i> )
Miguel Ragel	<b>Representative, Crosspoint Landscape</b>
Troy Springer	<b>Owner Springer Environmental</b> ( <i>via phone</i> )

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

There were no comments put forward at this time.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Chiller System Manager**

Mr. Watson reviewed his report and responded to Board questions.

49 **2. Consideration of Ashbury Proposal**

50  
51 Mr. Watson presented the proposal to the Board.  
52

On a Motion by Mr. Randolph, seconded by Ms. Walker, with all in favor, the Board approved the Ashbury proposal for water conditioning in the amount of \$22,742.60, for the Encore Community Development District. 3-0

53  
54 *(Ms. Jackson joined the meeting).*  
55

56 **B. District Engineer**

57 Mr. Woodcock provided an update on the rate study and presented a couple  
58 of proposals related to permit modifications for Lot 13 stormwater.  
59

On a Motion by Ms. Jackson, seconded by Ms. Walker, with all in favor, the Board approved the developer funding agreement for stormwater modifications to lot 13, in substantial form, for the Encore Community Development District. 4-0

60  
On a Motion by Mr. Randolph, seconded by Ms. Jackson, with all in favor, the Board approved Stantec proposal for stormwater modifications to lot 13, contingent upon funding agreement with Developer for the Encore Community Development District. 4-0

61 **C. Landscape Inspection**

62 **1. Review of Landscape Inspection Report and Responses**

63 Mr. Toborg presented and reviewed the landscape inspection report.  
64 Discussion was held regarding obtaining a proposal to replace E, Palaka  
65 Hollys with Palmettos for budgeting purposes. A pallet will be forwarded for  
66 review.  
67

68 **2. Review of Irrigation Report**

69 Mr. Colon-Rivera stated that there was nothing to report. Ms. Walker  
70 thanked Cross Point for the great job they are doing.  
71

72 **3. Consideration of Crosspoint Proposals**

73 a. Proposal #4671, Sod Replacement  
74  
75

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

76 **D. Springer Environmental**

77 Mr. Springer provided a brief update, noting that the grass has been treated.  
78  
79

80 **E. District Counsel**

81 Ms. Sandy stated that she had nothing new to report.

- 82 **F. Tampa Housing Authority Update**
- 83 No report
- 84
- 85 **G. District Manager**
- 86 Ms. Welborn advised that the next meeting is scheduled for March 12, 2026,
- 87 at 1:30 p.m.
- 88
- 89 Ms. Welborn stated that the repairs to the electric street lights have been
- 90 completed and all are energized. Copperline will be taking inventory of
- 91 lightbulbs needing to be replaced and placing an order next week.
- 92

93 **FOURTH ORDER OF BUSINESS**

**Business Items**

94

- 95 **A. Establish Audit Committee**
- 96

97 Ms. Welborn explained that the District needs to select an Auditor and reviewed the  
98 selection process, with the first step to appoint an Audit Committee.  
99

On a Motion by Ms. Walker, seconded by Ms. Jones, the Board unanimously appointed all Board Supervisors to serve on the Audit Committee for the Encore Community Development District. 4-0

100

- 101 **B. Acceptance of Furth Quarter Website Audit**
- 102

103 Ms. Welborn reviewed the website audit report, noting that the district is in full  
104 compliance with all the requirements.  
105

On a Motion by Mr. Randolph seconded by Ms. Jones, the Board unanimously accepted the Fourth Quarter Website Compliance Audit, as presented, for the Encore Community Development District. 4-0

106 **FIFTH ORDER OF BUSINESS**

**Business Administration**

107

- 108
- 109 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**
- 110 **Held on January 8, 2026**
- 111

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 January 8, 2026, as presented, for the Encore Community Development District. 4-0

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

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board ratified the Operations and Maintenance Expenditures for December 2025 (\$23,683.27), for the Encore Community Development District. 4-0

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125

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

On a Motion by Mr. Randolph, seconded by Ms. Walker, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for December 2025 (\$141,669.45), for the Encore Community Development District. 4-0

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**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests put forward.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments put forward.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 7**

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures January 2026 For Board Approval

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

The total items being presented:                   **\$39,462.92**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Encore Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Carol Jean Jones	20260116-2	CJ010826	Board of Supervisor Meeting 01/08/26	\$ 200.00
Copperline Electric, Inc.	300142	25923-03	Lighting Project 12/25	\$ 5,100.00
Crosspoint Landscape & Design, Inc.	300144	12844	Mulch 12/25	\$ 108.50
Crosspoint Landscape & Design, Inc.	300151	12912	Winter Flower Rotation 12/25	\$ 2,274.00
Crosspoint Landscape & Design, Inc.	300144	12925	Irrigation Repairs 12/25	\$ 132.25
Deck the Lights, LLC	300147	1003	Holiday Decorations - final Deposit 11/25	\$ 20,000.00
Irma Ruiz	300148	IR010826	Board of Supervisor Meeting 01/08/26	\$ 200.00
Kutak Rock, LLP	300143	3675011	Legal Services 11/25	\$ 1,189.50
Mae F. Walker	20260115-1	MW010826	Board of Supervisor Meeting 01/08/26	\$ 200.00
Michael Randolph	300149	MR010826	Board of Supervisor Meeting 01/08/26	\$ 200.00
Office Dynamics	300146	00041733	5 Agenda Booklets 12/25	\$ 198.55

# Encore Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Numbe</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300141	INV0000106197	Accounting Services 01/26	\$ 5,599.82
Springer Environmental Services, Inc.	300152	15485	Cleanup Services 10/25	\$ 2,453.40
Springer Environmental Services, Inc.	300150	15664	Cleanup Services 12/25	\$ 262.74
TECO	20260129-1	211006275344-010726	1101 Scott St E #A 01/26	\$ 52.37
TECO	20260129-1	211006275609-010726	1199 Scott St E #B 01/26	\$ 99.73
TECO	20260129-1	211006276102-010726	1231 Scott St E 01/26	\$ 63.86
TECO	20260129-1	211006276375-010726	1261 Scott St E 01/26	\$ 38.32
TECO	20260129-1	211006276698-010726	1261 Scott St E Chr Lights 01/26	\$ 273.53
TECO	20260129-1	211006277001-010726	1200 Nebraska Av N 01/26	\$ 291.54
TECO	20260129-1	211006277597-012826	1200 Nebraska Av N 01/26	\$ 122.39

# Encore Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260129-1	221007736350-010726	1210 E. Hamilton Av 01/26	\$ 26.18
The Observer Group, Inc.	300153	25-03562H	Legal Advertising 12/25	<u>\$ 376.24</u>
<b>Total</b>				<b><u><u>\$ 39,462.92</u></u></b>

ENCORE CDD

Meeting Date: January 8, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:31 PM
Meeting End Time:	2:45 PM
Total Meeting Time:	

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

Total at <b>\$175.00</b> 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: 

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



## Invoice 25923-03

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

Invoice #: 25923-03 Date: 12/12/25 Payment Terms: Net 30 Customer Code: ENCCDD	Customer P.O. #: Salesperson:
---	----------------------------------

Remarks:

Quantity	Description	U/M	Unit Price	Extension
	Encore Lighting Project - Engineering Design Services			5,100.00
			<b>Total:</b>	<b>5,100.00</b>
			<b>Current Due:</b>	<b>5,100.00</b>



**crosspoint**  
LANDSCAPE & DESIGN

# INVOICE

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

Date: 12/4/2025  
Invoice #: 12844  
Terms: Net 45  
Project: Landscape

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

Job Site Address:  
Encore CDD  
1004 North Nebraska Avenue  
Tampa, Florida 33602

### Contact Information

For Billing Inquiries:  
813.765.1325  
heather@crosspointlandscape.com

For Service Inquiries:  
813.765.7134  
jim@crosspointlandscape.com

Mailing Address:  
719 Mainsail Drive  
Tampa, FL 33602

Description	Quantity	Unit Price	Amount
SCOPE:			
Chiller Park Mulch Installation ~ Encore CDD - install fresh decorative mulch in front of Saw Palmetto palms located in Chiller Park - thoroughly clean up work area			
Decorative Mini Pine Bark Nuggets - 6 bags	6	7.25	43.50
Freight / Demo / Installation	1	65.00	65.00
Debris Removal & Disposal			

**Merry Christmas!**  
**We wish you a BLESSED holiday!**  
**"Joy to the world, the LORD has come."**

**Total \$108.50**  
**Payments/Credits \$0.00**  
**Balance Due \$108.50**

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.



**crosspoint**  
LANDSCAPE & DESIGN

# INVOICE

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

Date: 12/17/2025  
Invoice #: 12912  
Terms: Net 45  
Project: Flowers

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	Quantity	Unit Price	Amount
SCOPE: ** APPROVED PROPOSAL #4661 **			
Winter Flower Rotation ~ Encore CDD Remove declining flowers and replace with fresh new flowers for the winter season. Haul away debris and trash for disposal.			
Winter Flower Mix	720	2.95	2,124.00
Organic Potting Soil - 2 cubic yards	2	75.00	150.00

Merry Christmas!  
We wish you a BLESSED holiday!  
"Joy to the world, the LORD has come."  
Luke 2:11

**Total** \$2,274.00  
**Payments/Credits** \$0.00  
**Balance Due** \$2,274.00

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.



# INVOICE

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

Date: 12/18/2025  
 Invoice #: 12925  
 Terms: Net 45  
 Project: Irrigation

**Bill To:**

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

**Job Site Address:**

Encore CDD  
 1004 North Nebraska Avenue  
 Tampa, Florida 33602

**Contact Information**

For Billing Inquiries:  
 813.765.1325  
 heather@crosspointlandscape.com

For Service Inquiries:  
 813.765.7134  
 jim@crosspointlandscape.com

Mailing Address:  
 719 Mainsail Drive  
 Tampa, FL 33602

Description	Unit Price	Amount
SCOPE:		
Irrigation Repairs ~ Encore CDD - 12/8/2025		
Irrigation Repairs:  - irrigation crew dispatched to conduct repairs discovered during irrigation inspection to restore proper irrigation system functionality - replace damaged 6" pop-up spray and clogged nozzle located in Zone #36 needed to provide adequate water coverage in area - includes PVC fittings, solvent, weld, primer and all misc. materials to complete this irrigation project	132.25	132.25

\*includes all parts & labor to complete project

**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** \$132.25  
 Payments/Credits \$0.00  
**Balance Due** **\$132.25**

## Deck The lights

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

## INVOICE

BILL TO  
Encore District

INVOICE 1003  
DATE 11/24/2025  
TERMS Due on receipt  
DUE DATE 11/24/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Balance Due on Encore Project	Remaining balance after deposit due asap		20,000.00	20,000.00
			BALANCE DUE	<b>\$20,000.00</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 23, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3675011

Client Matter No. 6723-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3675011  
6723-1

Re: General

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	56.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/05/25	S. Sandy	0.40	130.00	Review draft agenda; prepare for meeting
11/13/25	S. Sandy	2.60	845.00	Prepare for and attend board meeting; conduct follow up regarding same
11/14/25	S. Sandy	0.10	32.50	Conduct meeting follow up
11/14/25	D. Wilbourn	0.70	126.00	Update and revise uniform method resolution and notices
TOTAL HOURS		4.00		

**KUTAK ROCK LLP**

Encore CDD

December 23, 2025

Client Matter No. 6723-1

Invoice No. 3675011

Page 2

TOTAL FOR SERVICES RENDERED \$1,189.50

TOTAL CURRENT AMOUNT DUE \$1,189.50

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

Invoice #: 00041733

Date: 1/5/2026

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda booklets 74 color copies, 19 Black & white copies 6 Tabs and coil bound with clear front and white Back UPS to 1 location	\$181.30 \$17.25

Terms Net 30 Days.  
Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.

Sales Tax:	\$0.00
Total Amount:	\$198.55
Amount Applied:	\$0.00
Balance Due:	\$198.55

Terms: Net 10

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106197

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,497.66	\$1,497.66
Administrative Services	1.00	\$410.33	\$410.33
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$2,581.83	\$2,581.83
Website Compliance & Management	1.00	\$110.00	\$110.00
		<b>Subtotal</b>	\$5,599.82
		<b>Total</b>	\$5,599.82



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

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

**Invoice**  
 15485  
 10/31/2025

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
18.1	10/01 Cleanup Session	58.00	1,049.80
24.2	10/13 Cleanup Session	58.00	1,403.60
	Hillsborough County Sales Tax Collection	7.50%	0.00

Please mail payments to: 13841 Hwy 92 E, Dover, FL 33527  
 VENMO: @Marion-Springer  
 Credit or debit card payments: Email Admin@SpringerEnvironmental.com  
 and request a link to pay.

<b>Total</b>	<b>\$2,453.40</b>
--------------	-------------------



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

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

**Invoice**  
 15664  
 12/31/2025

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
4.53	12/15 Cleanup Session Hillsborough County Sales Tax Collection	58.00 7.50%	262.74 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.

<b>Total</b>	<b>\$262.74</b>
--------------	-----------------



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

**Statement Date:** January 07, 2026

<b>Amount Due:</b>	<b>\$52.37</b>
<b>Due Date:</b> January 28, 2026	
<b>Account #:</b> 211006275344	

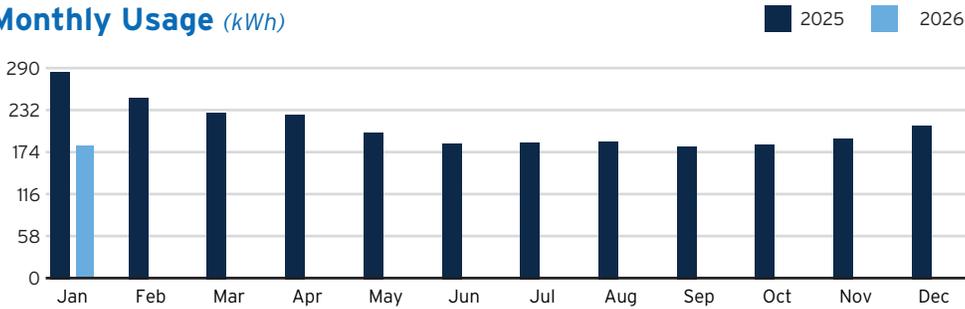
**DO NOT PAY. Your account will be drafted on January 28, 2026**

**Account Summary**

<b>Current Service Period:</b> December 02, 2025 - December 31, 2025	
Previous Amount Due	\$61.22
Payment(s) Received Since Last Statement	-\$61.22
Miscellaneous Credits	-\$5.41
Credit balance after payments and credits	-\$5.41
<b>Current Month's Charges</b>	<b>\$57.78</b>
<b>Amount Due by January 28, 2026</b>	<b>\$52.37</b>

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](https://TECOaccount.com)

**Your Energy Insight**

Your average daily kWh used was **25% lower** than the same period last year.

