



Rizzetta & Company

Encore Community Development District

**Board of Supervisors' Meeting
April 9, 2026**

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

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

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

Board of Supervisors
Encore Community
Development District

March 26, 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, April 9, 2026, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602. The following is the final agenda for this meeting:

AUDIT COMMITTEE MEETING:

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
 - A. Ranking of Audit Proposals Tab 1
- 3. ADJOURNMENT**

REGULAR MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Chiller System Manager**
 1. Presentation of Central Energy Plant Report – Trane Tab 1
 2. Consideration of Marley Cooling Tower Repairs..... Tab 2
 - B. Landscape Inspection**
 1. Review of Landscape Inspection Report..... Tab 3
 2. Review of Irrigation Report
 3. Consideration of Crosspoint #4916..... Tab 4
 4. Consideration of Crosspoint # 4917 Tab 5
 5. Consideration of Crosspoint #4918..... Tab 6
 6. Consideration of Crosspoint #4957 Tab 7
 - C. Springer Environmental**
 - D. District Engineer**
 - E. District Counsel**
 - F. Tampa Housing Authority Update**
 - G. District Manager Report**
- 1. BUSINESS ITEMS**
 - A. Ratification of Copperline Proposal for Lighting Project Tab 8**
 - B. Consideration of Chilled Water Rate Study Tab 9**
 - C. Consideration of Resolution 2026-05 setting a date, time, and place for a public hearing on rates and fees for Chilled Water Utilities Tab 10**
- 2. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting Held on March 12, 2026,..... Tab 11**
 - B. Consideration of Operations and Maintenance Expenditures for February 2026 Tab 12**
 - C. Consideration of Chiller Fund Operations and Maintenance Expenditures for February 2026 Tab 13**
- 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

Sincerely,
Rachel Welborn,
District Manager

Tab 1

**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. (30 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 in a timely manner (meeting statutory or other deadlines for finalizing audits).

5. Price. (10 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 categories 1 – 3 would be assigned 30 points each and category 4 would be assigned 40 points.

ENCORE IS Central Plant and Buildings Report

February 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
Vanessa Smith, 813-533-2950
VSmith@rizzetta.com
Rachel Welborn, 813-533-2950
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)	209,324	210,298	216,172	419,622
Electrical Cost	\$45,882.73	\$40,312.18	\$50,877.28	\$86,194.91
Peak Demand Consumption (kW)	609	282	399	891
Peak Demand Cost	\$7,515.06	\$3,504.56	\$4,668.30	\$11,019.62
Demand Consumption (kW)	1,817	1,787	1,761	3,604
Demand Cost	\$12,228.41	\$12,026.51	\$21,510.69	\$24,254.92
Water Cost	\$742.99	\$3,185.08	\$7,183.36	\$3,928.07

CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Plant Efficiency (kW/Ton) (Avg)	1.26	1.22	1.33	1.24
Chilled Water Differential Temperature (F) (Avg)	7.1	7.1	7.4	7.1
Condenser Water Setpoint (F) (Avg)	68.2	67.9	70.7	68.1
Days Failed to Make Ice	0	9	0	9
Water Usage (x 1000 Gallons)	60	378	601	438

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	kWh/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
Feb	45.7	38.6	7.1	790	662,840	165,710	8.9	8.7	209,324	1.26	70

- CEP total kWh consumption decreased by .5%, Ton-Hour consumption decreased by 4%, and total cooling degree days decreased by 4.5% from January. The current month's Plant Loading of 12% was the same as January.



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	165,710	172,727	163,074	338,437
Navara Ton Hour Consumption	26,717	26,593	37,476	53,310
Legacy Ton Hour Consumption	19,370	21,759	30,335	41,129
Ella Ton Hour Consumption	11,235	13,744	20,146	24,979
Reed Ton Hour Consumption	30,028	32,589	47,876	62,617
Trio Ton Hour Consumption	14,587	15,975	19,835	30,562
Tempo Ton Hour Consumption	16,437	19,068	34,274	35,505
Modera Ton Hour Consumption	27,292	28,992	0	56,284

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
Feb	47.3	40.3	7.0	116	10.0	106,145	53.8	49.7	4.0	22.6	24.0

Navara Bldg Side HX	Average System										
	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	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
Feb	49.7	44.9	4.8	287	44	155,207	12.0	60.0	55.3	87.1	86.7



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
Feb	50.8	38.9	11.9	58	12.0	78,131	52.7	50.3	2.4	52.9	52.8

Legacy Bldg Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Water Press Dp	Average Bldg Dp Setpoint	Average Panel Bldg DP
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
Feb	53.0	47.0	6.0	116	80,597	11.1	1.5	9.6	20.0	1.5

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
Feb	43.4	39.9	3.4	127	48,285	12.0	20.2	21.2

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
Feb	53.9	43.6	10.3	48	47,415	42	-1.9

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
Feb	44.9	39.6	5.3	208	122,367	12	21.9	23.8

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2025							
Jan	51.2	40.8	10.4	64	44.0	84,194	9.4
Feb	53.6	41.7	11.9	105	44.0	138,855	11.2
Mar	53.3	41.4	12.0	98	44.0	144,845	11.4
Apr	54.0	41.9	12.1	146	44.0	211,406	14.0
May	55.4	42.5	12.8	191	44.0	303,524	15.9
Jun	54.7	42.0	12.7	190	44.0	290,863	15.9
Jul	54.5	41.3	13.2	197	44.0	323,034	16.0
Aug	55.3	41.6	13.7	205	44.0	348,046	16.0
Sep	54.5	41.7	12.8	194	44.0	299,052	15.9
Oct	54.3	41.2	13.1	166	44.0	270,292	15.9
Nov	52.4	40.1	12.3	106	44.0	160,113	14.6
Dec	52.3	40.4	11.9	97	44.0	144,519	14.0
2026							
Jan	67.4	60.6	11.4	81	44.0	67,311	13.4
Feb	68.3	80.8	6.6	88	44.0	-95,919	15.1

The building side chilled water return sensors were replaced on February 16.

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
Feb	47.6	39.7	7.9	12	68.2	59,018	22.8

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
Feb	51.4	40.7	10.6	78	93,512	15.0	15.0	21.3



Tempo – Plant Side Heat Exchanger Information

Tempo Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Total Plant Tons
2025						
Jan	46.7	40.9	5.8	14.0	89	61,977
Feb	51.7	41.5	10.2	14.0	119	137,545
Mar	50.8	41.7	9.2	14.0	124	142,054
Apr	53.9	41.7	12.3	14.0	150	221,131
May	54.6	40.9	13.7	14.0	208	108,429
Jun	50.5	41.1	9.4	12.3	296	179,738
Jul	47.8	41.1	6.7	12.0	388	310,343
Aug	47.5	41.5	6.0	12.0	421	303,620
Sep	47.1	41.3	5.8	12.0	399	266,241
Oct	50.1	41.3	8.8	12.0	245	234,677
Nov	49.1	41.1	8.0	12.0	146	140,379
Dec	48.1	41.2	6.9	12.0	133	113,140
2026						
Jan	45.8	41.2	4.6	12.0	140	75,255
Feb	45.1	40.7	4.4	12.0	142	63,654

Tempo Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	CHW Supply Temp Setpoint (°F)
2025								
Mar	51.9	44.5	7.4	215	198,184	10	10.0	42
Apr	55.1	46.9	8.2	279	274,693	10	10.0	42
May	55.8	48.2	7.6	464	134,225	10	19.1	42
Jun	54.0	44.0	10.1	349	235,223	11	11.6	42
Jul	50.8	42.5	8.3	386	191,012	12	17.4	42
Aug	52.0	42.0	10.0	345	315,467	11	13.8	42
Sep	52.1	41.3	10.8	291	371,431	11	11.1	42
Oct	51.9	43.1	8.8	279	306,984	12	11.7	42
Nov	50.9	42.7	8.2	207	202,424	10	9.9	42
Dec	50.1	43.8	6.5	200	161,967	10	10.0	42
2026								
Jan	48.1	42.0	6.2	166	133,988	10	9.7	42
Feb	48.0	41.7	6.3	167	126,717	10	9.6	42

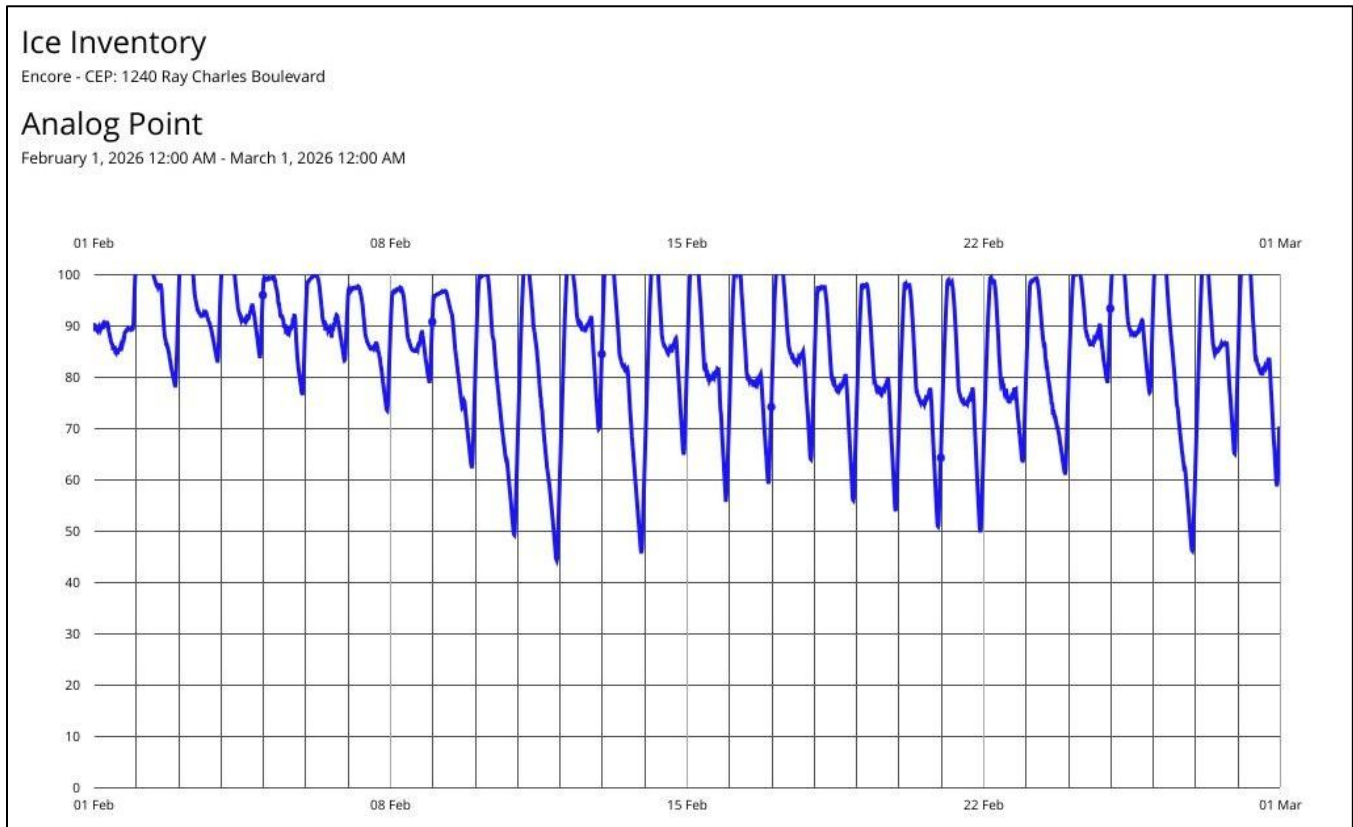
Modera – Plant Side Heat Exchanger Information

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
⊕ Feb	53.0	39.8	13.1	71	14.0	110,052	33.6	34.8

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
⊕ Feb	54.9	43.1	11.7	87	44	120,193	15.0

SECTION 3: Ice Generation and Usage

Ice Inventory and Usage February 2026



Ice Inventory - February 2026				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	0	9	9	Ice calibration and testing in April
Minimum Ice Level	44	47	N/A	
Average Days on Ice	0.5	0.4	0.8	
Maximum Days on Ice	0.7	0.9	1.2	
Maximum Hours on Ice	17.8	22.5	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
2025													
Jun	44.5	53.0	41.3	50.8	44.6	53.1	41.6	51.0	0.0	18.8	0	95	--
Jul	47.3	54.3	44.1	52.6	47.3	54.4	44.4	52.8	16.4	5.8	170	69	560
Aug	45.8	52.8	43.0	51.2	45.8	52.8	43.1	51.3	9.2	7.9	106	97	499
Sep	44.3	50.7	40.8	49.4	44.2	50.8	41.0	49.5	2.7	22.5	33	284	741
Oct	43.3	51.2	39.3	49.6	43.5	51.3	39.8	49.8	14.8	17.1	204	285	722
Nov	40.2	47.9	35.4	46.3	40.4	47.9	35.9	46.5	10.1	9.6	177	177	211
Dec	40.4	48.1	35.7	46.6	40.5	48.1	36.2	47.0	7.6	7.4	142	149	172
2026													
Jan	38.4	45.2	33.1	42.3	38.4	45.2	33.5	42.3	8.1	7.7	155	159	194
Feb	38.4	45.0	33.1	42.7	38.5	45.0	33.4	42.6	12.2	12.2	214	244	584

Time of Use Electric Rates

Tampa Electric Monthly Charges

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

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

SECTION 4: Water Treatment



Service Report

Monthly Water Treatment Service Report
 Monday, March 2, 2026 9:19 PM EST


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

Report Number: **671270**

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

On-Site Time: **10:00 AM EST to 11:00 AM EST**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water	New Softener	Closed Loop
Conductivity (as µmhos)	767 Record	2665 1000 - 5500	1110 1000 max	1375 Record
pH	8.30 6 - 8.5	8.85 Record	7.55 7.5 - 8	11.2 Record
Hardness, total (ppm as CaCO ₃)	1 5 max	60 150 max	20 6 max	
On-Trac, ppb		147 80 min		
Controller Conductivity Reading		2733 Record		
Temperature (°F)		76 60 - 100		
 Conductivity Cycles (Calculated)		3.5 4 - 10		
Nitrite (ppm as NO ₂)				350 400 - 800

Opening Comment

Chemtex was on site to perform monthly water testing if the cooling water system. While on site:
 1)the conductivity and PTSA (inhibitor) probes were checked to verify they were within calibration limits. Both probes were calibrated to ensure better control of the system.
 2)The New Softener had some hardness breakthrough. At 20 ppm the hardness is not outside of what the chemistry can control but we need to keep an eye on this if it keeps increasing as it can lead to a scaling risk and higher approach temperatures in the condensers.
 3) The Closed loop inhibitor was low. I added 7.5 gallons of 6261 to help get this in range. We will continue to monitor this.

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
Feb	30.2	22.8	7.3	68.6	77.9	9.3	70.2	101

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
Feb	2.1	81.0	0.1	-11.0	71.7	0.0	22.5	113.9	0.6	101



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
Feb	47.4	40.1	7.4	68.4	72.0	3.5	35.0	267

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
Feb	-1.9	73.4	1.4	-9.1	38.2	1.9	26.4	113.6	27.6	267



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
Feb	41.5	40.1	1.5	64.8	66.0	1.2	18.0	97

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
Feb	9.9	66.6	0.2	5.3	39.0	1.1	21.1	100.9	0.6	53

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
Feb	9.8	66.4	0.8	5.3	39.2	0.8	16.9	113.4	1.2	44

SECTION 6: Maintenance, and Repair Status

Completed Maintenance & Repairs	
Ice System 1/22 thru 2/11/26	Tech: Javier Suris – Ice Plant Inventory Demand programming.
Chiller 2 1/27 thru 2/6/26	Tech: Mike Miller – Chiller #2 leak repair.
System not making ice 1/29 & 1/30/26	Tech: Javier Suris remote connected to the site. Unit was not operating as intended upon arrival. Noted inconsistent ice production and burning across multiple days. Modified the ice make schedule from 10:00 PM - 6:00 AM to 10:30 PM - 5:30 AM on 1/29/2026. Followed up on 1/30/2026. Confirmed ice was being made and ice burning mode was active. SC-01 was operating as intended upon departure. Additional Work: No additional work requires a quote.
Chiller 3 1/30/26	Tech: Jason Bodewes arrived on site to address the CH-3 unit. The CH-3 was not operating as intended upon arrival. Observed an evap water flow overdue alarm. Troubleshooting revealed no apparent cause for the alarm; it may have been triggered by other concurrent work affecting flow or pump delay. Reset the alarm and set the CH-3 to auto mode. Unable to cycle the chiller due to low cooling demand. The CH-3 was operating as intended when I departed. No additional work needs to be quoted.
Chiller 2 1/14 thru 1/17/26	Tech: Steve Mullins – purge system report.
Ella 1/13/26	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.
Navara Bldg Comm Issue 12/30/25	Tech: David Zaccari arrived on site and addressed the customer's connectivity issues with the NAVARA BLD SC and BASE SC. Plugged into the NAVARA BLD SC and found the DNS was not responding. Disabled and re-enabled the Trane Connect router, which re-established communication. Repeated the process for the BASE SC, restoring its communication. Re-established communication to both SCs on Trane Connect. Confirmed the customer could log in and view the points. Verified that everything is now working properly.
Chiller 1 12/18/25	Tech: Steven Mullins arrived on site and performed the following maintenance activities on the CH-1. Observed CH-1 was not operating as intended. Identified CH-1 in alarm for low saturated refrigerant temperature. Replaced the refrigerant saturated temperature sensor. The cause of the alarm is unknown, but the sensor was replaced in case of erratic operation. Reset the alarm and then reset the chiller. CH-1 started normally and is fully operational, making 23° water for ice making. CH-1 is operating as intended on departure. No additional work needs to be quoted at this time.
Plant 12/9/25	Tech: Mike Poirson – plant shutdown for TECO. After shutdown, Met Jeff on site and found system running in "ICE BURN" mode. I overrode CPC and ICE MODE "off" and verified all components cycled off. Returned to site after TECO repairs and enabled plant operations. Monitored systems come back online and handle chilled water setpoint with CH-2.
CT-1 VFD 11/20/25	Tech: Angel Encio Jr. arrived on site and addressed issues with Cooling Tower #1 VFD. Here's a summary of the work completed. The unit was not operating as intended upon arrival. Replaced the bypass board that was previously ordered. Observed the drive was not operating correctly in auto mode, faulting and not accelerating. Identified other issues inside the drive. Re-wired the unit to its original configuration. The unit is now operating, but a quote for a new VFD will be provided due to underlying issues. The job is complete for now.
Chiller 2 11/20/25	Tech: Angel Encio Jr. arrived on site and performed the following maintenance activities: Chiller #2 Troubleshooting & Repair. Addressed a trip on Low evap. Saturated temp. Reset the alarm. Checked operation and confirmed normal function. Observed that these trips occur during low load conditions in winter. Confirmed Chiller #2 is now operating as intended. No further work is required at this time.
CHWP-2 11/7/25	Tech: Javier Suris arrived on site and addressed the following. VFD Assessment. Unit was not operating as intended upon arrival due to historical CHWP-2 Fail alarms from 11/4/2025. Verified no current alarms present in the VFD; unit is in Auto Mode. Overrode the pump to the ON position for testing. I found no issues during testing. Unit operating as intended upon departure. No additional work requires a quote.
Chiller 2 10/24/25	Tech: Jason Bodewes arrived on site to address issues with the unit. Observed the unit was not operating as intended due to a motor winding temperature sensor 1 fault. Checked resistance valves for all three motor winding sensors: sensors ohmed out fine. Reviewed the history and found alarms on all three sensors. Checked oil pump operation. Determined further diagnosis requires the chiller to be running to assess refrigerant restriction or pump performance. Noted the system is currently burning ice. No repairs were made at this time. The unit is not operating as intended on departure. Will return tomorrow when the chiller is online to further diagnose the issue. No additional work needs to be quoted.

