



Rizzetta & Company

Encore Community Development District

**Board of Supervisors' Meeting
May 14, 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 29, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, May 14, 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
 - B. Landscape Inspection**
 1. Community Asset Inspection Report..... TAB 2
 2. Review of Irrigation Report
 3. Consideration of Crosspoint #4957.....TAB 3
 4. Consideration of Crosspoint # 4916
 5. Consideration of Crosspoint #4918
 6. Consideration of Crosspoint #4957
 - 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 Electric Proposal for Direction Bore Refeed..... TAB 4**
 - B. Consideration of Resolution 2026-06, General Election..... TAB 5**
 - C. Presentation of Voter Registration Count..... TAB 6**
 - D. Presentation of Website Compliance Report..... TAB 7**
- 2. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting Held on April 9, 2026TAB 8**
 - B. Consideration of Minutes of the Audit Committee Meeting Held on April 9, 2026.....TAB 9**
 - C. Consideration of Operations and Maintenance Expenditures for March 2026..... TAB 10**
 - D. Consideration of Chiller Fund Operations and Maintenance Expenditures for March 2026..... TAB 11**

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- 3. SUPERVISOR REQUESTS**
- 4. AUDIENCE COMMENTS**
- 5. ADJOURNMENT**

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

Sincerely,
[Rachel Welborn](#),
District Manager

Tab 1

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

April 3, 2026

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

April 3, 2026

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

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Encore Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Encore Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Encore Community Development District
April 3, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Encore Community Development District.

Very truly yours,

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 70 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Encore Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 70 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

Gateway Services Community
Development District
Stephen Bloom, Inframark LLC
(954) 753-5841

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Clearwater Cay Community
Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$5,750 for the years ending September 30, 2026 and 2027, \$6,050 for the year ending September 30, 2028 and \$6,225 for the years ending September 30, 2029 and 2030. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Encore Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Encore Community Development District as of September 30, 2026, 2027, 2028, 2029 and 2030. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 12 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 10 years

Education

- ◆ Indian River State College, B.S. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate of the Government Finance Officers Association

Professional Experience

- ◆ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 12 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience
--

David F. Haughton, CPA (Continued)
Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

- Bluewaters Community Development District
- Country Club of Mount Dora Community Development District
- Fiddler's Creek Community Development District #1 and #2
- Indigo Community Development District
- North Springs Improvement District
- Renaissance Commons Community Development District
- St. Lucie West Services District
- Stoneybrook Community Development District
- Summerville Community Development District
- Terracina Community Development District
- Thousand Oaks Community Development District
- Tree Island Estates Community Development District
- Valencia Acres Community Development District

Non-Profits:

- The Dunbar Center, Inc.
- Hibiscus Children's Foundation, Inc.
- Hope Rural School, Inc.
- Maritime and Yachting Museum of Florida, Inc.
- Tykes and Teens, Inc.
- United Way of Martin County, Inc.
- Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Senior Accountant – 14 years

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Manager – 11 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Tifanee Terrell, CPA

Senior Accountant – 5 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Senior Accountant – 4 years

Education

- ◆ Indian River State College, B.S. – Accounting
- ◆ Florida Gulf Coast University, M.S. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant – 3 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Katie Gifford

Staff Accountant – 2 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
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Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
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Deandre McFadden

Staff Accountant – 1 year

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry





Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

ENCORE

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: April 3, 2026
12:00PM

Submitted to:

Encore
Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

April 3, 2026

Encore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional optional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Encore Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

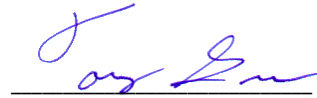
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