Your average daily kWh used was **14.29% lower** than it was in your previous period.

Scan here to view your account online.

**2026**  
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).



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

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211006275344  
**Due Date:** January 28, 2026

<b>Amount Due:</b>	<b>\$52.37</b>
<b>Payment Amount:</b>	\$ _____

632866032438

Your account will be drafted on January 28, 2026

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

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

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



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

**Account #:** 211006275344  
**Statement Date:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Meter Location:** # A

**Service Period:** Dec 02, 2025 - Dec 31, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	12/31/2025	45,857		45,674		183 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	183 kWh @ \$0.09202/kWh		\$16.84
Fuel Charge	183 kWh @ \$0.03516/kWh		\$6.43
Storm Protection Charge	183 kWh @ \$0.00568/kWh		\$1.04
Clean Energy Transition Mechanism	183 kWh @ \$0.00418/kWh		\$0.76
Storm Surcharge	183 kWh @ \$0.02121/kWh		\$3.88
Florida Gross Receipt Tax			\$1.25
<b>Electric Service Cost</b>			<b>\$50.00</b>
Franchise Fee			\$3.28
State Tax			\$4.50
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$57.78</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$57.78**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$5.41
<b>Total Current Month's Credits</b>	<b>-\$5.41</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: January 07, 2026

<b>Amount Due:</b>	<b>\$99.73</b>
<b>Due Date:</b> January 28, 2026	
<b>Account #:</b> 211006275609	

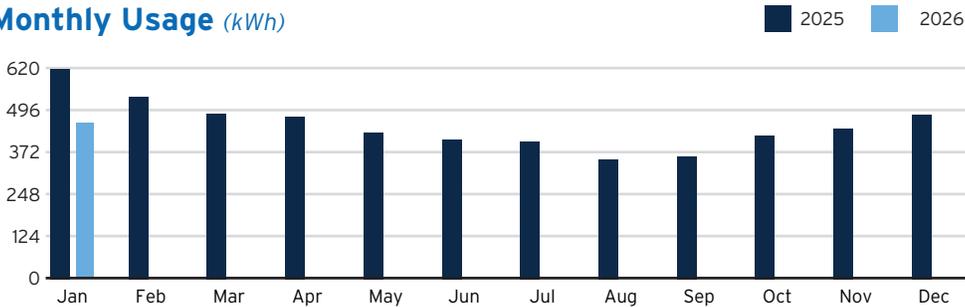
**DO NOT PAY. Your account will be drafted on January 28, 2026**

### Account Summary

<b>Current Service Period:</b> December 02, 2025 - December 31, 2025	
Previous Amount Due	\$109.71
Payment(s) Received Since Last Statement	-\$109.71
Miscellaneous Credits	-\$9.63
Credit balance after payments and credits	-\$9.63
<b>Current Month's Charges</b>	<b>\$109.36</b>
<b>Amount Due by January 28, 2026</b>	<b>\$99.73</b>

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](https://TECOaccount.com)



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

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211006275609  
**Due Date:** January 28, 2026

<b>Amount Due:</b>	<b>\$99.73</b>
<b>Payment Amount:</b>	\$ _____

632866032439

Your account will be drafted on January 28, 2026

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.

### Your Energy Insight

Your average daily kWh used was **16.67% lower** than the same period last year.

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

Scan here to view your account online.

**2026**  
New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).



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

**Account #:** 211006275609  
**Statement Date:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Meter Location:** # B

**Service Period:** Dec 02, 2025 - Dec 31, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	12/31/2025	60,366		59,908		458 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	458 kWh @ \$0.09202/kWh	\$42.15
Fuel Charge	458 kWh @ \$0.03516/kWh	\$16.10
Storm Protection Charge	458 kWh @ \$0.00568/kWh	\$2.60
Clean Energy Transition Mechanism	458 kWh @ \$0.00418/kWh	\$1.91
Storm Surcharge	458 kWh @ \$0.02121/kWh	\$9.71
Florida Gross Receipt Tax		\$2.37
<b>Electric Service Cost</b>		<b>\$94.64</b>
Franchise Fee		\$6.20
State Tax		\$8.52
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$109.36</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$109.36**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$9.63
<b>Total Current Month's Credits</b>	<b>-\$9.63</b>

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

## Ways To Pay Your Bill

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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- Phone:**  
**Commercial Customer Care:** 866-832-6249  
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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

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

**Statement Date:** January 07, 2026

<b>Amount Due:</b>	<b>\$63.86</b>
<b>Due Date:</b> January 28, 2026	
<b>Account #:</b> 211006276102	

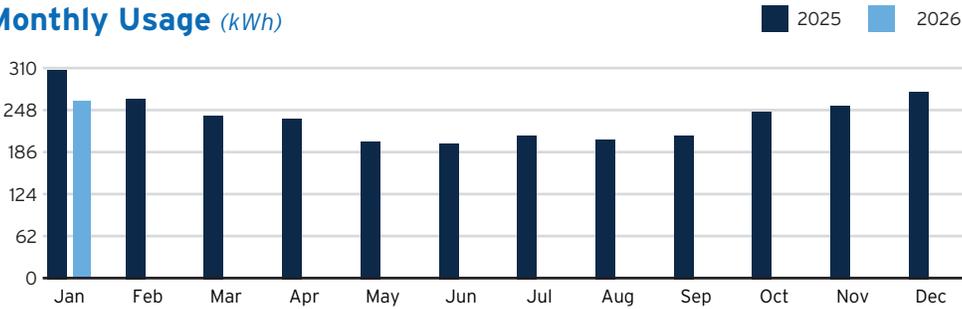
**DO NOT PAY. Your account will be drafted on January 28, 2026**

**Account Summary**

<b>Current Service Period:</b> December 02, 2025 - December 31, 2025	
Previous Amount Due	\$72.91
Payment(s) Received Since Last Statement	-\$72.91
Miscellaneous Credits	-\$8.57
Credit balance after payments and credits	-\$8.57
<b>Current Month's Charges</b>	<b>\$72.43</b>
<b>Amount Due by January 28, 2026</b>	
<b>\$63.86</b>	

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](https://TECOaccount.com)

**Your Energy Insight**

- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211006276102  
**Due Date:** January 28, 2026

<b>Amount Due:</b>	<b>\$63.86</b>
<b>Payment Amount:</b>	\$ _____

632866032440  
 Your account will be drafted on January 28, 2026

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

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

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



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

**Account #:** 211006276102  
**Statement Date:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Service Period:** Dec 02, 2025 - Dec 31, 2025