Chiller 2 10/20 & 10/21/25	<p>Tech: Steven Mullins, 10-20-25, arrived on site and addressed the following issues: Chiller 2 Winding Temperature. Observed high winding temperatures on Chiller 2, specifically windings 1, 2, and 3. Discovered a loose connection on the red terminal of the motor TRD. Removed and adjusted the staycon connection, ensuring all four wires are now secure. Observed low oil sump level and added 1.5 gallons of oil until the level was correct. Noted the bottom glass ball was stuck due to corrosion. Started Chiller 2 and monitored operation. Observed motor winding temperatures reaching 102°C at 57% load, but noted fluctuations and drops, indicating the refrigerant pump is functioning. Refrigerant pump discharge pressure was 10 pounds, condenser pressure at 1.3 pounds, with a 9-pound differential. Currently, no motor winding temperature issue is apparent. Oil Pump and Starter Wiring. I found the oil pump starter wiring burnt and melted. Observed signs of heat on the oil motor starter. Most wiring and the relay will need to be replaced. The unit was operating as intended upon departure, and no additional work needs to be quoted at this time.</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>
Chiller 3 10/20/25	<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>
Tempo 10/10 & 10/11/25	<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>
Legacy, Ella, Reed, and Trio 10/8 & 10/10/25	<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>
Navara 9/11 & 9/17/25	<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>
City Water Makeup 9/2 thru 9/11/25	<p>Tech: Javier Suris arrived on site to address issues with the CT's 1, 2 & 3. Observed the CT-1, 2 & 3 overflow line draining with the make-up water valve open. Discovered V-24 CT make-up water valve was open despite all ultrasonic water level sensors being satisfied. Temporarily overrode and closed the V-24 city water make-up valve. Established trends for V-24 to monitor its behavior. 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



COOLING TOWERS AND HEAT EXCHANGERS
A FIDELITY COMPANY

Trane Commercial Services Tampa Bay

Proposed Project Agreement

Date:

3/18/2026

Proposal Number:

P41681

Prepared for:

Encore
1004 North Nebraska Avenue
Tampa, FL 33602

Prepared by:

Mike Carpenter
334.559.5073





PROJECT PROPOSAL

Company

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

Proposal Date: 3/18/2026
Proposal Number: P41681
Agreement Number:
Contractor License: CMC1250958

Bill To Identity

Trane Commercial Services Tampa Bay
902 North Himes Avenue
Tampa, FL 33609

Agreement Location

Encore
1004 North Nebraska Avenue
Tampa, FL 33602

Reference: Encore
Marley Cooling Tower –Three (3) Cells
Model: NC8413UAN2SGF | Serial: NC-10041982-A3

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

Base Scope: Interior Piping Leaks

A. Project Start-Up

- 1. Draining of cooling tower to be done by on-site staff and prior to CT/HX arrival.
- 2. All associated valves are to be operated by the customer or on-site staff.
- 3. Perform Lock Out/Tag Out on any and all electrical components needed to perform scope of work.

B. Interior Piping Leaks

- 1. Furnish and install supports as needed to prevent piping from shifting.
- 2. Adjust piping as needed and tighten Fernco Couplings.
- 3. Perform startup with customer to confirm proper operation.

C. Job Site Clean-Up

- 1. Remove all associated debris from the jobsite and properly dispose of it.
- 2. Remove Lock Out/Tag Outs as necessary.
- 3. Communicate with the Contract Project Manager to review project completion.
- 4. Provide final job status report and submit final invoice.

YOUR INVESTMENT FOR THIS SCOPE OF WORK\$7,019.00

We want to assure you that we are taking every possible step to proactively manage and minimize the impact of tariffs and rising costs. Our team is actively working with suppliers, exploring alternative sourcing options, and optimizing our supply chain to mitigate these increases while maintaining the quality and service you expect. We remain committed to keeping you informed and will continue to explore all available strategies to reduce cost pressures.

Please don't hesitate to reach out if you have any questions or concerns.

SPECIAL NOTES AND CLARIFICATIONS:

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

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

Contractor

Customer

 Signature (Authorized Representative)
 Mike Carpenter

 Name (Print/ Type)
 334.559.5073

 Phone
 3/18/2026 P41681

 Date Proposal #

 Signature (Authorized Representative)

 Name (Print/ Type)

 Title

 Date PO#

Exclusions

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

Project Agreement Terms and Conditions

Throughout this Agreement:

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

CTHX shall be known as the Contractor.

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

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

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

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

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

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

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

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

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

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

Tab 3

ENCORE

Community Asset Management Report



March 30, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Eastmost Promenade, Reed Promenade

UPDATES, SUMMARY, CURRENT EVENTS:

- 1. Lot 5 & 12 Promenade:** Fruit development was observed on the easternmost promenade palms; pruning is recommended to address and remove the fruit. (Pics 1A & 1B)



- 2. Reed Promenade:** An update on irrigation at the east end of the promenade is requested. Some Crotons have begun to show stress, evidenced by foliage loss. (Pic 2>)

- 3. Reed Promenade:** Turf behind the curb at the northeast corner of the promenade is exhibiting browning and appears to be progressing toward the planting beds. Results of the latest wet-check are requested, and further investigation for fungus and chinch bugs is advised. (Pic 3)



- 4. General Comment:** Debris was observed throughout plant beds and landscaped areas during the inspection. Regular removal is expected as part of standard maintenance practices.



Reed Promenade, Hank Ballard Street, Roundabout

5. Reed Promenade: In the northeastern most plant bed, a damaged drip line is contributing to mulch displacement. Repair and light regrading are recommended to restore the area. (Pic 5)



7. Promenade: Missing Dwarf India Hawthorn were observed in a small section of the plant beds along the interior east side of the first promenade west of the roundabout. I will request a replacement proposal in the proposal section. (Pic 7)



6. Hand Ballard Street: Fruit development was observed on palms in the street median north of the roundabout; pruning is recommended to address and remove the fruit.



8. Roundabout Beds: Flowering plants within the beds are in good condition and well-maintained. Turf weeds were observed emerging through the soil and around the bases of the palms; these should be pulled. (Pic 8>)



Promenade, Central Avenue, Scott Street, Chiller Park

9. Promenade Plant Beds: The plant beds along the exterior east side of the first promenade west of the roundabout has weeds growing up and through the mulch. These need to be pulled, with a recommendation for pre-emergent use to reduce the likelihood of consistent weed growth. (Pic 9)



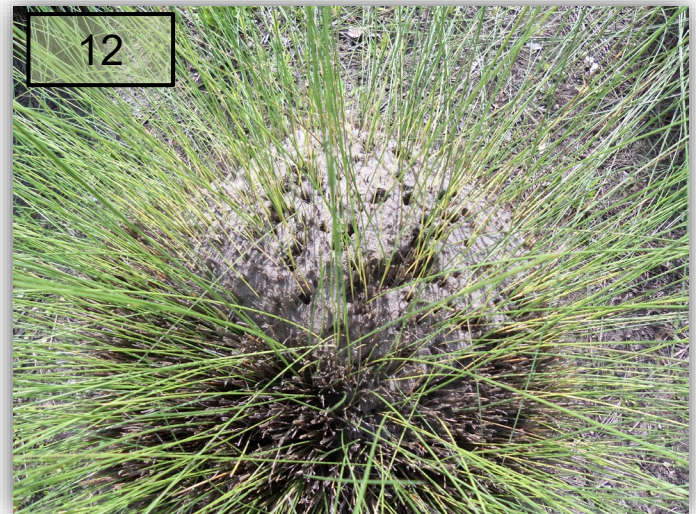
10. Central Avenue Easement: Damaged driplines were observed on the easements of Lot 2, these should be repaired to maintain effective and balanced irrigation in the area. (Pic 10)



11. Scott Street: The Westmost tree on the north side of Lot 2 has a considerable lean. (Pic 11)



12. Chiller Park: The Fakahatchee within the east park plant beds have fire ant mounds inside the base of the plantings. These need to be treated and removed, reducing any stress on the plants. (Pic 12)



13. Chiller Park: The plantings throughout the park area are growing over the walkways. Plantings should be trimmed back as to leave the walking path open and maintain a clean appearance. (Next Page, Pic 13>)

Promenade, Central Avenue, Scott Street, Chiller Park



15. Promenade Trees: Throughout the area the larger trees on the promenades throughout Encore have limbs that are encroaching onto the roadway. There were limbs that had obviously been struck by box trucks and Semi-Trucks. Trimming back any tree limbs hanging below the minimum clearance height is recommended to reduce risk to drivers. (Pic 15)



14. Chiller Park: There was a considerable amount of trash observed in the park area as well as a large trash bag hidden in the south side of the plant beds in the rear of the park.



Proposals

1. In conjunction with item No.7 Crosspoint is to provide a proposal to install replacement Dwarf India Hawthorn in the interior east plant bed on the Promenade between lot 3 and 8.



Tab 4



crosspoint

LANDSCAPE & DESIGN

PROPOSAL

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

Date: 3/20/2026
Proposal #: 4916
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
SCOPE:			
Asian Jasmine Installation ~ Encore CDD			
- install Jasmine to fill in existing beds near The Trio at Encore along the south, north and east sides of the property			
- thoroughly clean up work area			
Dwarf Asian Jasmine - 1 gallon	723	7.50	5,422.50
Pine Fines Mulch - 6 cubic yards	6	60.00	360.00
MISC FEES			
Freight / Installation / Clean-Up	1	1,450.00	1,450.00
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.			
Total			\$7,232.50

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 5



crosspoint
LANDSCAPE & DESIGN

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

Date: 3/20/2026
Proposal #: 4917
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
SCOPE:			
Scott Street Asian Jasmine Installation ~ Encore CDD - install Jasmine to fill in existing beds located near Scott Street - thoroughly clean up work area			
Dwarf Asian Jasmine - 1 gallon	175	7.50	1,312.50
Pine Fines Mulch - 2 cubic yards	2	60.00	120.00
MISC FEES			
Freight / Installation / Clean-Up	1	500.00	500.00
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 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 & 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.			
Total			\$1,932.50

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 6



crosspoint
LANDSCAPE & DESIGN

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

Date: 3/20/2026
Proposal #: 4918
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
SCOPE:			
Jasmine Installation ~ Encore CDD - install Jasmine to fill in existing beds located near the Reed at Encore - thoroughly clean up work area			
Dwarf Asian Jasmine - 1 gallon	222	7.50	1,665.00
Pine Fines Mulch - 3 cubic yards	3	60.00	180.00
MISC FEES			
Freight / Installation / Clean-Up	1	425.00	425.00
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 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 & 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.			
Total			\$2,270.00

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): _____

Tab 7



crosspoint
LANDSCAPE & DESIGN

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

Date: 3/26/2026
Proposal #: 4957
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
SCOPE:			
Wedelia Installation ~ Encore CDD - install Wedelia to fill large gaps in existing landscape bed running along west side of The Tempo at Encore between sidewalk and road - thoroughly clean up work area			
Wedelia - 1 gallon	950	8.95	8,502.50
LABOR			
Freight / Labor / Installation / Clean-Up	1	2,900.00	2,900.00
IRRIGATION			
Irrigation Adjustments - adjust / modify irrigation to ensure proper water coverage to newly installed plant material	1	500.00	500.00

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: 3/26/2026
Proposal #: 4957
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

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 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 & 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.



Total

\$11,902.50

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 8

03/18/26



ENCORE LIGHTING PROJECT
“ENGINEERING DESIGN SERVICES”

1280 EAST HARRISON ST., TAMPA, FLORIDA 33602

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

Rachel Welborn
Rizzetta & Company
5020 W Linebaugh Ave
Suite 240
Tampa, FL 33624

Project: Encore Lighting Project – Engineering Design Services

Subject: Electrical Design Proposal

Stephanie,

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

SECTION 1. SUMMARY OF WORK:

Electrical Design Scope of Work as follows:

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

SECTION 2. RFP DOCUMENTS:

N/A

SECTION 3. BIM COORDINATION

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

GENERAL QUALIFICATIONS:

Provided in scope clarifications:

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

SECTION 4. BASE BID PRICING

Base Bid Electrical Engineering Services

\$5,100.00

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

Sincerely,

Taylor Johnson
Project Manager
Copperline Electric, Inc.



Tab 9

ENCORE COMMUNITY DEVELOPMENT DISTRICT

Chilled Water Rate Study

Final Report / March 31, 2026

This page intentionally left blank to facilitate two-sided printing.

March 31, 2026

Board of Supervisors
Encore Community Development District
c/o Ms. Rachel Welborn
District Manager
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Subject: Chilled Water Rate Study (2026-2030)

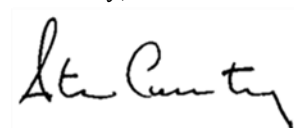
We have completed the Chilled Water Rate Study (“Study”) for the Encore Community Development District (the "District") located in Tampa, Florida. This report summarizes the forecast of chilled water demand, operating expenditures, and overall funding requirements for the chilled water system (the "System") and our determination of rates necessary to fully fund the annual revenue requirements.

The evaluation has been conducted for the Fiscal Year period beginning October 1 and ending September 30 for a five-year period (“Study Period”) consisting of 2026 through 2030. The Fiscal Year 2026 was utilized as the Test Year for the Study.

Our approach in conducting this Study was to first forecast the chilled water usage by parcel for both completed facilities and those that are projected to be developed and operating during the five-year Study Period. We then forecast the Operating Expenses on an annual basis over this period. Careful consideration was given to cash reserves requirements including funding of a Capital Reserve to provide for eventual replacement of the Central Energy Plant (“CEP”) and associated infrastructure. Finally, we adjusted the current set of rates to ensure these revenue requirements would be provided for over the Study Period. The inputs and assumptions utilized and the results for each of these steps of the Study are detailed in this report.

We sincerely appreciate the opportunity to work with the District on this important assignment and thank you for your assistance throughout this Study.

Sincerely,



Steven Courtney
Vice President & Energy Finance Practice Leader
Raftelis Financial Consultants

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Executive Summary and Recommendations

Executive Summary

The Encore Community Development District ("District") authorized Raftelis Financial Consultants, Inc. ("Raftelis") to prepare a financial forecast of the chilled water system (the "System") expenditures and funding requirements and to make recommendations as to the level of rates that should be charged for service.

The evaluation has been conducted for the Fiscal Year period beginning October 1 and ending September 30 for a five-year period ("Study Period") consisting of 2026 through 2030. This report summarizes the analysis and assumptions utilized in the development of the financial forecast and the proposed rates for service.

The District is comprised of 14 lots or parcels which consist of multi-family residential, commercial, and mixed-use developments. As of the completion of the study, seven lots have been developed and are receiving service from the System. Over the next five years the District anticipates an additional four properties will be developed within the District's approximately 40-acre area:

Table 1 - Planned Development by Lot

Lot Number	Proposed Use	Projected Development Fiscal Year
Lot 1	Elementary School	TBD
Lot 2 (Tempo)	MF Residential/Retail	2019
Lot 3 (Ella)	MF Residential/Retail	2018
Lot 4 (Reed)	MF Residential/Retail	2018
Lot 5	MF Residential/Retail	2028
Lot 6	Learning Center	2020
Lot 7 (Trio)	MF Residential/Retail	2018
Lot 8 (Modera)	MF Residential/Retail	2025
Lot 9 (Navara)	MF Residential/Retail	2021
Lot 10A	Hotel/Retail	2028
Lot 10B	MF Residential/Retail	2028
Lot 11 (Legacy)	MF Residential/Retail	2021
Lot 12 (The Harrison)	MF Residential/Retail	2026
Lot 13	MF Residential/Retail	TBD

The District's chilled water service is provided by the Central Energy Plant ("CEP"). The CEP is comprised of a chiller plant building and associated infrastructure that allows for centralized production and distribution of cooling energy to the entire Encore District development site. The CEP produces chilled water that is transported via an underground piping network to each building lot.

The following chilled water utilization is projected in 2026 for the buildings currently taking service or projected to begin service as reflected in this study:

Table 2 - Projected Chilled Water Demand by Lot

Lot Number	Existing / Proposed Use	Projected Online	Utilization for 2026 (Ton/Hours)
Lot 1	Elementary School	TBD	--
Lot 2 (Tempo)	MF Residential/Retail	2019	659,666
Lot 3 (Ella)	MF Residential/Retail	2018	378,016
Lot 4 (Reed)	MF Residential/Retail	2018	799,543
Lot 5	MF Residential/Retail	2028	--
Lot 6	Learning Center	2020	--
Lot 7 (Trio)	MF Residential/Retail	2018	375,001
Lot 8 (Modera)	MF Residential/Retail	2025	774,775
Lot 9 (Navara)	MF Residential/Retail	2021	635,958
Lot 10A	Hotel	2028	--
Lot 10B	MF Residential or Hotel	2028	--
Lot 11 (Legacy)	MF Residential	2021	525,040
Lot 12 (The Harrison)	MF Residential/Retail	2026	816,265
Lot 13	MF Residential/Retail	TBD	--
Total			<u>4,526,892</u>

Based on the projected cost of service analysis as set forth in this report, the proposed rate adjustments for chilled water service are summarized below:

Table 3 - Proposed Chilled Water Rate Adjustments

Charge Type	Fiscal Year Ending September 30,					
	2026 Mid-Year	2026	2027	2028	2029	2030
Proposed Increase to Rates	5.00%	8.00%	8.00%	8.00%	8.00%	8.00%

Based on the projected development and chilled water demands (ton-hours) and the revenue sufficiency analysis as shown above, the proposed rates were identified for consideration by the District:

Table 4 - Proposed Chilled Water System Rates for Service

	Fiscal Year Ending September 30,				
	2026 Mid Year	2027	2028	2029	2030
Base Charge					
Residential – Per Dwelling Unit	\$23.72	\$25.62	\$27.67	\$29.88	\$32.27
Commercial – Per Square Foot	0.077	0.083	0.090	0.097	0.105
Usage Charge					
All Customers – Per Ton/Hour	\$0.336	\$0.363	\$0.392	\$0.423	\$0.457
Meter Charge					
All Customers – Per Meter	\$53.41	\$57.68	\$62.29	\$67.27	\$72.65

The proposed Chilled Water Rates retain the rate structure as utilized currently including a Base Charge, Usage Charge and Meter Charge.