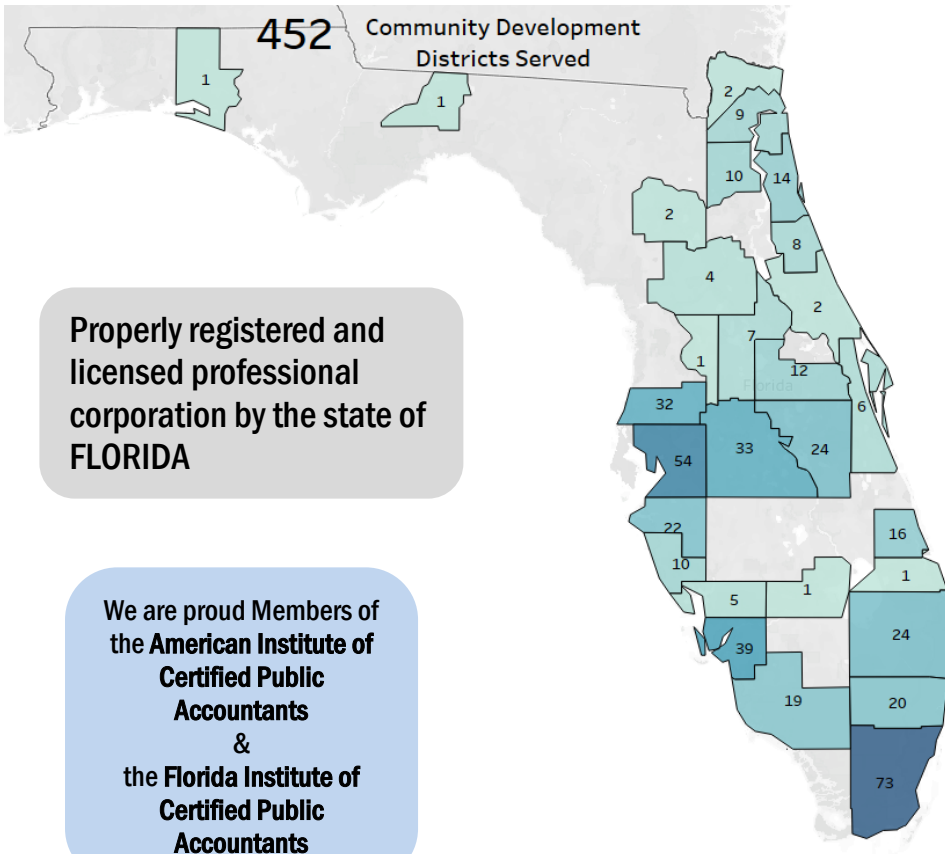
3 Partners
12 Professional Staff
2 Administrative Professionals



2005

Year founded

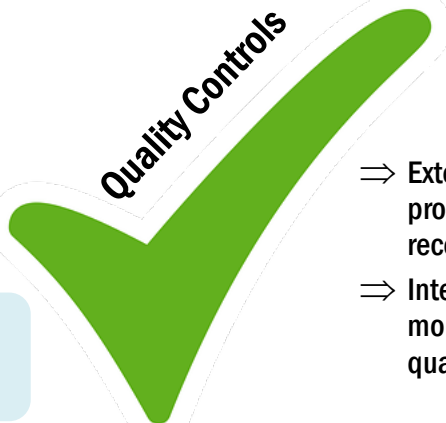
Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

Report on the Firm's System of Quality Control

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.