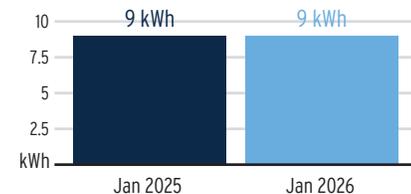
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	12/31/2025	52,803		52,542		261 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	261 kWh @ \$0.09202/kWh	\$24.02
Fuel Charge	261 kWh @ \$0.03516/kWh	\$9.18
Storm Protection Charge	261 kWh @ \$0.00568/kWh	\$1.48
Clean Energy Transition Mechanism	261 kWh @ \$0.00418/kWh	\$1.09
Storm Surcharge	261 kWh @ \$0.02121/kWh	\$5.54
Florida Gross Receipt Tax		\$1.57
<b>Electric Service Cost</b>		<b>\$62.68</b>
Franchise Fee		\$4.11
State Tax		\$5.64
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$72.43</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$72.43**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$8.57
<b>Total Current Month's Credits</b>	<b>-\$8.57</b>

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- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
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Toll Free: **866-689-6469**
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ENCORE COMMUNITY DEVELOPMENT  
1261 SCOTT ST E  
TAMPA, FL 33602-0000

Statement Date: January 07, 2026

<b>Amount Due:</b>	<b>\$38.32</b>
<b>Due Date:</b> January 28, 2026	
<b>Account #:</b> 211006276375	

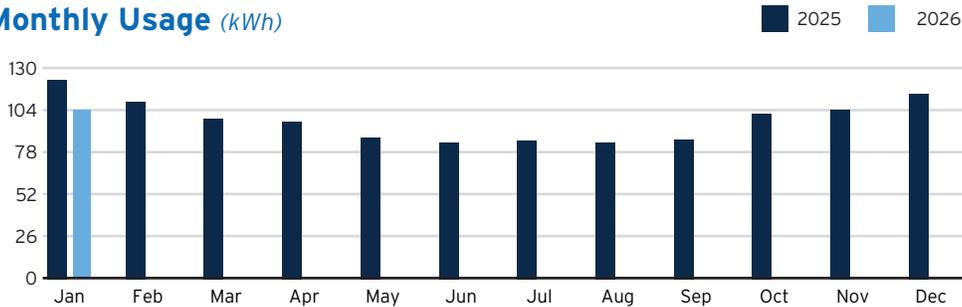
**DO NOT PAY. Your account will be drafted on January 28, 2026**

### Account Summary

<b>Current Service Period:</b> December 02, 2025 - December 31, 2025	
Previous Amount Due	\$44.17
Payment(s) Received Since Last Statement	-\$44.17
Miscellaneous Credits	-\$4.66
Credit balance after payments and credits	-\$4.66
<b>Current Month's Charges</b>	<b>\$42.98</b>
<b>Amount Due by January 28, 2026</b>	<b>\$38.32</b>

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](https://TECOaccount.com)

### Your Energy Insight

Your average daily kWh used was **25% lower** than the same period last year.

Your average daily kWh used was **25% lower** than it was in your previous period.

Scan here to view your account online.

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211006276375  
**Due Date:** January 28, 2026

<b>Amount Due:</b>	<b>\$38.32</b>
<b>Payment Amount:</b>	\$ _____

632866032441

Your account will be drafted on January 28, 2026

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

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

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



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

**Account #:** 211006276375  
**Statement Date:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Service Period:** Dec 02, 2025 - Dec 31, 2025

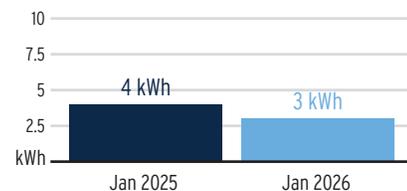
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	12/31/2025	25,113		25,009		104 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	104 kWh @ \$0.09202/kWh	\$9.57
Fuel Charge	104 kWh @ \$0.03516/kWh	\$3.66
Storm Protection Charge	104 kWh @ \$0.00568/kWh	\$0.59
Clean Energy Transition Mechanism	104 kWh @ \$0.00418/kWh	\$0.43
Storm Surcharge	104 kWh @ \$0.02121/kWh	\$2.21
Florida Gross Receipt Tax		\$0.93
<b>Electric Service Cost</b>		<b>\$37.19</b>
Franchise Fee		\$2.44
State Tax		\$3.35
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$42.98</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$42.98**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$4.66
<b>Total Current Month's Credits</b>	<b>-\$4.66</b>

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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- Phone:**
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  - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
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- Energy-Saving Programs:** 813-275-3909

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

**Statement Date:** January 07, 2026

<b>Amount Due:</b>	<b>\$273.53</b>
<b>Due Date:</b> January 28, 2026	
<b>Account #:</b> 211006276698	

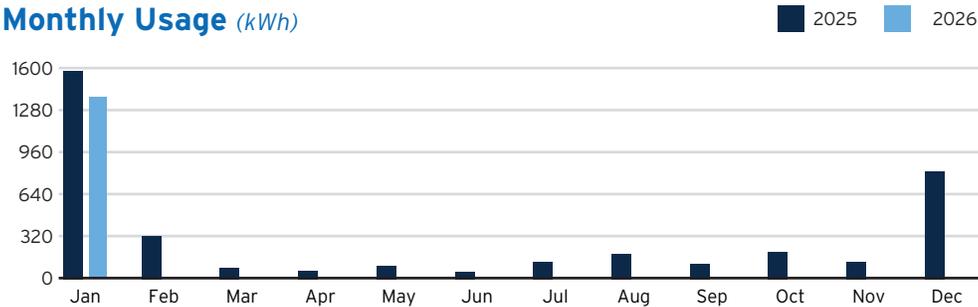
**DO NOT PAY. Your account will be drafted on January 28, 2026**

**Account Summary**

<b>Current Service Period:</b> December 02, 2025 - December 31, 2025	
Previous Amount Due	\$167.52
Payment(s) Received Since Last Statement	-\$167.52
Miscellaneous Credits	-\$9.32
Credit balance after payments and credits	-\$9.32
<b>Current Month's Charges</b>	<b>\$282.85</b>
<b>Amount Due by January 28, 2026</b>	<b>\$273.53</b>

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](https://TECOaccount.com)

**Your Energy Insight**

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

Your average daily kWh used was **84% higher** than it was in your previous period.