Our Recommendations

Based on our studies, assumptions, considerations, and analyses as summarized herein, we are of the opinion that:

1. The financial forecast described herein is based on information provided by the District and its various consultants and advisors. Based on the information available at the time of this report, the forecast provides a reasonable estimate of future costs for providing chilled water service. Actual costs could deviate materially from the forecast, especially since there are lot developments and facility expansions yet to be completed.
2. Based on the financial forecast, the projected development schedule, and other analysis contained within this report, we recommend the District adopt the proposed chilled water rates for the Fiscal Years 2026 to 2030
3. In addition to the ongoing annual budget process, the District should review and update its five-year financial projections for providing chilled water service with special attention on the accuracy of the facility development forecast and cost requirements. The review should also identify trends in the ability to fund the cost of providing chilled water service while balancing the rates for such service.

Financial Forecast

Background

The Encore Community Development District (the "District") authorized Raftelis Financial Consultants, Inc. ("Raftelis"), to prepare a financial forecast of the chilled water system (the "System") expenditure and funding requirements and to make recommendations as to the level of rates that should be charged for service.

The rate evaluation reflects the period beginning October 1 and ending September 30 (the "Fiscal Year") for a five-year financial forecast period consisting of Fiscal Year 2026 through the Fiscal Year 2030 (the "Study Period") to identify expenditure and growth trends and to support the overall ability of rates to fund the cost of providing chilled water service. This report summarizes the analysis and assumptions utilized in the development of the financial forecast and the proposed rates for service.

The District is comprised of 14 lots or parcels which consist of multi-family residential, commercial, and mixed-use developments. As of the completion of the study, seven lots have been developed and are receiving service from the System. Over the next five years the District anticipates an additional four properties will be developed within the District's approximately 40-acre area:

Table 5 - Planned Development by Lot

Lot Number	Proposed Use	Projected Development Fiscal Year
Lot 1	Elementary School	TBD
Lot 2 (Tempo)	MF Residential/Retail	2019
Lot 3 (Ella)	MF Residential/Retail	2018
Lot 4 (Reed)	MF Residential/Retail	2018
Lot 5	MF Residential/Retail	2028
Lot 6	Learning Center	2020
Lot 7 (Trio)	MF Residential/Retail	2018
Lot 8 (Modera)	MF Residential/Retail	2025
Lot 9 (Navara)	MF Residential/Retail	2021
Lot 10A	Hotel	2028
Lot 10B	MF Residential/Retail	2028
Lot 11 (Legacy)	MF Residential/Retail	2021
Lot 12 (The Harrison)	MF Residential/Retail	2026
Lot 13	MF Residential/Retail	TBD

The District's chilled water service is provided by the Central Energy Plant ("CEP"). The CEP is comprised of a chiller plant building and associated infrastructure that allows for centralized production and distribution of cooling energy to the entire development site. The chiller plant produces chilled water that is transported via an underground piping network to each building lot.

Chilled Water Demand

The following chilled water utilization is projected in 2026 for the buildings currently taking service or projected to begin service as reflected in this study:

Table 6 – Projected Chilled Water Demand by Lot

Lot Number	Existing / Proposed Use	Projected Online	Utilization for 2026 (Ton/Hours)
Lot 2 (Tempo)	MF Residential/Retail	2019	659,666
Lot 3 (Ella)	MF Residential/Retail	2018	378,016
Lot 4 (Reed)	MF Residential/Retail	2018	799,543
Lot 5	MF Residential/Retail	2028	--
Lot 6	Learning Center	2020	--
Lot 7 (Trio)	MF Residential/Retail	2018	375,001
Lot 8	MF Residential/Retail	2025	744,775
Lot 9	MF Residential/Retail	2021	635,958
Lot 10A	Hotel	2028	--
Lot 10B	MF Residential/Retail	2028	--
Lot 11	MF Residential/Retail	2021	525,040
Lot 12	MF Residential/Retail	2026	408,892
Total			<u>4,526,892</u>

The chilled water utilization for the Study Period is based on (i) historical customer demand for the facilities that were taking chilled water service as of 2025 and on (ii) estimated demand factors as developed by VoltAir Consulting Engineers in the 2022 Load Analysis Report – Phase 3 for facilities that are projected to be developed and begin taking service during the Study period. The total System capacity and chilled water utilizations projections for the Study Period are as follows:

Table 7 - Projected Chilled Water Capacity and Utilization

Fiscal Year	Total Capacity (Tons)	Annual Utilization (Tons/Hours)
2026	4,200	4,526,892
2027	4,200	4,934,264
2028	4,200	5,542,283
2029	4,200	6,589,593
2030	4,200	6,589,593

Revenue Requirements

The various components of cost associated with operating and maintaining a municipally owned utility system, as well as the cost for renewal and replacement of facilities and capital improvements for upgrades and expansion, are generally referred to as the utility revenue requirements. The sum of these cost components, after adjusting for other income and other operating revenues available to the utility, represents the net revenue requirements of the utility system. For purposes of this report, such analysis is performed on a cash basis and therefore depreciation is not considered as an operations expense. Infrastructure replacements and other capital investment requirements have been included.

The revenue requirements for this rate study are predicated on costs for the Study Period. The projected revenue requirements included the various generalized cost components described as follows:

- **Operating Expenses:** These expenses include administrative costs, electric service (TECO), maintenance and monitoring services (Trane), and scheduled major maintenance projects.
- **Debt Service:** There has been no debt issued or assumed by the District and no debt is projected to be issued during the Study Period.
- **Other Revenue Requirements:** This component of cost includes funding of reserves for future capital replacement

Current Chilled Water Rates

The most recent rate study for the District’s chilled water service was completed in October 2020 for the five-Fiscal Year period ending September 30, 2024. The District Board adopted the increases for chilled water service as proposed in this 2020 Study. In addition, the District Board approved a 2.90% increase for Fiscal Year 2025 and a 3.00% increase for Fiscal Year 2026.

Below is a summary of the current chilled water rates for the Fiscal Year 2026 (in effect as of October 1, 2025):

Table 8 - Summary of Current Chilled Water Rates

Description	Existing Rate
Base Charge	
Residential – Per Dwelling Unit	\$22.59
Commercial – Per Square Foot	0.073
Usage Charge	
All Customers – Per Ton/Hour	\$0.032
Meter Charge	
All Customers – Per Meter	\$50.87

The current chilled water rates consist of:

- **Base Charge:** a base charge representing the amount of facility to be served with chilled water including Residential (billed per dwelling unit) and Retail / Office (billed per square foot);
- **Usage Charge:** a usage charge based on actual measured chilled water consumption (ton-hours) per month; and
- **Meter Charge:** a meter charge to recover the cost of metering, customer service, and other related costs.

Principal Assumptions and Considerations

The projected revenue requirements as shown on Table 11 are based on the certain assumptions, considerations, and analyses as summarized below:

1. The District's Chiller Operations budget for Fiscal Year 2026 served as the basis for the expenditure projections. The budget amounts have been incorporated into the revenue requirement component of the study, except for any adjustments and assumptions as noted hereunder.

2. Projected revenues from chilled water service are based on the chilled water utilization forecast presented earlier in Table 6 of this report and applied to the current chilled water rates.
3. The operations and maintenance expenses budgeted for Fiscal Year 2025-2026 were projected for the remaining five years of the Study Period. The projected operating expenses were developed for the Study Period as follows:
 - a. Budgeted Fiscal Year 2025-2026 operating expenses were escalated by 2.2% annually, with the exception of electric and the maintenance and monitoring contract. The forecast of inflation is based on the Congressional Budget Office's forecast of the Consumer Price Index for All Urban Consumers ("CPI") at the time of the study.
 - b. Forecast electric expenses are a function of projected CEP electric demand (kW) and kWh consumption. These forecast components have been projected based on the historical association between chilled water production (ton-hours) and actual electric consumption (kWh) as measured and reported in monthly billings by TECO, the electric utility provider. TECO electric rate components were escalated at 6.6% for each year of the Study Period. The forecast of inflation for electric rate components is based on the average of the Consumer Price Index for all Urban Consumers: Electricity in the U.S. for the 2020 to 2025 period.

TECO billing components are as specified in the General Service Demand - Time of Day rate tariff as of January 1, 2026. To optimize the cost of electricity under the General Service Demand - Time of Day rate tariff, the CEP chiller units are primarily operated during the defined Off Peak hours.

Based on the above, the projected annual electricity utilization (kWh) and electric expenses are summarized as follows:

Table 9 - Projection of Electric Expenses (TECO)

Fiscal Year	Projected Annual Electricity Utilization (kWh)	Projected Electric Expenses
2026	5,300,184	\$933,314
2027	5,730,582	1,075,704
2028	6,372,966	1,275,205
2029	7,479,474	1,595,276
2030	7,479,474	1,700,753

- c. The maintenance and monitoring contract expense is based on the Agreement for Chiller System Operation and Maintenance Services dated June 1, 2017 between the District and Tampa Bay Trane (the "Chiller Systems Operations Contract"). The maintenance and monitoring contract expenses are as agreed in the current contract extension as executed in 2022 including annual fees of \$350,000, \$365,000, and \$375,000 for Fiscal Years 2026, 2027, and 2028. For expense forecasting purposes, fees were escalated at 2.0% annually, thereafter.
4. The funding of a capital reserve has been recognized in the development of the net revenue requirements. This reserve is essentially equal to a depreciation equivalent on the fixed asset in service to provide chilled water service and is included in the development of the revenue requirements to provide for adequate funds to replace CEP assets at the end of their useful service life.

Based on information obtained from District representatives, the design and construction cost of the chiller facilities recognized in the Study Period is approximately \$16.0 million. Based on useful

asset lives ranging from 25 years (chiller plants) to 40 years (plant building) and a capital cost escalation rate of 1.50%, the following capital reserve deposits are assumed:

Table 10 - Projected Deposits to Capital Reserve

Fiscal Year	Annual Deposits
2026	\$680,669
2027	744,435
2028	846,924
2029	1,011,820
2030	1,011,820

5. The District currently has no debt outstanding on behalf of the CEP and no debt is assumed to be required during the Study Period since the initial Chilled Water System assets have been funded by Tampa Housing Authority (“THA”).
6. To assist with revenue sufficiency for the System during the early years of development, Tampa Housing Authority (“THA”) has provided contributions of \$70,000 per quarter toward funding shortfalls since 2018. These contributions have been in accordance with the Interlocal Agreement between the District and the THA dated May 18, 2012. As of March 2026, it has been determined that the requirements under the Interlocal Agreement have been satisfied and that these contributions will no longer be made.

The annual THA contributions that are recognized as a financial resource or cash inflow to the System include the following:

Table 11 - Projected THA Contributions

Fiscal Year	Projected THA Contributions
2026	\$140,000
2027	0
2028	0
2029	0
2030	0

Summary of System Revenue Requirements

The projected net revenue requirements for the Study Period are summarized below:

Table 12 - Projected Chilled Water System Revenue Requirements

	Fiscal Year Ending September 30,				
	2026	2027	2028	2029	2030
<u>Chilled Water System</u>					
Administrative Expenses	\$11,248	\$11,495	\$11,725	\$11,960	\$12,199
Field and Operating Expenses	1,586,948	1,757,323	1,982,250	2,331,245	2,456,966
Major Maintenance Expenses	140,000	40,000	200,000	127,500	120,000
Total Operating & Capital Expenses	1,809,196	1,866,051	2,252,352	2,530,249	2,649,900
Deposits to Capital Reserve	\$680,669	\$744,435	\$846,924	\$1,011,820	\$1,011,820
Gross Revenue Requirements	<u>\$2,489,865</u>	<u>\$2,610,486</u>	<u>\$3,099,276</u>	<u>\$3,542,069</u>	<u>\$3,661,720</u>

Based on the revenue requirements as outlined above, the projected development schedule, and the proposed rate adjustments, the projected revenue sufficiency is summarized below:

Table 13 - Adequacy of Proposed Chilled Water Rates

	Fiscal Year Ending September 30,				
	2026	2027	2028	2029	2030
<u>Chilled Water System</u>					
Gross Revenue Requirements	\$2,489,865	\$2,610,486	\$3,099,276	\$3,542,069	\$3,661,720
Less: Revenues from Other Sources	10,128	9,608	9,471	9,471	9,471
Net Revenue Requirements	\$2,479,737	\$2,600,878	\$3,089,805	\$3,532,598	\$3,652,249
Revenue from Proposed Rates	1,992,046	2,427,234	2,967,952	3,835,829	4,144,127
Contributions from THA	140,000	0	0	0	0
Revenue Sufficiency/(Deficiency)	<u>\$(347,691)</u>	<u>\$(173,644)</u>	<u>\$(121,853)</u>	<u>\$303,231</u>	<u>\$491,878</u>

As shown above, no contributions from THA are recognized after Fiscal Year 2026.

Proposed Chilled Water Rates (2026-2030)

Based on the projected development and chilled water demands (ton-hours) and the revenue sufficiency analysis as shown above, the proposed rates were identified for consideration by the District:

Table 14 - Proposed Chilled Water System Rates for Service

	Fiscal Year Ending September 30,				
	2026 Mid Year	2027	2028	2029	2030
Base Charge					
Residential – Per Dwelling Unit	\$23.72	\$25.62	\$27.67	\$29.88	\$32.27
Commercial – Per Square Foot	0.077	0.083	0.090	0.097	0.105
Usage Charge					
All Customers – Per Ton/Hour	\$0.336	\$0.363	\$0.392	\$0.423	\$0.457
Meter Charge					
All Customers – Per Meter	\$53.41	\$57.68	\$62.29	\$67.27	\$72.65

The proposed Chilled Water Rates retain the rate structure as utilized currently including a Base Charge, Usage Charge and Meter Charge.

Our Recommendations

Based on our studies, assumptions, considerations, and analyses as summarized herein, we are of the opinion that:

1. The financial forecast described herein is based on information provided by the District and its various consultants and advisors. Based on the information available at the time of this report, the forecast provides a reasonable estimate of future costs for providing chilled water service. Actual results could deviate materially from these forecasts, especially since there are lot developments and facility expansions yet to be completed.
2. Based on the financial forecast, the projected development schedule, and other analysis contained within this report, we recommend the District adopt the Proposed Chilled Water Rates for the Fiscal Years 2026 to 2030 as shown in Table 14 of this report.
3. In addition to the ongoing annual budget process, the District should review and update its five-year financial projections for providing chilled water service with special attention on the accuracy of the facility development forecast and cost requirements. The review should also identify any trends in the ability to fund the cost of providing chilled water service while balancing the rates for such service.

Appendix

Table 1	Historical and Projected Customer Statistics
Table 2	Historical Ficals Year 2025 Customer Statistics
Table 3	Summary of Estimated Rate Revenues Under Existing and Indexed Rates
Table 4	Projected Operating Expenses
Table 5	Escalation Factors
Table 6	Projected Operating Expenses – Electric Purchases from TECO
Table 7	Projected Major Maintenance Projects
Table 8	Projection of Capital Reserve Deposit Targets
Table 9	Projection of Fund Balances
Table 10	Projection of Chilled Water Revenue Requirements
Table 11	Summary of Proposed Chilled Water Rates

Table 1

Encore Community Development District
Chilled Water Rate Evaluation

Historical and Projected Customer Statistics

Line No.	Description	2023	2024	2025	2026	2027	2028	2029	2030
		Actuals	Actuals	Actuals	Projected	Projected	Projected	Projected	Projected
Lot 2 - The Tempo at Encore									
1	Number of Meters Serving Building	1	1	1	1	1	1	1	1
2	Number of Residential Dwelling Units	203	203	203	203	203	203	203	203
3	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-
4	Usage Charge - Ton / hours	504,209	582,740	654,057	659,666	659,666	659,666	659,666	659,666
Lot 3 - The Ella at Encore									
5	Number of Meters Serving Building	1	1	1	1	1	1	1	1
6	Number of Residential Dwelling Units	160	160	160	160	160	160	160	160
7	Commercial Unit - Square Feet	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
8	Usage Charge - Ton / hours	638,208	501,511	366,917	378,016	378,016	378,016	378,016	378,016
Lot 4 - The Reed at Encore									
9	Number of Meters Serving Building	1	1	1	1	1	1	1	1
10	Number of Residential Dwelling Units	158	158	158	158	158	158	158	158
11	Commercial Unit - Square Feet	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
12	Usage Charge - Ton / hours	538,138	625,479	797,617	799,543	799,543	799,543	799,543	799,543
Lot 5 - Undeveloped									
13	Number of Meters Serving Building	-	-	-	-	-	1	1	1
14	Number of Residential Dwelling Units	-	-	-	-	-	41	164	164
15	Commercial Unit - Square Feet	-	-	-	-	-	2,700	10,800	10,800
16	Usage Charge - Ton / hours	-	-	-	-	-	68,402	273,608	273,608
Lot 6 - Black History Museum									
17	Number of Meters Serving Building	-	-	-	-	-	-	-	-
18	Number of Residential Dwelling Units	-	-	-	-	-	-	-	-
19	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-
20	Usage Charge - Ton / hours	-	-	-	-	-	-	-	-
Lot 7 - The Trio at Encore									
21	Number of Meters Serving Building	1	1	1	1	1	1	1	1
22	Number of Residential Dwelling Units	141	141	141	141	141	141	141	141
23	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-
24	Usage Charge - Ton / hours	750,348	551,465	386,704	375,001	375,001	375,001	375,001	375,001
Lot 8 - Modera									
25	Number of Meters Serving Building	-	-	1	1	1	1	1	1
26	Number of Residential Dwelling Units	-	-	127	304	304	304	304	304
27	Commercial Unit - Square Feet	-	-	8,000	8,000	8,000	8,000	8,000	8,000
28	Usage Charge - Ton / hours	-	-	465,564	744,775	744,775	744,775	744,775	744,775
Lot 9 - Navara									
29	Number of Meters Serving Building	1	1	1	1	1	1	1	1
30	Number of Residential Dwelling Units	288	288	288	288	288	288	288	288
31	Commercial Unit - Square Feet	5,235	5,235	5,235	5,235	5,235	5,235	5,235	5,235
32	Usage Charge - Ton / hours	656,073	659,889	646,049	635,958	635,958	635,958	635,958	635,958
Lot 10 A - Hotel									
33	Number of Meters Serving Building	-	-	-	-	-	1	1	1
34	Number of Residential Dwelling Units	-	-	-	-	-	45	178	178
35	Commercial Unit - Square Feet	-	-	-	-	-	3,750	14,999	14,999
36	Usage Charge - Ton / hours	-	-	-	-	-	152,005	608,018	608,018
Lot 10 B - Proposed Residential									
37	Number of Meters Serving Building	-	-	-	-	-	1	1	1
38	Number of Residential Dwelling Units	-	-	-	-	-	183	365	365
39	Commercial Unit - Square Feet	-	-	-	-	-	8,760	17,519	17,519
40	Usage Charge - Ton / hours	-	-	-	-	-	387,612	773,703	773,703
Lot 11 - Legacy									
41	Number of Meters Serving Building	1	1	1	1	1	1	1	1
42	Number of Residential Dwelling Units	228	228	228	228	228	228	228	228
43	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-
44	Usage Charge - Ton / hours	636,049	544,193	520,218	525,040	525,040	525,040	525,040	525,040
Lot 12 - Harrison									
45	Number of Meters Serving Building	-	-	-	1	1	1	1	1
46	Number of Residential Dwelling Units	-	-	-	136	271	271	271	271
47	Commercial Unit - Square Feet	-	-	-	34,375	68,750	68,750	68,750	68,750
48	Usage Charge - Ton / hours	-	-	-	408,892	816,265	816,265	816,265	816,265
Total Billing Determinants - Encore CDD									
49	Number of Meters Serving Building	6	6	7	8	8	11	11	11
50	Number of Residential Dwelling Units	1,178	1,178	1,305	1,618	1,753	2,022	2,460	2,460
51	Commercial Unit - Square Feet	15,235	15,235	23,235	57,610	91,985	107,194	135,303	135,303
52	Usage Charge - Ton / hours	3,723,025	3,465,277	3,837,125	4,526,892	4,934,264	5,542,283	6,589,594	6,589,594