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**Account #:** 211006276698  
**Due Date:** January 28, 2026

<b>Amount Due:</b>	<b>\$273.53</b>
<b>Payment Amount:</b>	\$ _____

632866032442

Your account will be drafted on January 28, 2026

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:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Service Period:** Dec 02, 2025 - Dec 31, 2025

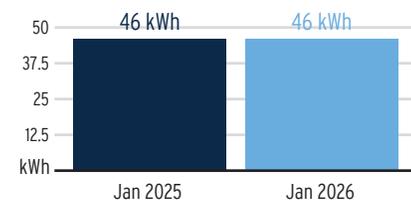
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	12/31/2025	15,233		13,850		1,383 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,383 kWh @ \$0.09202/kWh	\$127.26
Fuel Charge	1,383 kWh @ \$0.03516/kWh	\$48.63
Storm Protection Charge	1,383 kWh @ \$0.00568/kWh	\$7.86
Clean Energy Transition Mechanism	1,383 kWh @ \$0.00418/kWh	\$5.78
Storm Surcharge	1,383 kWh @ \$0.02121/kWh	\$29.33
Florida Gross Receipt Tax		\$6.12
<b>Electric Service Cost</b>		<b>\$244.78</b>
Franchise Fee		\$16.03
State Tax		\$22.04
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$282.85</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges** **\$282.85**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$9.32
<b>Total Current Month's Credits</b>	<b>-\$9.32</b>

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- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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**ENCORE COMMUNITY DEVELOPMENT**  
 1200 NEBRASKA AVE N  
 TAMPA, FL 33602-0000

**Statement Date:** January 07, 2026

**Amount Due:** **\$291.54**

**Due Date:** January 28, 2026  
**Account #:** 211006277001

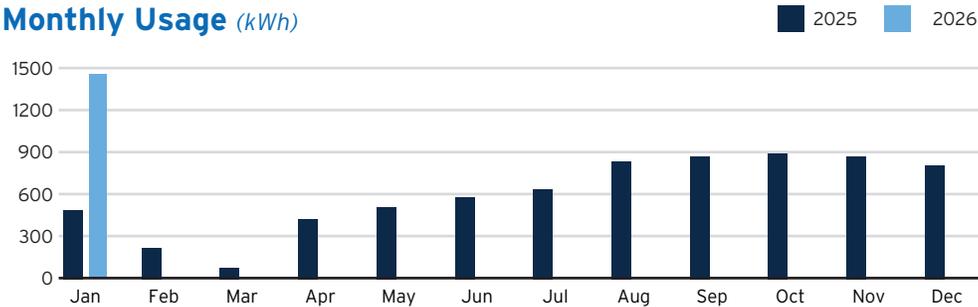
**DO NOT PAY. Your account will be drafted on January 28, 2026**

**Account Summary**

<b>Current Service Period:</b> December 02, 2025 - December 31, 2025	
Previous Amount Due	\$166.43
Payment(s) Received Since Last Statement	-\$166.43
Miscellaneous Credits	-\$4.81
Credit balance after payments and credits	-\$4.81
<b>Current Month's Charges</b>	<b>\$296.35</b>
<b>Amount Due by January 28, 2026</b>	<b>\$291.54</b>

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](https://TECOaccount.com)

**Your Energy Insight**

- Your average daily kWh used was **250% higher** than the same period last year.
- Your average daily kWh used was **96% higher** than it was in your previous period.

Scan here to view your account online.

**2026**

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**Account #:** 211006277001  
**Due Date:** January 28, 2026

**Amount Due:** **\$291.54**

**Payment Amount:** \$ \_\_\_\_\_

632866032443  
 Your account will be drafted on January 28, 2026

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

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

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



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

**Account #:** 211006277001  
**Statement Date:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Service Period:** Dec 02, 2025 - Dec 31, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	12/31/2025	44,359		42,904		1,455 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	1,455 kWh @ \$0.09202/kWh		\$133.89
Fuel Charge	1,455 kWh @ \$0.03516/kWh		\$51.16
Storm Protection Charge	1,455 kWh @ \$0.00568/kWh		\$8.26
Clean Energy Transition Mechanism	1,455 kWh @ \$0.00418/kWh		\$6.08
Storm Surcharge	1,455 kWh @ \$0.02121/kWh		\$30.86
Florida Gross Receipt Tax			\$6.41
<b>Electric Service Cost</b>			<b>\$256.46</b>
Franchise Fee			\$16.80
State Tax			\$23.09
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$296.35</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$296.35**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$4.81
<b>Total Current Month's Credits</b>	<b>-\$4.81</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: January 07, 2026

<b>Amount Due:</b>	<b>\$122.39</b>
<b>Due Date:</b> January 28, 2026	
<b>Account #:</b> 211006277597	

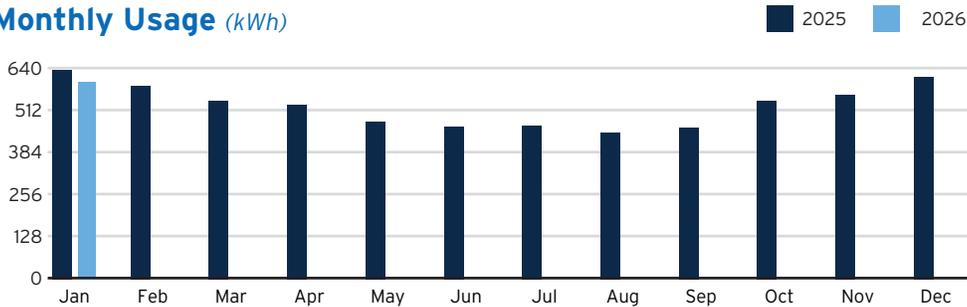
**DO NOT PAY. Your account will be drafted on January 28, 2026**

### Account Summary

<b>Current Service Period:</b> December 02, 2025 - December 31, 2025	
Previous Amount Due	\$133.06
Payment(s) Received Since Last Statement	-\$133.06
Miscellaneous Credits	-\$13.24
Credit balance after payments and credits	-\$13.24
<b>Current Month's Charges</b>	<b>\$135.63</b>
<b>Amount Due by January 28, 2026</b>	<b>\$122.39</b>

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](https://TECOaccount.com)



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

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211006277597  
**Due Date:** January 28, 2026

<b>Amount Due:</b>	<b>\$122.39</b>
<b>Payment Amount:</b>	\$ _____

632866032444

Your account will be drafted on January 28, 2026

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.

### Your Energy Insight

Your average daily kWh used was **5.26% higher** than the same period last year.

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

Scan here to view your account online.

**2026**  
New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).



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

**Account #:** 211006277597  
**Statement Date:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Service Period:** Dec 02, 2025 - Dec 31, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	12/31/2025	13,014		12,416		598 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	598 kWh @ \$0.09202/kWh		\$55.03
Fuel Charge	598 kWh @ \$0.03516/kWh		\$21.03
Storm Protection Charge	598 kWh @ \$0.00568/kWh		\$3.40
Clean Energy Transition Mechanism	598 kWh @ \$0.00418/kWh		\$2.50
Storm Surcharge	598 kWh @ \$0.02121/kWh		\$12.68
Florida Gross Receipt Tax			\$2.93
<b>Electric Service Cost</b>			<b>\$117.37</b>
Franchise Fee			\$7.69
State Tax			\$10.57
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$135.63</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$135.63**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$13.24
<b>Total Current Month's Credits</b>	<b>-\$13.24</b>

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
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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

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

Statement Date: January 07, 2026

Amount Due: \$26.18
Due Date: January 28, 2026
Account #: 221007736350

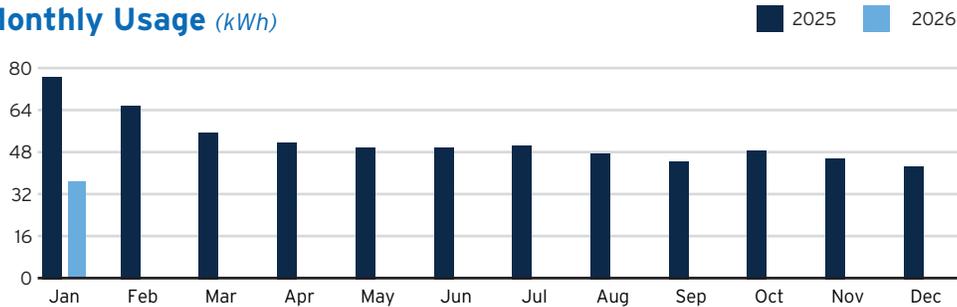
DO NOT PAY. Your account will be drafted on January 28, 2026

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Miscellaneous Credits, Credit balance, Current Month's Charges, and Amount Due by January 28, 2026 (\$26.18).

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

Your Energy Insight

- Your average daily kWh used was 50% lower than the same period last year.
Your average daily kWh used was 0% higher than it was in your previous period.

QR code and text: Scan here to view your account online.

2026 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.
Get started today at TECOaccount.com.



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

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Account #: 221007736350
Due Date: January 28, 2026

Amount Due: \$26.18
Payment Amount: \$ \_\_\_\_\_

688421286948

Your account will be drafted on January 28, 2026

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

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

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



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

**Account #:** 221007736350  
**Statement Date:** January 07, 2026  
**Charges Due:** January 28, 2026

## Meter Read

**Service Period:** Dec 02, 2025 - Dec 31, 2025

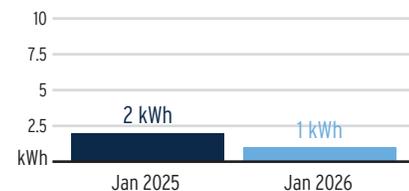
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	12/31/2025	4,343		4,306		37 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	37 kWh @ \$0.09202/kWh		\$3.40
Fuel Charge	37 kWh @ \$0.03516/kWh		\$1.30
Storm Protection Charge	37 kWh @ \$0.00568/kWh		\$0.21
Clean Energy Transition Mechanism	37 kWh @ \$0.00418/kWh		\$0.15
Storm Surcharge	37 kWh @ \$0.02121/kWh		\$0.78
Florida Gross Receipt Tax			\$0.66
<b>Electric Service Cost</b>			<b>\$26.30</b>
Franchise Fee			\$1.72
State Tax			\$2.37
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$30.39</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$30.39**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$4.21
<b>Total Current Month's Credits</b>	<b>-\$4.21</b>

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

## Ways To Pay Your Bill

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- In-Person**  
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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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[TampaElectric.com](http://TampaElectric.com)
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888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-03562H

Date 11/21/2025

**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 # 25-03562H <b>Notice of the District's Intent to Use the Uniform Method of Collection of Non-Ad Valorem Special Assessments (Addition of the Expansion Area)</b> RE: Encore CDD Board of Supervisors Public Hearing on 1/8/26 at 1:30 PM Published: 11/21/2025, 11/28/2025, 12/5/2025, 12/12/2025	\$376.24
--	----------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
<b>Total</b>	<b>\$376.24</b>

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'S  
NOTICE OF THE DISTRICT'S  
INTENT TO USE THE UNIFORM  
METHOD OF COLLECTION OF  
NON-AD VALOREM SPECIAL  
ASSESSMENTS  
[ADDITION OF THE  
EXPANSION AREA]**

Pursuant to Section 197.3632, Florida Statutes, notice is hereby given that the Encore Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District. The Board of Supervisors ("Board") of the District will conduct a public hearing at **1:30 p.m., on January 8, 2026, at Ella at Encore, 1210 Ray Charles Blvd., Tampa, Florida 33602.**

The external boundaries of the District were recently expanded to include certain additional property ("Expansion Area"). The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments pursuant to Section 197.3632, Florida Statutes ("Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District, including the Expansion Area.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management system improvements, public roadway improvements, water and wastewater improvements, hardscape/landscape/

irrigation improvements, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 514-0400 ("District Manager's Office"), at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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 such appeal is to be based.

Stephanie DeLuna, District Manager  
Nov. 21, 28; Dec. 5, 12, 2025  
25-03562H

**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.

## **Tab 8**

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures  
January 2026  
For Board Approval  
Chiller Fund**

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

The total items being presented:       **\$66,207.03**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Encore Community Development District Chiller Fund

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Tampa Utilities	20260106-1	2175375 12/25 Chiller ACH	1237 E Harrison St 12/25	\$ 303.78
Frontier Communications of FL	300052	813-223-7101-092412-5-010126	Telephone, Internet & Cable 01/26	\$ 488.17
Raftelis Financial Consultants, Inc.	300055	43669	Water Rate Study - 12/25	\$ 14,310.00
Stantec Consulting Services, Inc.	300053	2498811	Engineering Services 11/25	\$ 2,400.43
Tampa Bay Trane	20260128-1	315832071	Monthly Billing #3117815 12/25	\$ 30,416.66
TECO	20260102-1	211006278348 11/25 ACH	1004 N Nebraska Ave C 11/25	\$ 17,406.29
VoltAir Consulting Engineers, Inc	300054	01.25032-03	Engineering Services 11/25	\$ <u>881.70</u>
<b>Total</b>				<b>\$ <u><u>66,207.03</u></u></b>



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

**Amount Now Due**  
\$303.78

Make Check Payable:  
City of Tampa Utilities

**Your Account Number**  
2175375



BILL DATE: 12/19/2025

PAY NEW CHARGES BY: AUTO PAY

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

0000 2175375 0000030378

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: 12/19/2025

**Service For:**

ENCORE COMMUNITY DEVELOPMENT  
1237 E HARRISON ST

Service To: 12/06/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	789	786	27	3	2
10111234	WATER	11003	11001	27	2	1
17063414	WATER	3992	3992	28	0	0
12024493	WATER	191	191	28	0	0
12011270	WATER	2682	2682	28	0	0

LAST BILLING						2,940.25
LESS PAYMENTS						2,940.25 CR
WATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WATER TIER 1 CHARGE			5.0 @	4.14		20.70
TBW PASS-THROUGH			5.0 @	0.01		0.05
WATER SUBTOTAL				140.75		
UTILITY TAX 10%						14.08
WASTEWATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WASTEWATER CHARGE INSIDE			5.0 @	5.79		28.95

**Amount Now Due**  
\$303.78

**Your Account Number**  
2175375

**Water Customer Class**  
INDUSTRIAL

**Water Usage History**

Months	Gallons (1000's)
DEC	4
NOV	343
OCT	435
SEP	1139
AUG	2260
JUL	1040
JUN	809
MAY	317
APR	207
MAR	191
FEB	601
JAN	1284
DEC	1147

Pay This Amount **\$303.78**

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 01-02-2026



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

Billing Date: Jan 01, 2026
Billing Period: Jan 01 - Jan 31, 2026

Hi ENCORE COMMUNITY DEVELOPMENT,
Your account is past due, please pay immediately to avoid any service interruptions.

Total balance \$955.82
Please pay past due immediately

Bill history

Table with 2 columns: Description, Amount. Rows include Previous balance (\$467.65), Payment not received by Jan 01 (\$0.00), Prior bill period balance (\$467.65), and Please pay past due immediately (\$467.65).