Table 2

Encore Community Development District
Chilled Water Rate Evaluation

Historical Fiscal Year 2025 Customer Statistics (Based on Period of Use)

Line No.	Description	Fiscal Year Ended September 30												Averages or Totals
		Actual												
		October	November	December	January	February	March	April	May	June	July	August	September	
Lot 2 - The Tempo at Encore														
1	Number of Meters Serving Building	1	1	1	1	1	1	1	1	1	1	1	1	1
2	Number of Residential Dwelling Units													
3	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Usage Charge - Ton / hours	57,895	52,873	29,655	15,453	34,274	35,396	55,222	76,513	77,060	77,317	75,978	66,421	654,057
5	Percent Usage by Month	8.85%	8.08%	4.53%	2.36%	5.24%	5.41%	8.44%	11.70%	11.78%	11.82%	11.62%	10.16%	100.00%
Lot 3 - The Ella at Encore														
6	Number of Meters Serving Building	1	1	1	1	1	1	1	1	1	1	1	1	1
7	Number of Residential Dwelling Units													
8	Commercial Unit - Square Feet	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700
9	Usage Charge - Ton / hours	28,440	28,808	17,061	10,752	20,146	20,196	29,294	37,601	40,761	47,056	46,813	39,989	366,917
10	Percent Usage by Month	7.75%	7.85%	4.65%	2.93%	5.49%	5.50%	7.98%	10.25%	11.11%	12.82%	12.76%	10.90%	100.00%
Lot 4 - The Reed at Encore														
11	Number of Meters Serving Building	1	1	1	1	1	1	1	1	1	1	1	1	1
12	Number of Residential Dwelling Units													
13	Commercial Unit - Square Feet													
14	Usage Charge - Ton / hours	68,833	60,961	45,776	32,768	47,876	50,107	64,318	88,454	80,664	84,631	91,436	81,793	797,617
15	Percent Usage by Month	8.63%	7.64%	5.74%	4.11%	6.00%	6.28%	8.06%	11.09%	10.11%	10.61%	11.46%	10.25%	100.00%
Lot 5 - Undeveloped														
16	Number of Meters Serving Building	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Number of Residential Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Usage Charge - Ton / hours	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Percent Usage by Month	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Lot 6 - Black History Museum														
21	Number of Meters Serving Building	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Number of Residential Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Usage Charge - Ton / hours	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Percent Usage by Month	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Lot 7 - The Trio at Encore														
26	Number of Meters Serving Building	1	1	1	1	1	1	1	1	1	1	1	1	1
27	Number of Residential Dwelling Units													
28	Commercial Unit - Square Feet	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
29	Usage Charge - Ton / hours	30,599	28,792	18,098	11,287	19,835	21,387	31,177	42,720	43,621	49,325	48,232	41,631	386,704
30	Percent Usage by Month	7.91%	7.45%	4.68%	2.92%	5.13%	5.53%	8.06%	11.05%	11.28%	12.76%	12.47%	10.77%	100.00%
Lot 8 - Modera														
31	Number of Meters Serving Building	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Number of Residential Dwelling Units	-	-	-	-	-	-	-	304	304	304	304	304	127
33	Commercial Unit - Square Feet	-	-	-	-	-	-	-	8,000	8,000	8,000	8,000	8,000	3,333
34	Usage Charge - Ton / hours	-	-	-	-	-	-	-	20,697	99,263	118,736	121,167	105,701	465,564
35	Percent Usage by Month	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.45%	21.32%	25.50%	26.03%	22.70%	100.00%
Lot 9 - Navara														
36	Number of Meters Serving Building	1	1	1	1	1	1	1	1	1	1	1	1	1
37	Number of Residential Dwelling Units													
38	Commercial Unit - Square Feet													
39	Usage Charge - Ton / hours	49,068	39,326	28,681	19,456	37,476	42,239	57,959	71,835	72,037	79,580	79,501	68,891	646,049
40	Percent Usage by Month	7.60%	6.09%	4.44%	3.01%	5.80%	6.54%	8.97%	11.12%	11.15%	12.32%	12.31%	10.66%	100.00%

Lot 10 - Undeveloped														
41	Number of Meters Serving Building	-	-	-	-	-	-	-	-	-	-	-	-	-
42	Number of Residential Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
44	Usage Charge - Ton / hours	-	-	-	-	-	-	-	-	-	-	-	-	-
45	Percent Usage by Month	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Lot 11 - Legacy														
46	Number of Meters Serving Building	1	1	1	1	1	1	1	1	1	1	1	1	1
47	Number of Residential Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-
48	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
49	Usage Charge - Ton / hours	42,780	39,828	23,203	16,210	30,335	32,002	44,674	57,297	56,480	61,811	61,063	54,535	520,218
50	Percent Usage by Month	8.22%	7.66%	4.46%	3.12%	5.83%	6.15%	8.59%	11.01%	10.86%	11.88%	11.74%	10.48%	100.00%
Lot 12 - Undeveloped														
51	Number of Meters Serving Building	-	-	-	-	-	-	-	-	-	-	-	-	-
52	Number of Residential Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-
53	Commercial Unit - Square Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
54	Usage Charge - Ton / hours	-	-	-	-	-	-	-	-	-	-	-	-	-
55	Percent Usage by Month	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Billing Determinants - Encore CDD														
56	Number of Meters Serving Building	6	6	6	6	6	6	6	6	6	6	6	6	6
57	Number of Residential Dwelling Units	-	-	-	-	-	-	-	304	304	304	304	304	127
58	Commercial Unit - Square Feet	11,700	11,700	11,700	11,700	11,700	11,700	11,700	19,700	19,700	19,700	19,700	19,700	15,033
59	Usage Charge - Ton / hours	277,613	250,588	162,474	105,926	189,942	201,327	282,645	395,117	469,886	518,456	524,190	458,961	3,837,125
60	Percent Usage by Month	7.23%	6.53%	4.23%	2.76%	4.95%	5.25%	7.37%	10.30%	12.25%	13.51%	13.66%	11.96%	100.00%

Table 3

**Encore Community Development District
Chilled Water Rate Evaluation**

Summary of Estimated Rate Revenues Under Existing and Indexed Rates

Line No.	Description	Rates in Effect as of October 1st					
		2025	2026	2027	2028	2029	2030
		<i>Historical</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>
<u>Existing and Proposed Rates</u>							
1	Rate Increase	2.90%	3.00%	0.00%	0.00%	0.00%	0.00%
2	Meter Charge	\$ 49.39	\$ 50.87	\$ 50.87	\$ 50.87	\$ 50.87	\$ 50.87
	Base Charge						
3	Residential - Per Dwelling Unit	\$ 21.93	\$ 22.59	\$ 22.59	\$ 22.59	\$ 22.59	\$ 22.59
4	Commercial - Per Square Foot	0.071	\$ 0.073	\$ 0.073	\$ 0.073	\$ 0.073	\$ 0.073
5	Usage Charge - Per Ton / Hour	\$ 0.311	\$ 0.320	\$ 0.320	\$ 0.320	\$ 0.320	\$ 0.320
<u>Billing Determinates:</u>							
6	Average Meters	7	8	8	11	11	11
	Base Charge						
7	Total Residential Dwelling Units	1,305	1,618	1,753	2,022	2,460	2,460
8	Total Commercial Square Feet	23,235	57,610	91,985	107,194	135,303	135,303
9	Total Usage - Ton Hours	3,837,125	4,526,892	4,934,264	5,542,283	6,589,594	6,589,594
<u>Total Rate Revenues:</u>							
10	Meter Charge	\$ 4,149	\$ 4,884	\$ 4,884	\$ 6,715	\$ 6,715	\$ 6,715
	Base Charge						
11	Residential Service	\$ 343,424	\$ 438,608	\$ 475,203	\$ 548,124	\$ 666,857	\$ 666,857
12	Commercial Service	19,796	50,511	80,579	93,902	118,526	118,526
13	Usage Charge - Per Ton / Hour	\$ 1,193,346	\$ 1,449,353	\$ 1,578,965	\$ 1,773,530	\$ 2,108,670	\$ 2,108,670
14	Total Estimated Rate Revenue	\$ 1,560,715	\$ 1,943,356	\$ 2,139,631	\$ 2,422,271	\$ 2,900,768	\$ 2,900,768

Table 4

**Encore Community Development District
Chilled Water Rate Evaluation**

Projected Operating Expenses

Line No.	Description	Escalation Reference	2025	2026	2027	2028	2029	2030
			<i>Actual</i>	<i>Budget</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>
<u>Administrative Expenses</u>								
1	Accounting Service	Inflation	\$ 11,248	\$ 11,248	\$ 11,495	\$ 11,725	\$ 11,960	\$ 12,199
2	Prof. Services - District Engineering	Inflation	36,292	40,000	40,880	41,698	42,532	43,382
3	Prof. Services - District Counsel	Inflation	11,108	16,000	16,352	16,679	17,013	17,353
4	Prof. Services - Rate and Financial	Calculated	-	15,000	-	-	-	-
5	Total Administrative Expenses		\$ 58,648	\$ 82,248	\$ 68,727	\$ 70,102	\$ 71,504	\$ 72,934
<u>Field and Operation Expenses</u>								
6	Electric Utility Services [1]	Calculated	\$ 704,956	933,314	1,075,704	1,275,205	1,595,276	1,700,753
7	Water / Sewer Utility Services Maintenance and Monitoring Contract	Calculated	114,987	37,519	44,649	54,636	70,512	77,446
8	Base Bid [2]	Inflation	367,096	350,000	365,000	375,000	382,500	390,150
9	Allowance for Additional Services	Inflation	19,687	100,000	102,200	104,244	106,329	108,455
10	Property/Liability Casualty Insurance	Inflation	71,489	86,615	88,521	90,291	92,097	93,939
11	Telephone, Fax, Internet, Communication	Inflation	5,128	4,500	4,599	4,691	4,785	4,880
12	Miscellaneous Expense Contingency	Inflation	11,710	75,000	76,650	78,183	79,747	81,342
13	Total Field and Operation Expenses		\$ 1,295,053	\$ 1,586,948	\$ 1,757,323	\$ 1,982,250	\$ 2,331,245	\$ 2,456,966
14	Major Maintenance Expenses [3]		\$ -	\$ 140,000	\$ 40,000	\$ 200,000	\$ 127,500	\$ 120,000
15	Total Operating & Capital Expenses		\$ 1,353,701	\$ 1,809,196	\$ 1,866,051	\$ 2,252,352	\$ 2,530,249	\$ 2,649,900

Footnotes:

- [1] The projected cost of Electric Utility Services are derived from Table 6
- [2] Base bids for the TRANE Contracts were provided by TRANE staff for FY26-FY28
- [3] Scheduled major maintenance project cost provided by Trane staff from Table 7

Table 5

**Encore Community Development District
Chilled Water Rate Evaluation**

Escalation Factors

Line No.	Description	Reference	Escalation						
			2024	2025	2026	2027	2028	2029	2030
1	Inflation Allowance (CPI)	Inflation	1.0240	1.031	1.024	1.022	1.020	1.020	1.020
2	Constant Factor	Constant	1.0000	1.000	1.000	1.000	1.000	1.000	1.000
3	Ton/hour Usage Escalator	Usage	0.9308	1.107	1.180	1.090	1.123	1.189	1.000
4	Electric Base Cost - BLS	Electric Base	1.0661	1.066	1.066	1.066	1.066	1.066	1.066
5	Water/Sewer Meter Charge	Meter Base	1.1698	1.170	1.170	1.170	1.170	1.170	1.170
6	Water Consumption Charge	Water Usage	1.0933	1.093	1.093	1.093	1.093	1.093	1.093
7	EnerNOC Payments	EnerNoc	1.0000	1.000	1.000	1.000	1.000	1.000	1.000

Table 6

**Encore Community Development District
Chilled Water Rate Evaluation**

Projected Operating Expenses - Electric Purchases from TECO

Line No.	Description	Escalation Reference							
			2025	2026	2027	2028	2029	2030	
General Service Demand - Time of Use (Unit Cost Estimated by Trane)									
1	Projected Energy Purchases - (kWh)		4,571,552	5,300,184	5,730,582	6,372,966	7,479,474	7,479,474	
2	Assumed Peak Allocation		14%	14%	14%	14%	14%	14%	
3	On Peak		621,124	720,121	778,598	865,877	1,016,215	1,016,215	
4	Off Peak		3,950,428	4,580,063	4,951,984	5,507,089	6,463,259	6,463,259	
5	Assumed Load Factor		3.75	3.75	3.75	3.75	3.75	3.75	
6	Projected Monthly Billing Demand (kW)		1,955.11	2,266.72	2,450.79	2,725.51	3,198.73	3,198.73	
7	Assumed Load Peak Hours Factor		2.29	2.29	2.29	2.29	2.29	2.29	
8	Assumed Peak Hour Billing Demand (kW)		1,194.48	1,384.86	1,497.32	1,665.17	1,954.28	1,954.28	
Billing Components:									
9	Basic Service Charge	Electric Base	\$ 1.06	\$ 1.12	\$ 1.19	\$ 1.27	\$ 1.36	\$ 1.45	
10	Amount		\$ 1,161	\$ 1,226	\$ 1,307	\$ 1,394	\$ 1,486	\$ 1,584	
Demand Charge									
11	Rate per kW	Electric Base	\$ 6.38	\$ 6.73	\$ 7.17	\$ 7.65	\$ 8.16	\$ 8.69	
12	Amount		\$ 149,683	\$ 183,060	\$ 211,012	\$ 250,182	\$ 313,035	\$ 333,732	
Peak Demand Charge									
13	Rate per kW	Electric Base	\$ 11.70	\$ 12.34	\$ 13.16	\$ 14.03	\$ 14.95	\$ 15.94	
14	Amount		\$ 167,705	\$ 205,071	\$ 236,384	\$ 280,263	\$ 350,672	\$ 373,859	
Energy Charge - On Peak									
15	Rate per kWh	Electric Base	\$ 0.01253	\$ 0.01322	\$ 0.01409	\$ 0.01503	\$ 0.01602	\$ 0.01708	
16	Amount		\$ 7,783	\$ 9,520	\$ 10,974	\$ 13,011	\$ 16,279	\$ 17,356	
Energy Charge - Off Peak									
17	Rate per kWh	Electric Base	\$ 0.00600	\$ 0.00633	\$ 0.00675	\$ 0.00719	\$ 0.00767	\$ 0.00818	
18	Amount		\$ 23,703	\$ 28,992	\$ 33,419	\$ 39,622	\$ 49,576	\$ 52,854	
Fuel Charge - On Peak									
19	Rate per kWh	Electric Base	\$ 0.03549	\$ 0.03822	\$ 0.04075	\$ 0.04344	\$ 0.04631	\$ 0.04938	
20	Amount		\$ 22,044	\$ 27,523	\$ 31,726	\$ 37,615	\$ 47,065	\$ 50,176	
Fuel Charge - Off Peak									
21	Rate per kWh	Electric Base	\$ 0.03325	\$ 0.03376	\$ 0.03599	\$ 0.03837	\$ 0.04091	\$ 0.04361	
22	Amount		\$ 131,352	\$ 154,623	\$ 178,233	\$ 211,318	\$ 264,406	\$ 281,889	
Capacity Charge									
23	Rate per kW	Electric Base	\$ 0.30	\$ 0.72	\$ 0.77	\$ 0.82	\$ 0.87	\$ 0.93	
24	Amount		\$ 7,038	\$ 19,584	\$ 22,575	\$ 26,765	\$ 33,490	\$ 35,704	
Storm Protection Charge									
25	Rate per kW	Electric Base	\$ 2.08	\$ 2.02	\$ 2.15	\$ 2.30	\$ 2.45	\$ 2.61	
26	Amount		\$ 48,799	\$ 54,945	\$ 63,335	\$ 75,092	\$ 93,957	\$ 100,169	
Energy Conservation Charge									
27	Rate per kW	Electric Base	\$ 0.93	\$ 0.79	\$ 0.84	\$ 0.90	\$ 0.96	\$ 1.02	
28	Amount		\$ 21,819	\$ 21,489	\$ 24,770	\$ 29,368	\$ 36,746	\$ 39,175	
Environmental Cost Recovery									
29	Rate per kWh	Electric Base	\$ 0.00068	\$ 0.00072	\$ 0.00077	\$ 0.00082	\$ 0.00087	\$ 0.00093	
30	Amount		\$ 3,109	\$ 3,816	\$ 4,399	\$ 5,215	\$ 6,526	\$ 6,957	
Clean Energy Transition mechanism									
31	Rate per kW	Electric Base	\$ 1.15	\$ 1.15	\$ 1.23	\$ 1.31	\$ 1.39	\$ 1.49	
32	Amount		\$ 26,980	\$ 31,281	\$ 36,057	\$ 42,750	\$ 53,490	\$ 57,027	
Storm Surcharge									
33	Rate per kWh	Electric Base	\$ 0.01035	\$ 0.01035	\$ 0.01103	\$ 0.01176	\$ 0.01254	\$ 0.01337	
34	Amount		\$ 47,316	\$ 54,857	\$ 63,233	\$ 74,971	\$ 93,806	\$ 100,008	
Florida Gross Receipt Tax									
35	Assumed Rate	Constant	2.56%	2.56%	2.56%	2.56%	2.56%	2.56%	
36	Amount		\$ 16,855	\$ 20,346	\$ 23,453	\$ 27,806	\$ 34,792	\$ 37,092	
37	Total Electric Service Cost		\$ 675,347	\$ 816,333	\$ 940,877	\$ 1,115,372	\$ 1,395,326	\$ 1,487,582	
Franchise Fee									
38	Assumed Rate	Constant	6.55%	6.55%	6.55%	6.55%	6.55%	6.55%	
39	Amount		\$ 44,235	\$ 53,470	\$ 61,627	\$ 73,057	\$ 91,394	\$ 97,437	
State Tax									
40	Assumed Rate	Constant	7.78%	7.78%	7.78%	7.78%	7.78%	7.78%	
41	Amount		\$ 52,542	\$ 63,511	\$ 73,200	\$ 86,776	\$ 108,556	\$ 115,734	
42	Adjustment		\$ (65,842)	\$ -	\$ -	\$ -	\$ -	\$ -	
43	Total Annual Charges		\$ 706,282	\$ 933,314	\$ 1,075,704	\$ 1,275,205	\$ 1,595,276	\$ 1,700,753	

Table 7

Encore Community Development District
Chilled Water Rate Evaluation

Projected Major Maintenance Projects

Line No.	Chilled Water System Capital Budget	Funding Source	Fiscal Year Ending September 30					
			Total Cost FY26 - FY30	2026	2027	2028	2029	2030
	<u>Chiller 1 - Ice Maker</u>							
1	Epoxy Coat Heads	Cash	\$ -	-	-	-	-	-
2	R-Newal compressor	Cash	200,000	-	-	200,000	-	-
	<u>Chiller 2 - Original</u>							
3	Epoxy Coat Heads	Cash	20,000	-	20,000	-	-	-
4	R-Newal compressor	Cash	-	-	-	-	-	-
5	R-Newal VFD	Cash	-	-	-	-	-	-
	<u>Cooling Towers - Original</u>							
6	Power Train replacment	Cash	90,000	-	-	-	45,000	45,000
7	Motor Replacement	Cash	100,000	40,000	-	-	30,000	30,000
8	Fill Replacement	Cash	155,000	65,000	-	-	45,000	45,000
9	Make Up Water (city and well)	Cash	7,500	-	-	-	7,500	-
10	Pipe corrosion remediation	Cash	35,000	35,000	-	-	-	-
	<u>Pumps</u>							
11	Motor replacement	Cash	20,000	-	20,000	-	-	-
12	VFD replacement	Cash	-	-	-	-	-	-
13	Total Capital Management Plan		<u>\$ 627,500</u>	<u>\$ 140,000</u>	<u>\$ 40,000</u>	<u>\$ 200,000</u>	<u>\$ 127,500</u>	<u>\$ 120,000</u>

Table 8

**Encore Community Development District
Chilled Water Rate Evaluation**

Projection of Capital Reserve Deposit Targets

Line No.	Description	2026	2027	2028	2029	2030
	Capital Reserve Deposit					
1	Chilled Water Plant - Building	\$ 41,858	\$ 45,779	\$ 51,615	\$ 61,665	\$ 61,665
2	Chilled Water Plant - Phase 1	299,918	328,014	369,833	441,839	441,839
3	Chilled Water Plant - Phase 2	127,984	139,974	157,819	188,547	188,547
4	Chilled Water Plant - Phase 3	167,167	182,828	206,136	246,271	246,271
5	Chilled Water Piping Network	20,929	22,889	25,808	30,832	30,832
	Connection Costs - Heat Exchange Facilities / Meters					
	Lot 1	-	-	-	-	-
6	Lot 2	1,912	2,091	2,358	2,817	2,817
7	Lot 3	4,257	4,656	5,249	6,272	6,272
8	Lot 4	4,257	4,656	5,249	6,272	6,272
9	Lot 5	-	-	3,790	4,528	4,528
10	Lot 6	-	-	-	-	-
11	Lot 7	2,838	3,104	3,500	4,181	4,181
12	Lot 8	2,531	2,768	3,121	3,728	3,728
13	Lot 9	2,538	2,776	3,130	3,739	3,739
14	Lot 10	-	-	3,790	4,528	4,528
15	Lot 11	2,538	2,776	3,130	3,739	3,739
16	Lot 12	1,942	2,124	2,395	2,862	2,862
	Lot 13	-	-	-	-	-
17	Estimated Annual Depreciation	\$ 680,669	\$ 744,435	\$ 846,924	\$ 1,011,820	\$ 1,011,820
18	Cumulative Capital Reserve Target	\$ 2,613,129	\$ 3,357,565	\$ 4,204,489	\$ 5,216,309	\$ 6,228,129
19	Previous Year Capital Reserve Balance	\$ 2,284,596	\$ 3,652,319	\$ 4,067,313	\$ 4,515,416	\$ 5,366,050
20	THA - Reserve Contribution	\$ 140,000	\$ -	\$ -	\$ -	\$ -
21	Previous Year Balance to Target Difference	\$ 188,533	\$ -	\$ 137,175	\$ 700,893	\$ 862,079

Table 9

**Encore Community Development District
Chilled Water Rate Evaluation**

Projection of Fund Balances

Line No.	Description	2025	2026	2027	2028	2029	2030
<u>Summary of Projected Ending Balances:</u>							
1	Operating Fund	\$ 1,314,461	\$ 274,388	\$ 300,173	\$ 337,373	\$ 394,972	\$ 415,874
2	Capital Reserve Account	2,284,596	3,701,618	4,299,707	5,049,923	6,386,217	7,967,376
3	Customer Deposits Account	90,956	90,956	90,956	90,956	90,956	90,956
4	Total Projected End of Year Fund Balances	\$ 3,690,013	\$ 4,066,962	\$ 4,690,836	\$ 5,478,252	\$ 6,872,145	\$ 8,474,206
5	Short-term Interest Rate	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%
6	Long-term Interest Rate	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Operating Fund							
7	Estimated Beginning Balance	\$ 1,021,685	\$ 1,314,461	\$ 274,388	\$ 300,173	\$ 337,373	\$ 394,972
8	Chilled Water Operations- Surplus/(Deficit)	217,377	192,978	570,791	725,071	1,315,051	1,503,698
9	Pre Transfer Balance	\$ 1,239,062	\$ 1,507,439	\$ 845,179	\$ 1,025,244	\$ 1,652,424	\$ 1,898,670
10	Target Fund Balance (Minimum Target 60 Days)	222,526	274,388	300,173	337,373	394,972	415,874
Changes in Fund Balance							
11	Transfers Out - Calculated Transfer to Capital Reserve		(1,233,051)	(545,006)	(687,871)	(1,257,452)	(1,482,796)
12	Transfer Out - Manual Cap. Reserve Transfer						
13	Total Funds Available	\$ 1,239,062	\$ 274,388	\$ 300,173	\$ 337,373	\$ 394,972	\$ 415,874
14	Interest Rate	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%
15	Interest Income	511	657	137	150	169	197
16	Recognition of Interest Earnings in Revenue Requirements	511	657	137	150	169	197
17	Ending Balance	1,314,461	274,388	300,173	337,373	394,972	415,874
18	No. of Days Operating Expenses (Minimum Target 60 Days)	354.40	60.00	60.00	60.00	60.00	60.00
Capital Reserve Account							
19	Estimated Beginning Balance	\$ 2,847,537	\$ 2,284,596	\$ 3,701,618	\$ 4,299,707	\$ 5,049,923	\$ 6,386,217
20	Transfers In - Chilled Water Operations		1,233,051	545,006	687,871	1,257,452	1,482,796
21	Transfers In - THA Reserve Contribution	280,000	140,000	-	-	-	-
22	Transfers Out - Capital						
23	Interest Rate	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
24	Interest Income	35,594	43,971	53,083	62,345	78,842	98,363
25	Recognition of Interest Earnings in Revenue Requirements	-	-	-	-	-	-
26	Ending Balance	\$ 2,284,596	\$ 3,701,618	\$ 4,299,707	\$ 5,049,923	\$ 6,386,217	\$ 7,967,376
Customer Deposits Account							
27	Estimated Beginning Balance	\$ 78,070	\$ 90,956	\$ 90,956	\$ 90,956	\$ 90,956	\$ 90,956
28	Transfers In	-	-	-	-	-	-
29	Transfers Out	-	-	-	-	-	-
30	Interest Rate	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%
31	Interest Income	-	-	-	-	-	-
32	Recognition of Interest Earnings in Revenue Requirements	-	-	-	-	-	-
33	Ending Balance	\$ 90,956	\$ 90,956	\$ 90,956	\$ 90,956	\$ 90,956	\$ 90,956
Interest Income							
34	Interest Income Recognized as Restricted	\$ 511	\$ 657	\$ 137	\$ 150	\$ 169	\$ 197
35	Interest Income Recognized as Unrestricted	-	-	-	-	-	-
36	Total Interest Income	\$ 511	\$ 657	\$ 137	\$ 150	\$ 169	\$ 197

Table 10

Encore Community Development District
Chilled Water Rate Evaluation

Projected Chilled Water Revenue Requirements

Line No.	Description	2025	2026	2027	2028	2029	2030
Expenditure and Funding Requirements							
1	Operating Expenses	\$ 1,353,701	\$ 1,669,196	\$ 1,826,051	\$ 2,052,352	\$ 2,402,749	\$ 2,529,900
Debt Service							
2	Existing Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Additional Debt Service	-	-	-	-	-	-
4	Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Capital Funded from Operations - Maintenance	\$ -	\$ 140,000	\$ 40,000	\$ 200,000	\$ 127,500	\$ 120,000
6	Total Other Revenue Requirements	\$ -	\$ 140,000	\$ 40,000	\$ 200,000	\$ 127,500	\$ 120,000
7	Total Expenditure and Funding Requirements	\$ 1,353,701	\$ 1,809,196	\$ 1,866,051	\$ 2,252,352	\$ 2,530,249	\$ 2,649,900
Less Revenues from Other Sources							
8	Other Operating Revenues	\$ 9,471	\$ 9,471	\$ 9,471	\$ 9,471	\$ 9,471	\$ 9,471
9	Investment Income	892	657	137	-	-	-
10	Total Revenues from Other Sources	10,363	10,128	9,608	9,471	9,471	9,471
11	Net Revenue Requirements	\$ 1,343,338	\$ 1,799,068	\$ 1,856,443	\$ 2,242,881	\$ 2,520,778	\$ 2,640,429
Sales Revenues from Rates							
12	Meter Charges	\$ 4,149	\$ 5,006	\$ 5,537	\$ 8,222	\$ 8,880	\$ 9,590
13	Base Charges						
14	Residential	\$ 343,424	\$ 449,578	\$ 538,942	\$ 671,385	\$ 882,058	\$ 952,610
15	Commercial	\$ 19,796	\$ 51,894	\$ 91,617	\$ 115,770	\$ 157,493	\$ 170,482
16	Usage Charge - Per Ton / Hour	\$ 1,193,346	\$ 1,485,568	\$ 1,791,138	\$ 2,172,575	\$ 2,787,398	\$ 3,011,445
17	Total Revenue from Chilled Water Rates	\$ 1,560,715	\$ 1,992,046	\$ 2,427,234	\$ 2,967,952	\$ 3,835,829	\$ 4,144,127
18	Net Revenue Surplus / (Deficiency) - before Reserve Funding	\$ 217,377	\$ 192,978	\$ 570,791	\$ 725,071	\$ 1,315,051	\$ 1,503,698
19	Estimated Rate Funded Depreciation Recovery	\$ 524,941	\$ 680,669	\$ 744,435	\$ 846,924	\$ 1,011,820	\$ 1,011,820
20	Revenue Surplus / (Deficiency) Capital Reserve Funding	\$ (307,564)	\$ (487,691)	\$ (173,644)	\$ (121,853)	\$ 303,231	\$ 491,878

Table 11

**Encore Community Development District
Chilled Water Rate Evaluation**

Summary of Proposed Chilled Water Rates

Line No.	Description	Current	Proposed				
		2026	2026 Mid Year <i>April</i>	2027 <i>Oct 1st</i>	2028 <i>Oct 1st</i>	2029 <i>Oct 1st</i>	2030 <i>Oct 1st</i>
Existing and Proposed Rates:							
1	Rate Adjustment	3.00%	5.00%	8.00%	8.00%	8.00%	8.00%
2	Meter Charge (per Meter)	\$ 50.87	\$ 53.41	\$ 57.68	\$ 62.29	\$ 67.27	\$ 72.65
Base Charge							
3	Residential - Per Dwelling Unit	\$ 22.59	\$ 23.72	\$ 25.62	\$ 27.67	\$ 29.88	\$ 32.27
4	Commercial - Per Square Foot	\$ 0.073	\$ 0.077	\$ 0.083	\$ 0.090	\$ 0.097	\$ 0.105
5	Usage Charge - Per Ton / Hour	\$ 0.320	\$ 0.336	\$ 0.363	\$ 0.392	\$ 0.423	\$ 0.457

Tab 10

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT REGARDING CHILLED WATER UTILITY SERVICES; ACCEPTING THE 2026-2030 RATE STUDY; SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON A RULE SETTING REVISED RATES, FEES AND CHARGES FOR SUCH CHILLED WATER UTILITY SERVICES PURSUANT TO SUCH RATE STUDY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Encore Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"), being situated entirely within the City of Tampa, Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating, maintaining, and/or providing certain infrastructure improvements and/or services;

WHEREAS, the District operates and maintains a Central Energy Plant and certain associated infrastructure ("**CEP**" or "**Chiller Plant**") for the purposes of providing chilled water services ("**Chilled Water Services**") within the District;

WHEREAS, pursuant to Section 190.035, *Florida Statutes*, and as otherwise provided for under the Act, the District is authorized to prescribe, fix, establish and collect rates, fees, rentals or other charges, and to revise the same from time to time, for the facilities and services furnished by the District, including for the utilities and services furnished by the District, to recover the costs of making connection with any District facility or system, and to provide for reasonable penalties against any user or property for any such rates, fees, rentals, or other charges that are delinquent;

WHEREAS, the Board of Supervisors ("**Board**") of the District previously adopted and imposed a Chilled Water Services rate structure and currently charged rates, fees, and charges for the District's provision of Chilled Water Services (hereinafter, "**Existing Rates**");

WHEREAS, District and Raftelis Financial Consultants, Inc. ("**Rate Consultant**") entered into that certain Agreement for Utility Rate Study Consulting Services on August 15, 2025, pursuant to which the Rate Consultant, as an independent contractor, was engaged to provide public utility chilled water rate study services for the review of the District's Existing Rates and the development of any recommended adjustments or alternatives to such Existing Rates, including the structure thereof, or recommended applicable rates or rate structures;

WHEREAS, during the duly noticed March 12, 2026, regular meeting of the board, Rate Consultant presented its preliminary proposed rate study and the underlying methodology thereof, during which meeting the Rate Consultant received direction from the Board relative to certain matters affecting the finalization of the proposed rate study, including the proposed methodology and proposed adjustments or alternatives to the Existing Rates;

WHEREAS, Rate Consultant has finalized that certain Chilled Water Rate Study – Final Report dated March 31, 2026, for the District (“**2026-2030 Rate Study**”), which is attached hereto as **Exhibit A**, which provides a methodology for the calculation of, and recommendation for, adoption of adjustments to the Existing Rates and future adjustment of such rates as set forth therein and in Exhibit B (“**Proposed Rates**”); and

WHEREAS, the Board finds it is in the District’s best interest to set a public hearing to consider the Proposed Rates as set forth in **Exhibit B** in conformance with the 2026-2030 Rate Study.

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

SECTION 1. The Board incorporates the recitals hereinabove stated.

SECTION 2. The Board hereby confirms receipt of the 2026-2030 Rate Study attached hereto as **Exhibit A**, and accepts the same.

SECTION 3. A Public Hearing by the District’s Board will be held to consider the adoption of the 2026-2030 Rate Study and Proposed Rates set forth in **Exhibit B** at the following date, time, and location:

Date: July 9, 2026
Time: 1:30 p.m.
Location: Ella at Encore
1210 Ray Charles Blvd.
Tampa, Florida 33602

SECTION 4. The District Secretary is directed to publish notice of such Public Hearing in accordance with Section 120.54 and 190.035, *Florida Statutes*.

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

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PASSED AND ADOPTED this 9th day of April 2026.

ATTEST:

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A
2026-2030 RATE STUDY

**EXHIBIT B
CHILLED WATER SERVICE RATE SCHEDULE
ENCORE CDD**

SECTION 1: CHILLED WATER RATE SCHEDULE (“CHILLED WATER RATES”)

		Fiscal Year Ending September 30 ^{th,1}				
		2026 ²	2027	2028	2029	2030 ³
BASE CHARGE						
Product Type	Unit					
Residential	Per Dwelling Unit	\$23.72	\$25.62	\$27.67	\$29.88	\$32.27
Commercial	Per Square Foot	0.077	0.083	0.090	0.097	0.105
USAGE CHARGE						
Product Type	Unit					
All Customers	Per Ton/Hour	\$0.336	\$0.363	\$0.392	\$0.423	\$0.457
METER CHARGE						
Product Type	Unit					
All Customers	Per Meter	\$53.41	\$57.68	\$62.29	\$67.27	\$72.65

SECTION 2: ADOPTION OF ANNUAL INDEX

The District hereby adopts the Consumer Price Index (“CPI”) such that beginning October 1, 2031, the Chilled Water Rates for all product types shall be adjusted in accordance with the annual CPI as published by the U.S. Department of Labor as of September 1 and adjusted annually on the same day thereafter. The adjustment may not be less than 0% and will remain in effect until the next CPI adjustment.

SECTION 3: MISCELLANEOUS FEES AND CHARGES

Returned Check Fee:	\$30.00
Application Fee:	\$30.00
Late Payment Fee:	1.5% of unpaid balance
Reconnection after Disconnection:	\$50.00
<u>Security Deposit</u>	
<i>Residential Building</i>	One month estimated bill
<i>Non-Residential Building</i>	Two months estimated bill

¹ Each fiscal year starts on October 1 and ends on September 30th of the following year.

² For the Fiscal Year ending September 30, 2026, the above rates shall be adjusted on the 1st day of the month following the Effective Date of this rate schedule.

³ Effective October 1, 2031, and annually on the same day thereafter, the above rates shall be adjusted by the annual change in the Consumer Price Index as published by the U.S. Department of Labor; provided, however, that the annual adjustment shall not be less than 0%.

SECTION 4: CONNECTION OF NEW LOT

When new structures are constructed on lots within the District, the developer/owner of such lot shall be responsible for coordinating connection to the chilled water facilities through the District, which connection shall be made by the District through its contractor ("**Contractor**"). Upon request of the developer/owner, the Contractor shall provide an estimate of the Connection Cost to the requestor and prior to commencement of the connection.

The cost of such connection shall be remitted to the District upon closing. The methodology for determining the cost of the connection shall be calculated based on (a) the Contractor's actual construction costs to complete the connection ("**Cost**"), plus (b) Contractor's overhead in an amount not to exceed 15% of the Cost, together with (c) a fee not to exceed 10% of the Cost (altogether, the "**Connection Cost**"). The Connection Cost is estimated to be in the range of \$250,000 to \$500,000 but may be more or less depending on the nature of the building and connection required.