Service summary

Table with 3 columns: Description, Previous month, Current month. Rows include Bundle (\$391.85), Other (\$4.50), One-Time Charges (\$21.01), Taxes and Fees (\$71.30), Total services (\$467.65), and Total balance (\$488.17).

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

Total balance \$955.82
\$488.17 due Jan 26

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 01022026 NYNNNNNY 01 003092 0015

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



Total balance \$955.82

Due by Jan 26

Account number 813-223-7101-092412-5

Amount enclosed \$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



509043813223710109241200000467650000955825



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

Billing Date:  
Jan 01, 2026

Billing Period:  
Jan 01 - Jan 31, 2026

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).



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](https://business.frontier.com/internet-backup)



**Bundle**

**Monthly Charges**

01.01-01.31	FiberOptic Internet for Business 25/25	\$145.98
	Solutions Bundle Discount	-\$22.00
	Valued Customer Fiber 500 Upgrade	\$0.00
	Solutions Bundle Line	\$116.00
	Additional Line Unlimited	\$109.00
(2)	Federal Primary Carrier Multi Line Charge	\$29.98
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.50
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.00
	Additional Line Discount	-\$30.00
<b>Bundle Total</b>		<b>\$391.85</b>

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 \$654.86 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.

Avoid account suspension by paying your past-due balance immediately. Log in to [frontier.com](https://frontier.com) or use the MyFrontier app for latest balances and due dates.



**Other Charges**

**Monthly Charges**

01.01-01.31	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>



**One-Time Charges**

	Late Payment Fee	\$21.01
<b>One-Time Charges Total</b>		<b>\$21.01</b>



**Taxes and Fees**

	FCA Long Distance - Federal USF Surcharge	\$24.06
	Federal USF Recovery Charge	\$9.18
	Federal Excise Tax	\$0.88
<b>Federal Taxes</b>		<b>\$34.12</b>
	Tampa Utility Tax	\$16.80
	FL State Communications Services Tax	\$13.71
	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
<b>State Taxes</b>		<b>\$36.69</b>
<b>Taxes and Fees Total</b>		<b>\$70.81</b>

**Total current month charges \$488.17**





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

Billing Date:  
Jan 01, 2026

Billing Period:  
Jan 01 - Jan 31, 2026

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2026-01-01	\$21.01
	Additional Line Discount		2026-01-01	-\$30.00
	Solutions Bundle Discount		2026-01-01	-\$22.00
Total				-\$30.99

Frontier Bundled Video Service

Total Video Programming Charges

	Additional Line Discount	-\$30.00
<b>Total</b>		<b>-\$30.00</b>

813-223-7101

88/KQXA/166347/ /VZFL



January 12, 2026  
 Invoice No: 43669

Greg Woodcock  
 Project Manager Assistant  
 Encore Community Development District  
 3434 Colwell Avenue  
 Suite 200  
 Tampa, FL 33614

Project R-01590FL25.01 Encore Community Development District - 2025 Chilled Water Rate Study

**Professional Services from December 01, 2025 to December 31, 2025**

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Vice-President				
Courtney, Steven	17.00	375.00	6,375.00	
Consultant				
Harrell, Jackson	34.50	230.00	7,935.00	
Totals	51.50		14,310.00	
<b>Total Professional Fees</b>				<b>14,310.00</b>

<b>Contract</b>	<b>Current</b>	<b>Prior Billings</b>		
Total Billings	14,310.00	12,345.00	26,655.00	
Contract Ceiling			49,110.00	
Remaining			22,455.00	
			<b>Total this Invoice</b>	<b>\$14,310.00</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
42129	10/16/2025	4,245.00
<b>Total</b>		<b>4,245.00</b>

	<b>Current</b>	<b>Prior</b>	<b>Total</b>	<b>Received</b>	<b>A/R Balance</b>
<b>Billings to Date</b>	<b>14,310.00</b>	<b>12,345.00</b>	<b>26,655.00</b>	<b>8,100.00</b>	<b>18,555.00</b>



INVOICE

Invoice Number 2498811  
Invoice Date December 4, 2025  
Customer Number 183039  
Project Number 238202247

**Bill To**

Encore Community  
Development District  
PO Box 32414  
Charlotte, NC 28232  
United States

**Alternative Remit To**

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

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Stantec Project Manager: Woodcock, Greg  
Current Invoice Due: \$2,400.43  
For Period Ending: November 28, 2025

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

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



Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-11-03	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	200.00	250.00	COORDINATE WITH TONY WILLIAMS REGARDING IRRIGATION TO LOT 12. SET MEETING ONSITE TO REVIEW. DOWNLOAD FILES FOR IRRIGATION AND ASBUILT DATA
2025-11-06	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	200.00	100.00	LIGHTING PROJECT COORDINATION.
2025-11-10	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	200.00	200.00	PRINT IRRIGATION PLANS ASSOCIATED WITH LOT 12. PREPARE FOR ONSITE MEETING WITH DEVELOPER CONTRACTOR REGARDING FEED FOR LOT 12 AND CONNECTION.
2025-11-11	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.75	200.00	950.00	ONSITE MEETING WITH LEGACY CONTRACTOR TO DISCUSS IRRIGATION CONNECTION TO LOT 12. SEND FOLLOW UP REGARDING TREE REPLACEMENT. REVIEW FILES FOR LOT CAPACITY AND USAGE.
2025-11-13	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.50	200.00	500.00	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2025-11-18	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	200.00	400.00	REVIEW LAND USE FOR BUILDINGS AND SEND TO CHILLED WATER RATE STUDY CONSULTANT.
<b>Total employee: WOODCOCK, GREGORY (GREG)</b>					<b>12.00</b>		<b>\$2,400.00</b>	
<b>Total Labor:</b>					<b>12.00</b>		<b>\$2,400.00</b>	
<b>Total Professional Services</b>					<b>12.00</b>		<b>\$2,400.00</b>	
2025-11-14	238202247	2026 FY	Direct - Printing	ARC	0.43	1.00	0.43	21015ARC111425B11
<b>Total Direct - Printing</b>					<b>0.43</b>		<b>\$0.43</b>	
<b>Total Disbursements</b>					<b>0.43</b>		<b>\$0.43</b>	
<b>Total subTask 2026 FY</b>					<b>12.43</b>		<b>\$2,400.43</b>	
<b>Total Top Task 2026 FY</b>					<b>12.43</b>		<b>\$2,400.43</b>	
<b>Total Project</b>					<b>12.43</b>		<b>\$2,400.43</b>	



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

# Invoice

Invoice Number **315832071**

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	17-DEC-2025
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	31-Jan-2026
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.

-1

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

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		17-DEC-2025	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2025	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2025	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2025	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2025	1			



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



Statement Date: December 10, 2025

**Amount Due:** \$17,406.29

**Due Date:** December 31, 2025  
**Account #:** 211006278348

**DO NOT PAY.** Your account will be drafted on December 31, 2025

**Account Summary**

<b>Current Service Period:</b> October 31, 2025 - December 01, 2025	
Previous Amount Due	\$30,185.98
Payment(s) Received Since Last Statement	-\$30,185.98
<b>Current Month's Charges</b>	<b>\$17,406.29</b>
<b>Amount Due by December 31, 2025</b>	<b>\$17,406.29</b>

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

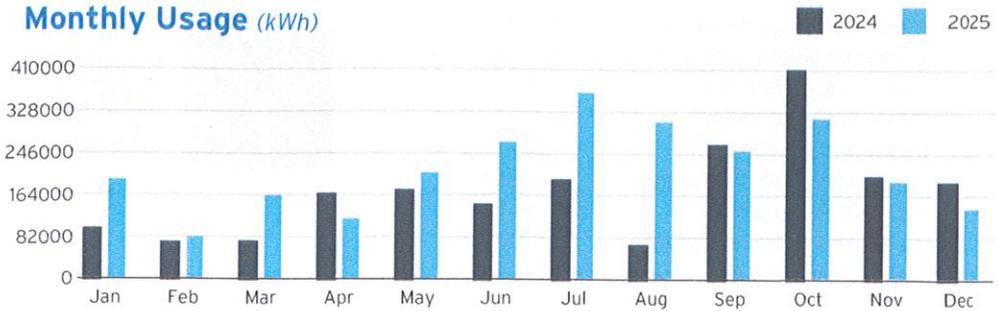
**Your Energy Insight**

- Your average daily kWh used was **35.86% lower** than the same period last year.
- Your peak billing demand was **18.42% lower** than the same period last year.

Scan here to view your account online.

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**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

**An Audit You'll Love**  
Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)



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

**Account #:** 211006278348  
**Due Date:** December 31, 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](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$17,406.29

**Payment Amount:** \$ \_\_\_\_\_

600000828145

Your account will be drafted on December 31, 2025

00004672 FTECO112102523122110 00000 02 00000000 11790 003

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

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

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



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

**Account #:** 211006278348  
**Statement Date:** December 10, 2025  
**Charges Due:** December 31, 2025

## Meter Read

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

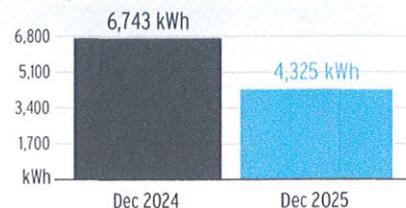
**Rate Schedule:** General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000848418	12/01/2025	13,865 (Estimated)	13,610	40,800 kWh	160.0000	32 Days
1000848418	12/01/2025	60,797 (Estimated)	59,932	138,400 kWh	160.0000	32 Days
1000848418	12/01/2025	1.25	0	199.52 kW	160.0000	32 Days
1000848418	12/01/2025	2.96	0	474.08 kW	160.0000	32 Days

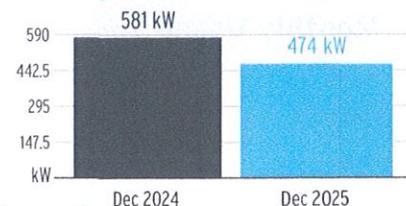
## Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	474 kW @ \$6.38000/kW	\$3,024.12
Peak Demand Charge	200 kW @ \$11.70000/kW	\$2,340.00
Energy Charge - On Peak	40,800 kWh @ \$0.01253/kWh	\$511.22
Energy Charge - Off Peak	97,600 kWh @ \$0.00600/kWh	\$585.60
Fuel Charge		
On-Peak	40,800 kWh @ \$0.03549/kWh	\$1,447.99
Off-Peak	97,600 kWh @ \$0.03325/kWh	\$3,245.20
Capacity Charge	474 kW @ \$0.30000/kW	\$142.20
Storm Protection Charge	474 kW @ \$2.08000/kW	\$985.92
Energy Conservation Charge	474 kW @ \$0.93000/kW	\$440.82
Environmental Cost Recovery	138,400 kWh @ \$0.00068/kWh	\$94.11
Clean Energy Transition Mechanism	474 kW @ \$1.15000/kW	\$545.10
Storm Surcharge	138,400 kWh @ \$0.01035/kWh	\$1,432.44

## Avg kWh Used Per Day



## Billing Demand (kW)



Billing information continues on next page →

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Account #: 211006278348  
Statement Date: December 10, 2025  
Charges Due: December 31, 2025

Charge Details *Continued...*

Florida Gross Receipt Tax	\$380.22
<b>Electric Service Cost</b>	<b>\$15,208.86</b>
Franchise Fee	\$996.18
State Tax	\$1,201.25
<b>Total Electric Cost, Local Fees and Taxes</b>	<b>\$17,406.29</b>

**Total Current Month's Charges \$17,406.29**

Load Factor



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

Important Messages

**Struggling to keep up with your energy bill?**

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

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# VOLT AIR

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

Invoice Number 01.25032-03  
Date November 28, 2025  
Project **01.25032 | Encore CDD**  
**Continuing Mechanical Services**

For Professional Services through Nov 26, 2025

## Invoice Summary

Description	Amount	Total Billed	Prior Billed	Current Billed
<b>Continuing Mechanical Services</b>	\$30,000.00	\$2,750.66	\$1,868.96	\$881.70
<b>Total</b>	\$30,000.00	\$2,750.66	\$1,868.96	\$881.70

## Continuing Mechanical Services

	Units	Rate	Amount
Bill McGuirk	2.50	\$177.48	\$443.70
Bryan Zemina	1.50	\$292.00	\$438.00

**Total Amount Due This Invoice:**

**\$881.70**

Thank You



Julius D. Davis

REMITTANCE ADDRESS  
VoltAir  
1211 N. Westshore Blvd., Suite 600  
Tampa, FL 33607

Pay Now

ACH payments accepted

# VoltAir Consulting Engineers, Inc.

## TIME DETAILS

### FILTERS USED :

**Project In :** 01.25032 | Encore CDD Continuing Mechanical Services, Continuing Mechanical Services - 01.25032 - Encore CDD Continuing Mechanical Services

and **Time Entry Date In :** 10/18/2025 To 11/26/2025

**PROJECT :** Continuing Mechanical Services - 01.25032 - Encore CDD Continuing Mechanical Services

**PROJECT MANAGER :** Bryan Zemina

DATE	EMPLOYEE	DESCRIPTION	ACTUAL HOURS	CLIENT HOURS	BILL AMOUNT *
10/20/2025	Bryan Zemina	Basic Services <i>Review of updated ice-making mode SOO</i>	0.50	0.50	\$146.00 A
10/21/2025	Bryan Zemina	Meetings <i>Rate study kick-off meeting</i>	1.00	1.00	\$292.00 A
10/28/2025	Bill McGuirk	Design <i>Proposal for Encore site lighting Panel "F".</i>	2.00	2.00	\$354.96 A
10/30/2025	Bill McGuirk	Design <i>Panel "F" teams meeting with contractors and owner.</i>	0.50	0.50	\$88.74 A
<b>CONTINUING MECHANICAL SERVICES - 01.25032 - ENCORE CDD CONTINUING MECHANICAL SERVICES Total:</b>			<b>4.00</b>	<b>4.00</b>	<b>\$881.70</b>
<b>GRAND TOTAL:</b>			<b>4.00</b>	<b>4.00</b>	<b>\$881.70</b>