Labor for project management and supervision shall be billed according to the following schedule*:

Project Executive	\$125/hr
Project Manager	\$100/hr
Project Superintendent	\$85/hr
Project Administration	\$75/hr

**The rates are subject to a yearly increase of 3-10%*

Tab 11

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, March 12, 2026, at 1:40 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Present and constituting a quorum:

Julia Jackson	Board Supervisor, Chairman (<i>joined in progress</i>)
Mae Walker	Board Supervisor, Assistant Secretary
Michael Randolph	Board Supervisor, Assistant Secretary
Carol Jones	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager, Rizzetta & Company, Inc.
Ryan Dugan	District Counsel, Kutak Rock
Greg Woodcock	District Engineer, Stantec
Lorenzo Reed	Project Manager, THA
Walter Guy	Representative, THA
Leroy Moore	Representative, THA
Steve Courtney	Chiller System Manager

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order at 1:40 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. Courtney reviewed his report and responded to Board questions.

Ms. Jackson joined the meeting.

49 Mr. Reed stated that THA will be slowly decreasing contributions for the Chiller
50 Plant Discussion was held regarding how the THA subsidy came to be
51 allocated to the reserves instead of the operating account. A request was
52 made for a Teams call to be set up to discussions with THA regarding the
53 subsidy.
54

55
56 **2. Presentation of Central Energy Plant Report - Trane**

57 Mr. Watson was not present to discuss the report. A request was made for a
58 no trespass sign to be posted at Chiller.
59

60 **B. Landscape Inspection**

61 Mr. Toborg was not present; however, Ms. Welborn reviewed the report with
62 the Board. The Board asked to table associated proposals.
63

64 **1. Review of Irrigation Report**

65 Mr. Colon-Rivera was not present.
66

67 **C. Springer Environmental**

68 Discussion was held regarding how colorful the meadow was looking, a vine
69 issue that is developing and future improvements. A request was made to set
70 up a meeting with Crosspoint and Mr. Toborg
71

72 **D. District Engineer**

73 Mr. Woodcock stated that he has finalized the analysis of the mitigation.
74

75 Discussion was held regarding the proposal from Copperline Electric to
76 replace the damaged LED lights.
77

78
On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board unanimously ratified the
Copperline Electric proposal in the amount of \$5,100, for the Encore Community
Development District. 4-0

On a Motion by Ms. Jones, seconded by Ms. Jackson, the Board unanimously authorized
Ms. Jones to work with Staff on solutions for emergency repairs, for the Encore Community
Development District. 4-0

79
80 **E. District Counsel**

81 Mr. Dugan stated that he had nothing new to report.
82

83 **F. Tampa Housing Authority Update**

84 It was stated that THA is working on providing affordable housing on vacant
85 lots in the city and construction is expected to start soon on Lot #10.
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EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Walker, seconded by Ms. Jackson, the Board unanimously approved to adjourn the meeting at 3:29 p.m., for the Encore Community Development District. 4-0

DRAFT

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 12

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,384.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Carol Jean Jones	20260213-1	CJ021226	Board of Supervisors Meeting 02/12/26	\$ 200.00
Crosspoint Landscape & Design, Inc.	300156	12937	Monthly Landscape Maintenance 01/26	\$ 5,950.00
Crosspoint Landscape & Design, Inc.	300163	13012	Landscape Replacement 01/26	\$ 1,400.00
Crosspoint Landscape & Design, Inc.	300166	13037	Monthly Landscape Maintenance 02/26	\$ 5,950.00
Crosspoint Landscape & Design, Inc.	300166	13090	Paver Installation - Proposal #4590 01/26	\$ 2,700.00
Crosspoint Landscape & Design, Inc.	300166	13094	Irrigation Repairs 01/26	\$ 209.40
Crosspoint Landscape & Design, Inc.	300166	13103	Irrigation Modifications - Proposal #4671 02/26	\$ 3,270.00
Julia Jackson	300160	JJ021226	Board of Supervisors Meeting 02/12/26	\$ 200.00
Kutak Rock, LLP	300157	3690655	General Legal Services 12/25	\$ 2,204.00
Mae F. Walker	20260213-2	MW021226	Board of Supervisors Meeting 02/12/26	\$ 200.00
Mandy Electric, Inc	300162	19101-1A	Lighting Test 11/25	\$ 600.00
Mandy Electric, Inc	300162	19141-1A	Street Light Repair 12/25	\$ 850.00
Mandy Electric, Inc	300162	19205	Lighting Test & Repair 02/26	\$ 1,100.00

Encore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael Randolph	300161	MR021226	Board of Supervisors Meeting 02/12/26	\$ 200.00
Office Dynamics	300158	00041955	5 Agenda Booklets 02/26	\$ 192.55
Rizzetta & Company, Inc.	300155	INV0000106619	Accounting Services 02/26	\$ 5,599.82
Springer Environmental Services, Inc.	300164	15696	Cleanup Services 01/26	\$ 701.80
TECO	20260227-1	211006275344- 020526	Electric Charges 01/26	\$ 52.73
TECO	20260227-1	211006275609- 020526	Electric Charges 01/26	\$ 107.68
TECO	20260227-1	211006276102- 020526	Electric Charges 01/26	\$ 71.48
TECO	20260227-1	211006276375- 020526	Electric Charges 01/26	\$ 42.02
TECO	20260227-1	211006276698- 020526	Electric Charges 01/26	\$ 75.61
TECO	20260227-1	211006277001- 020526	Electric Charges 01/26	\$ 285.10
TECO	20260227-1	211006277597- 020526	Electric Charges 01/26	\$ 133.00

Encore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260227-1	221007736350-020526	Electric Charges 01/26	\$ 30.62
The Observer Group, Inc.	300159	26-00280H	Legal Advertising 01/26	<u>\$ 59.06</u>
Total				<u>\$ 32,384.87</u>

ENCORE CDD

Meeting Date: February 12, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:30 PM
Meeting End Time:	2:45 PM
Total Meeting Time:	1 hr. 15 mins

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

Total at \$175.00 per Hour:	
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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:

Rosal M. Weston



crosspoint
LANDSCAPE & DESIGN

INVOICE

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

Date: 1/1/2026
Invoice #: 12937
Terms: Net 45
Project: Monthly Maintenance

Bill To:

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

Job Site Address:

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

Contact Information

For Billing Inquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
MONTHLY LANDSCAPE MAINTENANCE ~ ENCORE CDD		
Mow, edge, line trim, prune shrubs and blow clean. Hand pull weeds and spray herbicide for weed prevention. Monthly irrigation water management / irrigation inspections. Remove all debris and trash for disposal.		
Monthly Maintenance Services - January 2026	5,950.00	5,950.00

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

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

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



crosspoint
LANDSCAPE & DESIGN

INVOICE

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

Date: 1/13/2026
Invoice #: 13012
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	Unit Price	Amount
SCOPE: ** APPROVED PROPOSAL #4636 **		
Chiller Plant Landscape Replacement ~ Encore CDD - install fresh plant material in front of black fencing near chiller plant to cover bare areas - complete project with a fresh layer of decorative mulch - thoroughly clean up work area		
Firebush (Hamelia Patens Glabra) - 3 gallon	18.00	720.00
Decorative Mini Pine Bark Nuggets - 3 cubic yards	60.00	180.00
LABOR		
Freight / Labor / Installation / Clean-Up	500.00	500.00

Total \$1,400.00
Payments/Credits \$0.00
Balance Due \$1,400.00

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

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



crosspoint
LANDSCAPE & DESIGN

INVOICE

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

Date: 2/1/2026
Invoice #: 13037
Terms: Net 45
Project: Monthly Maintenance

Bill To:

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

Job Site Address:

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

Contact Information

For Billing Inquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
MONTHLY LANDSCAPE MAINTENANCE ~ ENCORE CDD		
Mow, edge, line trim, prune shrubs and blow clean. Hand pull weeds and spray herbicide for weed prevention. Monthly irrigation water management / irrigation inspections. Remove all debris and trash for disposal.		
Monthly Maintenance Services - February 2026	5,950.00	5,950.00

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

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

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



crosspoint
LANDSCAPE & DESIGN

INVOICE

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

Date: 1/28/2026
Invoice #: 13090
Terms: Net 45
Project: Pavers

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
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SCOPE: ** APPROVED PROPOSAL #4590 **

Paver Installation ~ Encore CDD

Paver Installation:	1	2,700.00	2,700.00
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- complete item #1 on property landscape inspection report by adding pavers to extend sidewalk out to curb to help alleviate trampled groundcover in area
- create 6' x 6' area of pavers to connect sidewalk to curb to provide pathway for residents access to parked cars on roadway

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

Total \$2,700.00
Payments/Credits \$0.00
Balance Due \$2,700.00

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.



crosspoint
LANDSCAPE & DESIGN

INVOICE

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

Date: 1/29/2026
Invoice #: 13094
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 - 1/16/2026		
Irrigation Repairs:	209.40	209.40
- irrigation crew dispatched to conduct repairs discovered during irrigation inspection to restore proper irrigation system functionality		
- check irrigation in newly sodded areas		
- replace clogged nozzle located in zone #26 between church and roundabout		
- replace damaged 6" pop-up spray and clogged nozzle located in Zone #34 in the park area after roundabout		
- includes PVC fittings, solvent, weld, primer and all misc. materials to complete this irrigation project		

*includes all parts & labor to complete project

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

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

Total \$209.40
Payments/Credits \$0.00
Balance Due \$209.40



crosspoint
LANDSCAPE & DESIGN

INVOICE

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

Date: 2/2/2026
Invoice #: 13103
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: ** APPROVED PROPOSAL #4671 **			
Sod Replacement ~ Encore CDD - replace sod in various areas effected by dog waste in front of islands - thoroughly clean up work area - remove and haul away debris for disposal			
St. Augustine Sod - 1,520 sq. ft. (cut & lay)	1,520	2.00	3,040.00
IRRIGATION			
Irrigation Modifications - modify irrigation to ensure proper coverage for newly installed sod	1	230.00	230.00

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

Total \$3,270.00
Payments/Credits \$0.00
Balance Due \$3,270.00

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.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3690655
6723-1

Re: General

For Professional Legal Services Rendered

12/02/25	S. Sandy	1.70	552.50	Review draft agenda; review district management agreement; confer with Brizendine regarding same; confer with Welborn regarding public decorum policy; confer with Board regarding same
12/03/25	S. Sandy	0.10	32.50	Confer regarding district management agreement
12/03/25	D. Wilbourn	0.30	54.00	Review and compare district management contract
12/05/25	D. Wilbourn	0.20	36.00	Finalize district management agreement
12/11/25	R. Dugan	1.00	280.00	Review agenda package and prepare for board meeting; attend portion of board meeting; follow up correspondence regarding same
12/11/25	S. Sandy	3.00	975.00	Prepare for and attend board meeting; conduct follow up regarding same; conduct follow up regarding same
12/12/25	D. Wilbourn	0.80	144.00	Prepare amendment to boundary amendment funding agreement

KUTAK ROCK LLP

Encore CDD

January 29, 2026

Client Matter No. 6723-1

Invoice No. 3690655

Page 2

12/16/25	S. Sandy	0.10	32.50	Confer with Woodcock
12/18/25	S. Sandy	0.30	97.50	Confer with Woodcock regarding stormwater permit modification request

TOTAL HOURS 7.50

TOTAL FOR SERVICES RENDERED \$2,204.00

TOTAL CURRENT AMOUNT DUE \$2,204.00

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

Invoice



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

SHIP TO
Encore

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

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

BALANCE DUE

\$600

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

Invoice



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

SHIP TO
Encore

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

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

BALANCE DUE

\$850

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

Invoice



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

SHIP TO
Encore

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
19205	02/09/2026	\$1,100.00	On completion	

DESCRIPTION	QTY	RATE	AMOUNT
- Completed light functionality test on 2/3 - We discovered all streetlights surrounding Modera have been rewired to the building power and no longer work with other streetlights - Electrical meter still has not been installed at the electrical service located on 1008 N Nebraska Ave. This is an ongoing issue and the reason why light poles on E Harrison St are not operational	1	600.00	600.00
- Repaired (2) streetlights	1	500.00	500.00

BALANCE DUE

\$1,100.00

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

Invoice #: 00041955

Date: 2/6/2026

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda bookets 54 color copies, 85 Black & white copies 6 Tabs and coil bound with clear front and white Back	\$175.30
	UPS to 1 location	\$17.25

Terms Net 30 Days.

Payment not receivedd 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:	\$192.55
Amount Applied:	\$0.00
Balance Due:	\$192.55

Terms: Net 10

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

Invoice

Date	Invoice #
2/2/2026	INV0000106619

Bill To:

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

Services for the month of	Terms	Client Number
February	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
		Subtotal	\$5,599.82
		Total	\$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
 15696
 1/31/2026

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
7.6	01/05 Cleanup Session	58.00	440.80
4.5	01/22 Cleanup Session	58.00	261.00
	Hillsborough County Sales Tax Collection	7.50%	0.00

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

Total	\$701.80
--------------	-----------------



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

Statement Date: February 05, 2026

Amount Due: \$52.73

Due Date: February 26, 2026

Account #: 211006275344

DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by February 26, 2026 (\$52.73).

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



Your average daily kWh used was 37.5% lower than the same period last year.

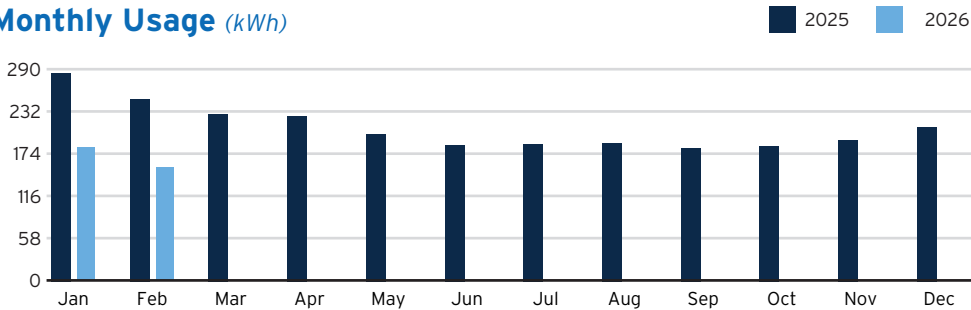


Your average daily kWh used was 16.67% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006275344

Due Date: February 26, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$52.73

Payment Amount: \$ _____

629162359153

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Meter Location: # A

Service Period: Jan 01, 2026 - Jan 30, 2026

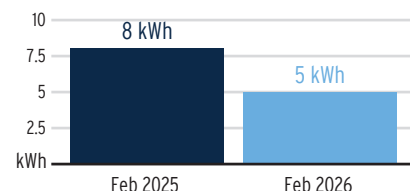
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	01/30/2026	46,013		45,857		156 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	156 kWh @ \$0.09202/kWh		\$14.36
Fuel Charge	156 kWh @ \$0.03516/kWh		\$5.48
Storm Protection Charge	156 kWh @ \$0.00568/kWh		\$0.89
Clean Energy Transition Mechanism	156 kWh @ \$0.00418/kWh		\$0.65
Storm Surcharge	156 kWh @ \$0.02121/kWh		\$3.31
Florida Gross Receipt Tax			\$1.14
Electric Service Cost			\$45.63
Franchise Fee			\$2.99
State Tax			\$4.11
Total Electric Cost, Local Fees and Taxes			\$52.73

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$52.73

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Ways To Pay Your Bill

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: February 05, 2026

Amount Due:	\$107.68
Due Date: February 26, 2026	
Account #: 211006275609	

DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary

Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$99.73
Payment(s) Received Since Last Statement	-\$99.73
Current Month's Charges	\$107.68
Amount Due by February 26, 2026	\$107.68

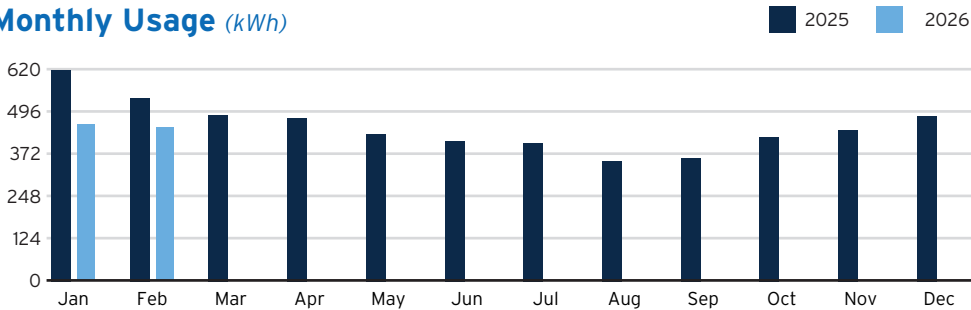
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **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.

Monthly Usage (kWh)



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

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211006275609
Due Date: February 26, 2026

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

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

Amount Due:	\$107.68
Payment Amount:	\$ _____

629162359154

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
 P.O. BOX 32414
 CHARLOTTE, NC 28232-2414

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

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



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

Account #: 211006275609
Statement Date: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Meter Location: # B

Service Period: Jan 01, 2026 - Jan 30, 2026

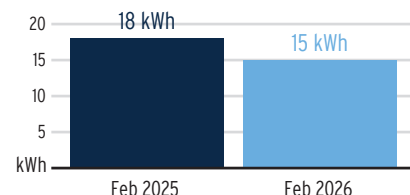
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000291870	01/30/2026	60,815	60,366	449 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	449 kWh @ \$0.09202/kWh	\$41.32
Fuel Charge	449 kWh @ \$0.03516/kWh	\$15.79
Storm Protection Charge	449 kWh @ \$0.00568/kWh	\$2.55
Clean Energy Transition Mechanism	449 kWh @ \$0.00418/kWh	\$1.88
Storm Surcharge	449 kWh @ \$0.02121/kWh	\$9.52
Florida Gross Receipt Tax		\$2.33
Electric Service Cost		\$93.19
Franchise Fee		\$6.10
State Tax		\$8.39
Total Electric Cost, Local Fees and Taxes		\$107.68

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$107.68

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
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- 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: February 05, 2026

Amount Due:	\$71.48
Due Date: February 26, 2026	
Account #: 211006276102	

DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary

Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$63.86
Payment(s) Received Since Last Statement	-\$63.86
Current Month's Charges	\$71.48
Amount Due by February 26, 2026	\$71.48

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

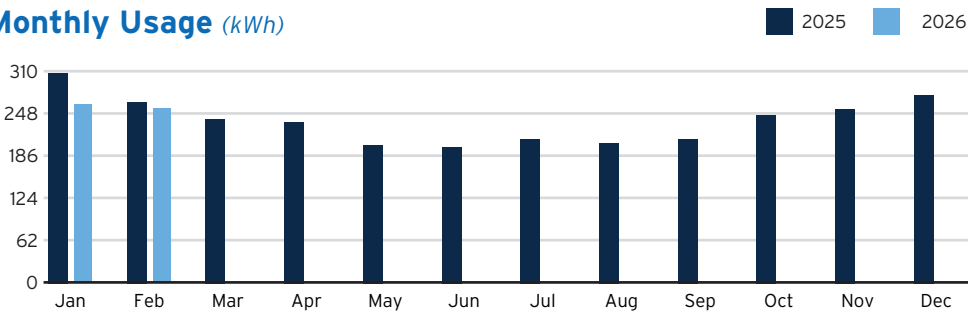
Your Energy Insight

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

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

Scan here to view your account online.

Monthly Usage (kWh)



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

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211006276102
Due Date: February 26, 2026

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

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

Amount Due:	\$71.48
Payment Amount:	\$ _____

629162359155

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
 P.O. BOX 32414
 CHARLOTTE, NC 28232-2414

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: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Service Period: Jan 01, 2026 - Jan 30, 2026

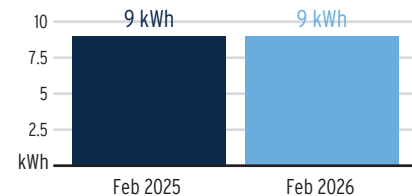
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	01/30/2026	53,059		52,803		256 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	256 kWh @ \$0.09202/kWh		\$23.56
Fuel Charge	256 kWh @ \$0.03516/kWh		\$9.00
Storm Protection Charge	256 kWh @ \$0.00568/kWh		\$1.45
Clean Energy Transition Mechanism	256 kWh @ \$0.00418/kWh		\$1.07
Storm Surcharge	256 kWh @ \$0.02121/kWh		\$5.43
Florida Gross Receipt Tax			\$1.55
Electric Service Cost			\$61.86
Franchise Fee			\$4.05
State Tax			\$5.57
Total Electric Cost, Local Fees and Taxes			\$71.48

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$71.48

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

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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
1261 SCOTT ST E
TAMPA, FL 33602-0000

Statement Date: February 05, 2026

Amount Due: \$42.02

Due Date: February 26, 2026

Account #: 211006276375

DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary


Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$38.32
Payment(s) Received Since Last Statement	-\$38.32
Current Month's Charges	\$42.02
Amount Due by February 26, 2026	\$42.02

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

Your Energy Insight

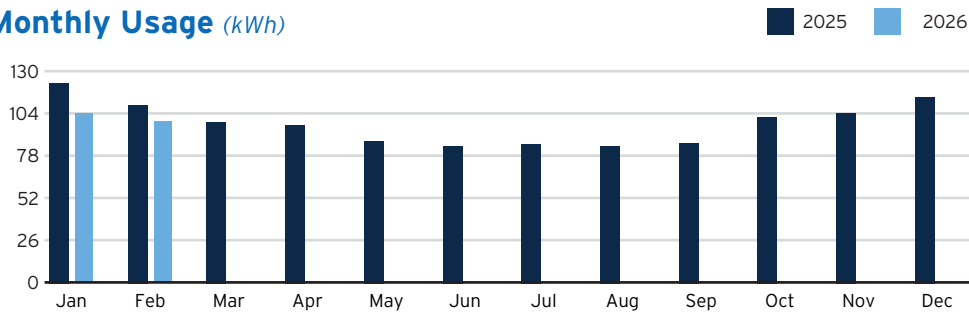
Your average daily kWh used was **25% lower** than the same period last year.

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




Scan here to view your account online.

Monthly Usage (kWh)



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



An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211006276375
Due Date: February 26, 2026

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

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

Amount Due: \$42.02

Payment Amount: \$ _____

629162359156

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Service Period: Jan 01, 2026 - Jan 30, 2026

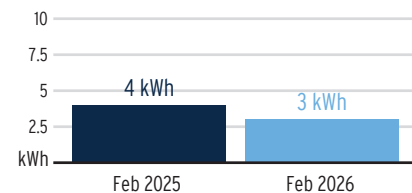
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	01/30/2026	25,212		25,113		99 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	99 kWh @ \$0.09202/kWh	\$9.11
Fuel Charge	99 kWh @ \$0.03516/kWh	\$3.48
Storm Protection Charge	99 kWh @ \$0.00568/kWh	\$0.56
Clean Energy Transition Mechanism	99 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	99 kWh @ \$0.02121/kWh	\$2.10
Florida Gross Receipt Tax		\$0.91
Electric Service Cost		\$36.37
Franchise Fee		\$2.38
State Tax		\$3.27
Total Electric Cost, Local Fees and Taxes		\$42.02

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$42.02

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

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

Statement Date: February 05, 2026

Amount Due: \$75.61

Due Date: February 26, 2026

Account #: 211006276698

DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary

Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$273.53
Payment(s) Received Since Last Statement	-\$273.53
Current Month's Charges	\$75.61
Amount Due by February 26, 2026	\$75.61

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

Your Energy Insight

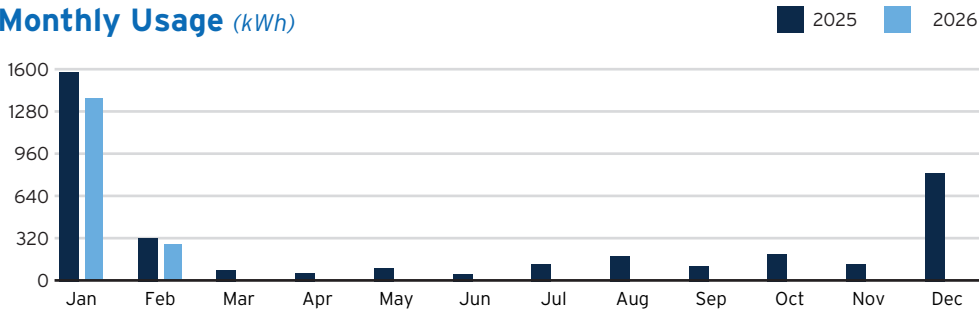
Your average daily kWh used was **10% lower** than the same period last year.

Your average daily kWh used was **80.43% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006276698

Due Date: February 26, 2026

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

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

Amount Due: \$75.61

Payment Amount: \$ _____

629162359157

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
 P.O. BOX 32414
 CHARLOTTE, NC 28232-2414

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: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Service Period: Jan 01, 2026 - Jan 30, 2026

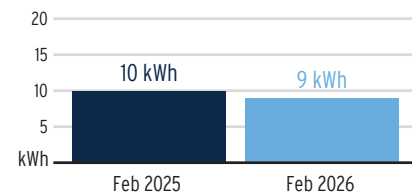
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	01/30/2026	15,511		15,233		278 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	278 kWh @ \$0.09202/kWh		\$25.58
Fuel Charge	278 kWh @ \$0.03516/kWh		\$9.77
Storm Protection Charge	278 kWh @ \$0.00568/kWh		\$1.58
Clean Energy Transition Mechanism	278 kWh @ \$0.00418/kWh		\$1.16
Storm Surcharge	278 kWh @ \$0.02121/kWh		\$5.90
Florida Gross Receipt Tax			\$1.64
Electric Service Cost			\$65.43
Franchise Fee			\$4.29
State Tax			\$5.89
Total Electric Cost, Local Fees and Taxes			\$75.61

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$75.61

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

Statement Date: February 05, 2026

Amount Due: **\$285.10**

Due Date: February 26, 2026
Account #: 211006277001

DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary


Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$291.54
Payment(s) Received Since Last Statement	-\$291.54
Current Month's Charges	\$285.10
Amount Due by February 26, 2026	\$285.10

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

Your Energy Insight

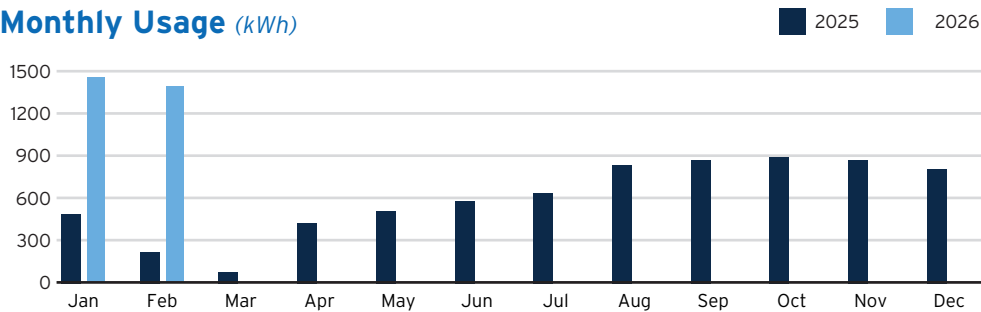
Your average daily kWh used was **571.43% higher** than the same period last year.

Your average daily kWh used was **4.08% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211006277001
Due Date: February 26, 2026

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

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

Amount Due: **\$285.10**

Payment Amount: \$ _____

629162359158

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
 P.O. BOX 32414
 CHARLOTTE, NC 28232-2414

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: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Service Period: Jan 01, 2026 - Jan 30, 2026

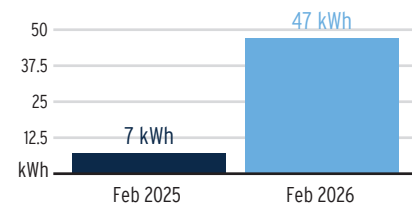
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	01/30/2026	45,754		44,359		1,395 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,395 kWh @ \$0.09202/kWh	\$128.37
Fuel Charge	1,395 kWh @ \$0.03516/kWh	\$49.05
Storm Protection Charge	1,395 kWh @ \$0.00568/kWh	\$7.92
Clean Energy Transition Mechanism	1,395 kWh @ \$0.00418/kWh	\$5.83
Storm Surcharge	1,395 kWh @ \$0.02121/kWh	\$29.59
Florida Gross Receipt Tax		\$6.17
Electric Service Cost		\$246.73
Franchise Fee		\$16.16
State Tax		\$22.21
Total Electric Cost, Local Fees and Taxes		\$285.10

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$285.10

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

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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: February 05, 2026

Amount Due: \$133.00


Due Date: February 26, 2026

Account #: 211006277597

Your Energy Insight

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

Your average daily kWh used was **5% lower** than it was in your previous period.



Scan here to view your account online.



An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

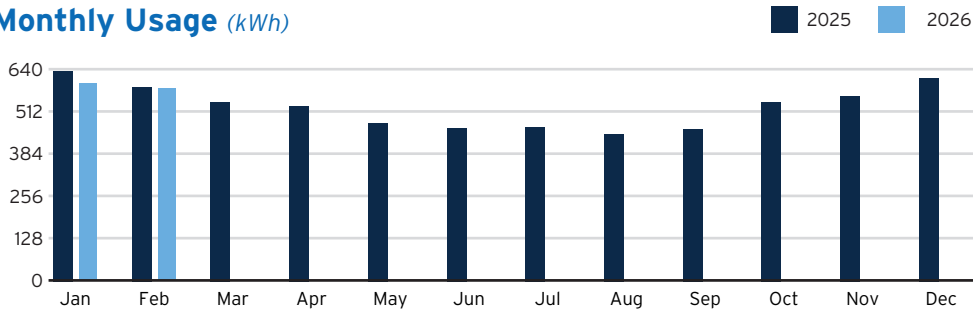
DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary

Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$122.39
Payment(s) Received Since Last Statement	-\$122.39
Current Month's Charges	\$133.00
Amount Due by February 26, 2026	\$133.00

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

Monthly Usage (kWh)



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

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



Account #: 211006277597

Due Date: February 26, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due:	\$133.00
Payment Amount:	\$ _____

629162359159

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
 P.O. BOX 32414
 CHARLOTTE, NC 28232-2414

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

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



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

Account #: 211006277597
Statement Date: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Service Period: Jan 01, 2026 - Jan 30, 2026

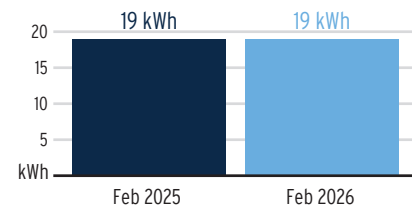
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	01/30/2026	13,598		13,014		584 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	584 kWh @ \$0.09202/kWh		\$53.74
Fuel Charge	584 kWh @ \$0.03516/kWh		\$20.53
Storm Protection Charge	584 kWh @ \$0.00568/kWh		\$3.32
Clean Energy Transition Mechanism	584 kWh @ \$0.00418/kWh		\$2.44
Storm Surcharge	584 kWh @ \$0.02121/kWh		\$12.39
Florida Gross Receipt Tax			\$2.88
Electric Service Cost			\$115.10
Franchise Fee			\$7.54
State Tax			\$10.36
Total Electric Cost, Local Fees and Taxes			\$133.00

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$133.00

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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
1210 E HAMILTON AVE
TAMPA, FL 33604-4327

Statement Date: February 05, 2026

Amount Due: \$30.62

Due Date: February 26, 2026

Account #: 221007736350

DO NOT PAY. Your account will be drafted on February 26, 2026

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by February 26, 2026 (\$30.62).

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

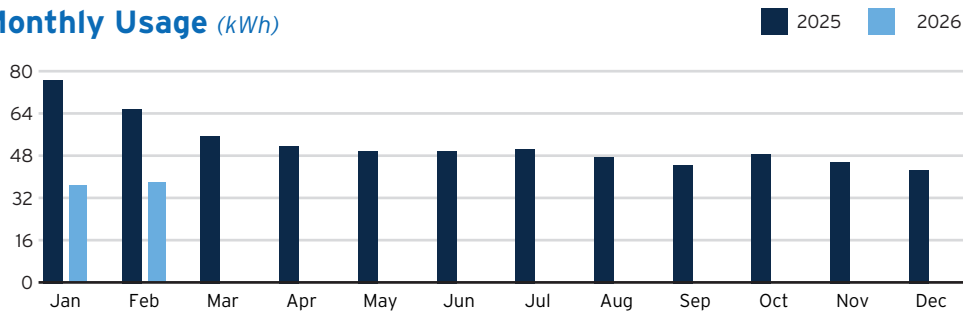
Your Energy Insight

Your average daily kWh used was 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.

Monthly Usage (kWh)



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

Advertisement for 'An Audit You'll Love' featuring two men in a control room, with text: Our certified experts can uncover ways to save you energy and money. TampaElectric.com/BizSave



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

Account #: 221007736350

Due Date: February 26, 2026

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

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

Amount Due: \$30.62
Payment Amount: \$ _____

688421304795

Your account will be drafted on February 26, 2026

ENCORE COMMUNITY DEVELOPMENT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: February 05, 2026
Charges Due: February 26, 2026

Meter Read

Service Period: Jan 01, 2026 - Jan 30, 2026

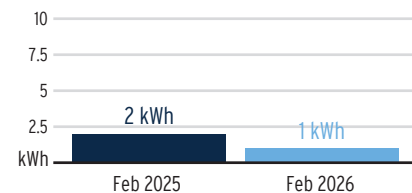
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	01/30/2026	4,381		4,343		38 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	38 kWh @ \$0.09202/kWh	\$3.50
Fuel Charge	38 kWh @ \$0.03516/kWh	\$1.34
Storm Protection Charge	38 kWh @ \$0.00568/kWh	\$0.22
Clean Energy Transition Mechanism	38 kWh @ \$0.00418/kWh	\$0.16
Storm Surcharge	38 kWh @ \$0.02121/kWh	\$0.81
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.49
Franchise Fee		\$1.74
State Tax		\$2.39
Total Electric Cost, Local Fees and Taxes		\$30.62

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$30.62

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00280H

Date 01/30/2026

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 # 26-00280H Special Board of Supervisor Meeting RE: Encore CDD Board of Supervisors Meeting on 2/12/26 at 1:30 PM Published: 1/30/2026	\$59.06
---	---------

Important Message

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

Paid	()
Total	\$59.06

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 12, 2026, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community
Development District
Stephanie DeLuna, District Manager
January 30, 2026 26-00280H

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Serial Number
26-00280H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Special Board of Supervisor Meeting

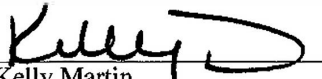
in the matter of Encore CDD Board of Supervisors Meeting on 2/12/26 at 1:30 PM

in the Court, was published in said newspaper by print in the

issues of 1/30/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

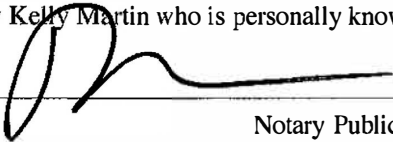
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

30th day of January, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

FEB - 2 2026

ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

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Encore Community
Development District
Stephanie DeLuna, District Manager
January 30, 2026 26-00280H

Tab 13

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$94,025.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 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	20260202-4	2175375-011526	1237 E Harrison St 01/26	\$ 3,185.08
Frontier Communications of FL	300059	81322371010924125-020126	Telephone, Internet & Cable 02/26	\$ 467.16
Raftelis Financial Consultants, Inc.	300060	42129	Water Rate Study - 09./25	\$ 4,245.00
Raftelis Financial Consultants, Inc.	300060	44262	Water Rate Study - 01/26	\$ 12,217.50
Stantec Consulting Services, Inc.	300056	2518158	Engineering Services 12/25	\$ 1,670.73
Tampa Bay Trane	20260212-1	315855363	Monthly Billing #3117815 01/26	\$ 30,416.66
TECO	20260202-2	211006277308-010926	1200 Nebraska Ave 01/26	\$ 16,228.09
TECO	20260202-1	211006278348-010926	1004 N Nebraska Ave C 01/26	\$ 20,522.31
TECO	20260202-3	221009277932-010926	1237 E Harrison St 01/26	\$ <u>5,072.97</u>
Total				\$ <u>94,025.50</u>



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

Amount Now Due
\$3,185.08

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 01/15/2026

PAY NEW CHARGES BY: AUTO PAY

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

0000 2175375 0000 318508

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: 01/15/2026

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 01/08/2026

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	790	789	34	1	1
10111234	WATER	11004	11003	34	1	1
17063414	WATER	4495	3992	33	503	376
12024493	WATER	191	191	33	0	0
12011270	WATER	2682	2682	33	0	0

LAST BILLING						303.78
LESS PAYMENTS						303.78 CR
WATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WATER TIER 1 CHARGE			2.0 @	4.14		8.28
TBW PASS-THROUGH			2.0 @	0.01		0.02
WATER SUBTOTAL				128.30		
UTILITY TAX 10%						12.83
WASTEWATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WASTEWATER CHARGE INSIDE			505.0 @	5.79		2,923.95

Amount Now Due
\$3,185.08

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
JAN	378
DEC	4
NOV	343
OCT	435
SEP	1139
AUG	2260
JUL	1040
JUN	809
MAY	317
APR	207
MAR	191
FEB	601
JAN	1284

Pay This Amount → **\$3,185.08**

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 01-29-2026



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

Billing Date:
Feb 01, 2026

Billing Period:
Feb 01 - Feb 28, 2026

FEB - 9 2026

HI ENCORE COMMUNITY DEVELOPMENT,

Thank-you for choosing Frontier, a Verizon Company. Have questions... about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$467.16
due
Feb 25

Bill history

Previous balance \$955.82
Payment received by Feb 01, thank you -\$955.82

Service summary

	Previous month	Current month
Bundle	\$391.85	\$391.85
Other	\$4.50	\$4.50
One-Time Charges	\$21.01	\$0.00
Taxes and Fees	\$70.81	\$70.81
Total services	\$488.17	\$467.16
Total balance		\$467.16

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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



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

6790 0107 DY RP 01 02022026 NNNNNNNY 01 002821 0013

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



Total balance
\$467.16

Account number
813-223-7101-092412-5

Due by
Feb 25

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



9090078132237101092412000000000000000467165



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

Billing Date:
Feb 01, 2026

Billing Period:
Feb 01 - Feb 28, 2026

WAYS TO PAY YOUR BILL



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Download the MyFrontier[®] app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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Bundle		
Monthly Charges		
02.01-02.28	FiberOptic Internet for Business 25/25 Solutions Bundle Discount	\$145.98 -\$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
Bundle Total		\$391.85

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$316.68 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Other Charges		
Monthly Charges		
02.01-02.28	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$24.06
	Federal USF Recovery Charge	\$9.18
	Federal Excise Tax	\$0.88
Federal Taxes		\$34.12
	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
State Taxes		\$36.69
Taxes and Fees Total		\$70.81

Total current month charges \$467.16



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

Billing Date:
Feb 01, 2026

Billing Period:
Feb 01 - Feb 28, 2026

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
	Additional Line Discount		2026-02-01	-\$30.00
	Solutions Bundle Discount		2026-02-01	-\$22.00
Total				-\$52.00

Frontier Bundled Video Service

Total Video Programming Charges

Additional Line Discount - \$30.00

Total - \$30.00

813-223-7101

88/KQXA/166347/ /VZFL



October 16, 2025
 Invoice No: 42129

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 September 01, 2025 to September 30, 2025

Professional Personnel

	Hours	Rate	Amount	
Exec Vice President				
Thomas, Henry	4.00	425.00	1,700.00	
Vice-President				
Courtney, Steven	6.00	375.00	2,250.00	
Manager				
McCarthy, Trevor	1.00	295.00	295.00	
Totals	11.00		4,245.00	
Total Professional Fees				4,245.00

Contract	Current	Prior Billings		
Total Billings	4,245.00	0.00	4,245.00	
Contract Ceiling			49,110.00	
Remaining			44,865.00	
			Total this Invoice	\$4,245.00

	Current	Prior	Total	Received	A/R Balance
Billings to Date	4,245.00	0.00	4,245.00	0.00	4,245.00

February 13, 2026
 Invoice No: 44262

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 January 01, 2026 to January 31, 2026

Professional Personnel

	Hours	Rate	Amount	
Vice-President				
Courtney, Steven	10.50	375.00	3,937.50	
Consultant				
Harrell, Jackson	36.00	230.00	8,280.00	
Totals	46.50		12,217.50	
Total Professional Fees				12,217.50

Contract	Current	Prior Billings		
Total Billings	12,217.50	26,655.00	38,872.50	
Contract Ceiling			49,110.00	
Remaining			10,237.50	
			Total this Invoice	\$12,217.50

Outstanding Invoices

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

	Current	Prior	Total	Received	A/R Balance
Billings to Date	12,217.50	26,655.00	38,872.50	8,100.00	30,772.50



INVOICE

Invoice Number	2518158
Invoice Date	January 27, 2026
Purchase Order	238202247
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

Project Description: Encore Community Development District.

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	\$1,670.73
Bill Through Date:	January 2, 2026

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
2025-12-05	238202247	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PM SUPPORT
Total employee: RANKIN, ASHLEY ALEXANDRA					0.25		\$47.50	
2025-12-09	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	200.00	150.00	COORDINATE WITH CHILLED WATER RATE STUDY CONSULTANT REGARDING DEVELOPMENT DATES. SEND FOLLOW UP EMAIL TO LORENZO REGARDING DATES.
2025-12-10	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	200.00	400.00	REVIEW LOT 13 ANALYSIS ERP DOCUMENTS TO PROVIDE TO STAFF FOR ERP MODIFICATION FOR LOT 13.
2025-12-11	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.50	200.00	700.00	ATTEND CHILLER PLANT OPERATIONS MEETING. PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2025-12-15	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	200.00	200.00	REVIEW FILES AND SEND IRRIGATION AS-BUILTS TO RACHEL. COORDINATE CALL WITH SARAH REGARDING LOT 3 ERP MODIFICATION. SET MEETING FOR THURSDAY.
2025-12-18	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	200.00	100.00	PREPARE FOR AND HAVE A CALL WITH SARAH REGARDING ERP MODIFICATION.
Total employee: WOODCOCK, GREGORY (GREG)					7.75		\$1,550.00	
Total Labor:					8.00		\$1,597.50	
Total Professional Services					8.00		\$1,597.50	
2025-12-10	238202247	2026 FY	Direct - Printing	ARC	3.23	1.00	3.23	21015ARC121025B10
Total Direct - Printing					3.23		\$3.23	
2025-11-11	238202247	2026 FY	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	70.00	1.00	70.00	ENCORE IRRIGATION REVIEW
Total Direct - Vehicle (mileage)					70.00		\$70.00	
Total Disbursements					73.23		\$73.23	
Total subTask 2026 FY					81.23		\$1,670.73	
Total Top Task 2026 FY					81.23		\$1,670.73	
Total Project					81.23		\$1,670.73	

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

Invoice

Invoice Number **315855363**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257**Remit Payment To**Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	06-JAN-2026
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	20-Feb-2026
Discount Date	

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

Customer Tax ID

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

Sold ToENCORE 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		06-JAN-2026	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 01/01/2026	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 01/01/2026	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 01/01/2026	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 01/01/2026	1			



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

Statement Date: January 09, 2026

Amount Due: \$16,228.09

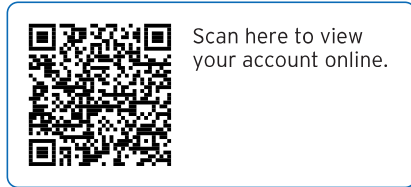
Due Date: January 30, 2026

Account #: 211006277308

Your Energy Insight

Your average daily kWh used was **47.53% higher** than the same period last year.

Your peak billing demand was **221.16% higher** than the same period last year.



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.

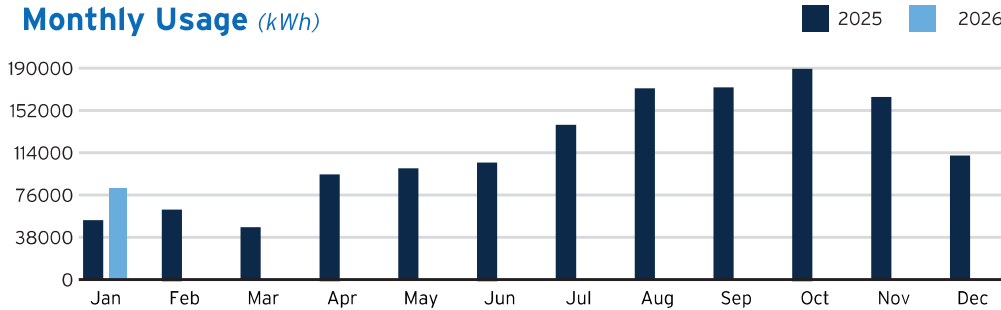
DO NOT PAY. Your account will be drafted on January 30, 2026

Account Summary

Current Service Period: December 04, 2025 - January 05, 2026	
Previous Amount Due	\$18,104.90
Payment(s) Received Since Last Statement	-\$18,104.90
Miscellaneous Credits	-\$487.78
Credit balance after payments and credits	-\$487.78
Current Month's Charges	\$16,715.87
Amount Due by January 30, 2026	\$16,228.09

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

Monthly Usage (kWh)



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



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

Account #: 211006277308

Due Date: January 30, 2026

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

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

Amount Due: \$16,228.09

Payment Amount: \$ _____

637804299941

Your account will be drafted on January 30, 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 #: 211006277308
Statement Date: January 09, 2026
Charges Due: January 30, 2026

Meter Read

Service Period: Dec 04, 2025 - Jan 05, 2026

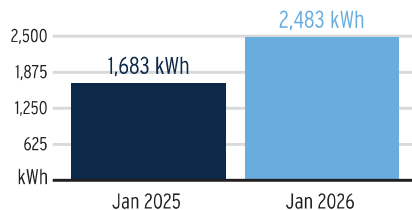
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	01/05/2026	81,946 kWh	774 kW	33 Days

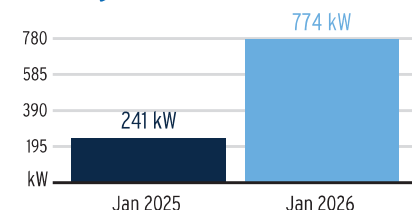
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$1.12000	\$36.96
Billing Demand Charge	774 kW @ \$6.73000/kW	\$5,209.02
Peak Demand Charge	91 kW @ \$12.34000/kW	\$1,122.94
Energy Charge - On Peak	4,785 kWh @ \$0.01322/kWh	\$63.26
Energy Charge - Off Peak	77,161 kWh @ \$0.00633/kWh	\$488.43
Fuel Charge		
On-Peak	4,785 kWh @ \$0.03822/kWh	\$182.88
Off-Peak	77,161 kWh @ \$0.03376/kWh	\$2,604.96
Capacity Charge	774 kW @ \$0.72000/kW	\$557.28
Storm Protection Charge	774 kW @ \$2.02000/kW	\$1,563.48
Energy Conservation Charge	774 kW @ \$0.79000/kW	\$611.46
Environmental Cost Recovery	81,946 kWh @ \$0.00072/kWh	\$59.01
Clean Energy Transition Mechanism	774 kW @ \$1.15000/kW	\$890.10
Storm Surcharge	81,946 kWh @ \$0.01035/kWh	\$848.14
Florida Gross Receipt Tax		\$365.07
Electric Service Cost		\$14,602.99
Franchise Fee		\$956.50
State Tax		\$1,156.38
Total Electric Cost, Local Fees and Taxes		\$16,715.87

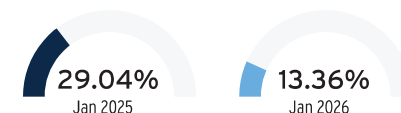
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Billing information continues on next page →

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Account #: 211006277308
Statement Date: January 09, 2026
Charges Due: January 30, 2026

Charge Details *Continued...*

Total Current Month's Charges **\$16,715.87**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$487.78
Total Current Month's Credits	-\$487.78

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.

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



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

Statement Date: January 09, 2026

Amount Due: \$20,522.31

Due Date: January 30, 2026

Account #: 211006278348

Your Energy Insight



Your average daily kWh used was **20.64% lower** than the same period last year.



Your peak billing demand was **14.11% lower** than the same period last year.



Scan here to view your account online.



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.

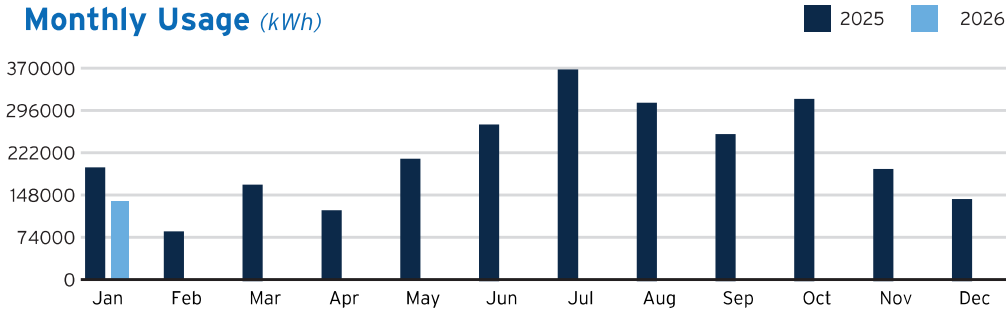
DO NOT PAY. Your account will be drafted on January 30, 2026

Account Summary

Current Service Period: December 02, 2025 - December 31, 2025	
Previous Amount Due	\$17,406.29
Payment(s) Received Since Last Statement	-\$17,406.29
Miscellaneous Credits	-\$17.21
Credit balance after payments and credits	-\$17.21
Current Month's Charges	\$20,539.52
Amount Due by January 30, 2026	\$20,522.31

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

Monthly Usage (kWh)



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

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



Account #: 211006278348

Due Date: January 30, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$20,522.31

Payment Amount: \$ _____

600000837681

Your account will be drafted on January 30, 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:
 1004 N NEBRASKA AVE
 C, TAMPA, FL 33602-3041

Account #: 211006278348
Statement Date: January 09, 2026
Charges Due: January 30, 2026

Meter Read

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

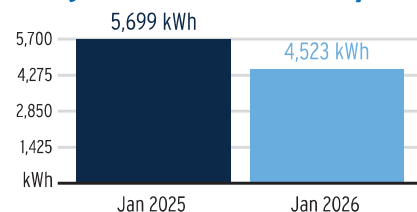
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000848418	12/31/2025	14,115 (Estimated)	13,865	40,000 kWh	160.0000	30 Days
1000848418	12/31/2025	61,645	60,797	135,680 kWh	160.0000	30 Days
1000848418	12/31/2025	1.8	0	288.16 kW	160.0000	30 Days
1000848418	12/31/2025	3.58	0	572.48 kW	160.0000	30 Days

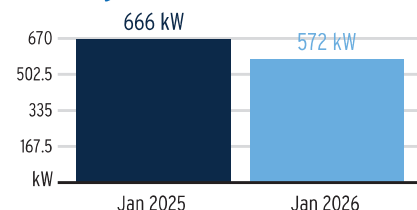
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	572 kW @ \$6.73000/kW	\$3,849.56
Peak Demand Charge	288 kW @ \$12.34000/kW	\$3,553.92
Energy Charge - On Peak	40,000 kWh @ \$0.01322/kWh	\$528.80
Energy Charge - Off Peak	95,680 kWh @ \$0.00633/kWh	\$605.65
Fuel Charge		
On-Peak	40,000 kWh @ \$0.03822/kWh	\$1,528.80
Off-Peak	95,680 kWh @ \$0.03376/kWh	\$3,230.16
Capacity Charge	572 kW @ \$0.72000/kW	\$411.84
Storm Protection Charge	572 kW @ \$2.02000/kW	\$1,155.44
Energy Conservation Charge	572 kW @ \$0.79000/kW	\$451.88
Environmental Cost Recovery	135,680 kWh @ \$0.00072/kWh	\$97.69
Clean Energy Transition Mechanism	572 kW @ \$1.15000/kW	\$657.80
Storm Surcharge	135,680 kWh @ \$0.01035/kWh	\$1,404.29

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Account #: 211006278348
Statement Date: January 09, 2026
Charges Due: January 30, 2026

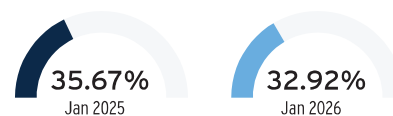
Charge Details *Continued...*

Florida Gross Receipt Tax	\$448.96
Electric Service Cost	\$17,958.39
Franchise Fee	\$1,176.27
State Tax	\$1,404.86
Total Electric Cost, Local Fees and Taxes	\$20,539.52

Total Current Month's Charges **\$20,539.52**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$17.21
Total Current Month's Credits	-\$17.21

Load Factor



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

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.



ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST
TAMPA, FL 33602

Statement Date: January 09, 2026

Amount Due: \$5,072.97

Due Date: January 30, 2026

Account #: 221009277932

Your Energy Insight



Your average daily kWh used was **83.82% lower** than the same period last year.



Your peak billing demand was **1.4% higher** than the same period last year.



Scan here to view your account online.



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.

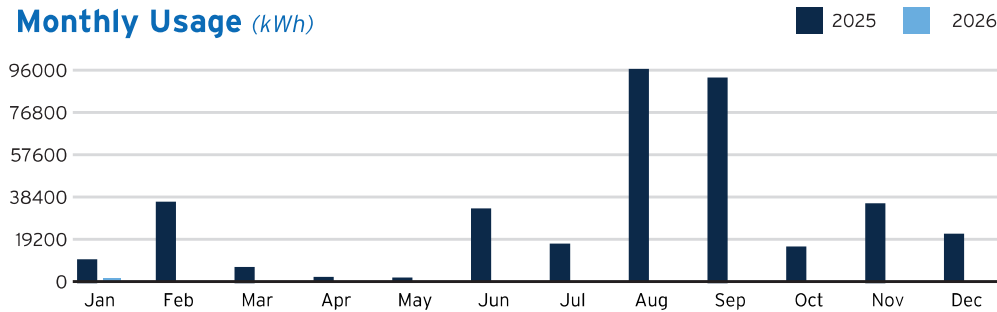
DO NOT PAY. Your account will be drafted on January 30, 2026

Account Summary

Current Service Period: December 04, 2025 - January 05, 2026	
Previous Amount Due	\$7,544.38
Payment(s) Received Since Last Statement	-\$7,544.38
Current Month's Charges	\$5,072.97
Amount Due by January 30, 2026	\$5,072.97

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

Monthly Usage (kWh)



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

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



Account #: 221009277932

Due Date: January 30, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$5,072.97

Payment Amount: \$ _____

667433718409

Your account will be drafted on January 30, 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:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: January 09, 2026
Charges Due: January 30, 2026

Meter Read

Meter Location: CHILLER

Service Period: Dec 04, 2025 - Jan 05, 2026

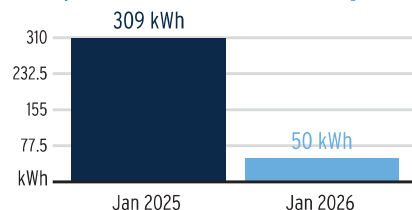
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	01/05/2026	1,666 kWh	362 kW	33 Days

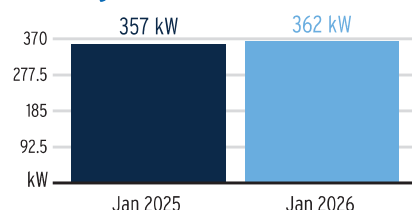
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$1.12000	\$36.96
Billing Demand Charge	362 kW @ \$6.73000/kW	\$2,436.26
Peak Demand Charge	2 kW @ \$12.34000/kW	\$24.68
Energy Charge - On Peak	273 kWh @ \$0.01322/kWh	\$3.61
Energy Charge - Off Peak	1,393 kWh @ \$0.00633/kWh	\$8.82
Fuel Charge		
On-Peak	273 kWh @ \$0.03822/kWh	\$10.43
Off-Peak	1,393 kWh @ \$0.03376/kWh	\$47.03
Capacity Charge	362 kW @ \$0.72000/kW	\$260.64
Storm Protection Charge	362 kW @ \$2.02000/kW	\$731.24
Energy Conservation Charge	362 kW @ \$0.79000/kW	\$285.98
Environmental Cost Recovery	1,666 kWh @ \$0.00072/kWh	\$1.20
Clean Energy Transition Mechanism	362 kW @ \$1.15000/kW	\$416.30
Storm Surcharge	1,666 kWh @ \$0.01035/kWh	\$17.25
Florida Gross Receipt Tax		\$109.75
Electric Service Cost		\$4,390.15
Franchise Fee		\$287.55
State Tax		\$395.27
Total Electric Cost, Local Fees and Taxes		\$5,072.97

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Billing information continues on next page →

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: January 09, 2026
Charges Due: January 30, 2026

Charge Details *Continued...*

Total Current Month's Charges **\$5,072.97**

Important Messages

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