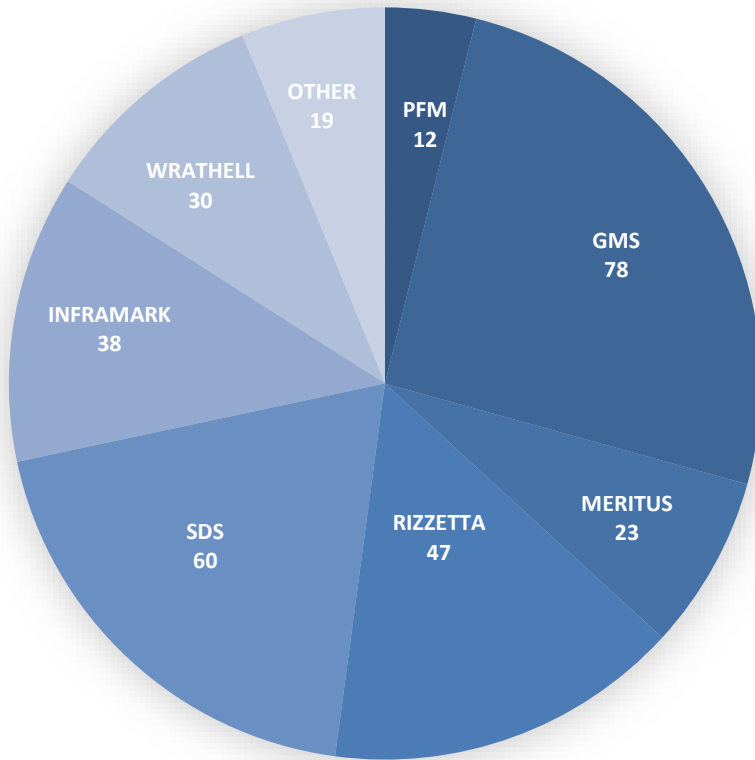
Prida Guida & Perez, P.A.

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)

Years Performing Audits: 9+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



Ben Steets, CPA, Partner

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served (partial list)

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verano Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$7,000
2027	\$7,100
2028	\$7,200
2029	\$7,300
2030	<u>\$7,400</u>
TOTAL (2026-2030)	<u>\$36,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing **Encore Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Independent Audit Service Proposal



2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Prepared for Encore Community Development District

Prepared By:
McIntosh CPA

April 3, 2026

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Transmittal Letter



April 3, 2026

Board of Supervisors
Encore Community Development District
City of Tampa

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Encore Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

Racquel McIntosh, CPA
Founder

Statement of Understanding and Scope of Work

The Encore Community Development District requires independent audit services for the fiscal years ending September 30, 2025, with an option for four additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

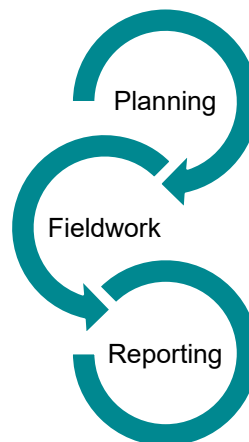
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline of June 30th and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

***Audit confirmations** – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.*

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office’s *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year’s audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



RACQUEL MCINTOSH

CPA

561-981-6282

mcintoshcpa@outlook.com

Racquel McIntosh, CPA

2385 NW Executive Center
Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA

CSDA

FASD

FICPA

FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
McIntosh CPA
Founder & Managing Partner
- 2014 - 2023
Grau & Associates
Audit Partner
- 2011 - 2013
Grau & Associates
Audit Manager
- 2009 - 2011
Grau & Associates
Audit Senior
- 2005 - 2009
Grau & Associates
Audit Staff

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

Schedule of Fees


Below are the all-inclusive fees for the District’s annual financial statement audit

Fiscal Year	Proposed Fee
2025	\$4,500
2026	\$4,600
2027	\$4,700
2028	\$4,800
2029	\$4,900

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be adjusted.

Appendix

Ron DeSantis, Governor Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.
MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848



EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





State of Florida

**Woman & Minority Business
Certification**

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
05/01/2024 to 05/01/2026


Pedro Allende
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 350
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osi

ENCORE

IS Central Plant and Buildings Report

March 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)	301,854	209,324	221,917	721,476
Electrical Cost	\$54,319.42	\$45,882.73	\$46,217.24	\$140,514.33
Peak Demand Consumption (kW)	647	609	848	1,538
Peak Demand Cost	\$7,983.98	\$7,515.06	\$9,921.60	\$19,003.60
Demand Consumption (kW)	1,999	1,817	1,849	5,603
Demand Cost	\$13,453.27	\$12,228.41	\$11,796.62	\$37,708.19
Water Cost	\$816.39	\$742.99	\$1,676.56	\$4,744.46

CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Plant Efficiency (kW/Ton) (Avg)	0.89	1.26	1.26	1.12
Cooling Degree Days	238	70	178	375
Chilled Water Differential Temperature (F) (Avg)	10.3	7.1	8.1	8.2
Condenser Water Setpoint (F) (Avg)	72.9	68.2	69.8	69.7
Days Failed to Make Ice	0	0	0	9
Water Usage (x 1000 Gallons)	105	60	191	543

Central Plant System Information

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	SystemDelta T	System Flow	Total System Tons	Total System Ton/Hrs	CHW Differential Pressure	CHW Differential Setpoint	kWh	kW/Ton	Cooling Degree Days
2025											
Jan	45.8	40.7	5.1	532	340,223	85,056	6.0	4.9	179,369	2.11	25
Feb	48.2	40.8	7.4	773	652,296	163,074	8.1	6.9	216,172	1.33	125
Mar	48.7	40.7	8.1	695	704,665	176,166	8.6	6.3	221,917	1.26	178
Apr	50.8	40.5	10.3	846	1,045,671	261,418	10.9	10.4	360,715	1.38	351
May	51.7	39.9	11.8	1,038	1,519,897	379,974	13.2	13.2	486,687	1.28	525
Jun	51.3	39.9	11.5	1,340	1,827,174	456,793	14.0	14.0	593,054	1.30	526
Jul	50.3	39.8	10.5	1,634	2,115,059	528,765	14.9	14.9	628,992	1.19	619
Aug	50.6	40.2	10.4	1,667	2,139,328	534,832	14.9	14.8	550,888	1.03	609
Sep	48.5	39.9	8.6	1,771	1,803,915	450,979	13.7	13.7	499,437	1.11	516
Oct	49.8	39.8	10.0	1,233	1,524,731	381,183	12.5	12.5	429,515	1.13	376
Nov	48.3	39.4	8.9	850	932,904	233,226	9.8	9.6	311,038	1.33	186
Dec	48.0	39.3	8.7	777	849,310	212,328	8.9	8.6	260,153	1.23	120
2026											
Jan	45.3	38.2	7.1	739	690,906	172,727	9.1	8.6	210,298	1.22	67
Feb	45.7	38.6	7.1	790	662,840	165,710	8.9	8.7	209,324	1.26	70
Mar	49.1	38.8	10.3	1,054	1,349,253	337,313	11.1	11.1	301,854	0.89	238

- CEP total kWh consumption increased by 44%, Ton-Hour consumption increased by 104%, and total cooling degree days increased by 240% from February. The current month's Plant Loading of 23% was an increase of 84% from February. Building consumption increased between 45% and 130%.



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	337,313	165,710	176,166	675,750
Navara Ton Hour Consumption	47,120	26,717	42,239	100,431
Legacy Ton Hour Consumption	36,824	19,370	32,002	77,953
Ella Ton Hour Consumption	16,137	11,235	20,196	41,116
Reed Ton Hour Consumption	55,725	30,028	50,107	118,342
Trio Ton Hour Consumption	26,693	14,587	21,387	57,254
Tempo Ton Hour Consumption	41,980	16,437	35,396	77,485
Modera Ton Hour Consumption	62,985	27,292	0	119,269

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
Mar	49.8	40.3	9.5	158	10.0	188,142	55.1	50.9	4.2	24.2	25.7

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Control Valve Signal	Average Control Valve Feedback
2025											
Jan	--	--	--	--	--	--	--	--	--	--	--
Feb	--	--	--	--	--	--	--	--	--	--	--
Mar	53.0	45.6	7.4	183	44	171,593	3.0	52.2	47.5	97.3	96.9
Apr	54.4	44.7	9.7	202	44	239,424	3.0	54.7	50.4	94.3	93.7
May	68.3	43.4	24.9	216	44	674,910	3.0	55.4	51.0	88.9	88.1
Jun	73.6	42.7	30.9	216	43	800,729	3.0	59.7	55.4	91.3	90.4
Jul	71.6	42.1	29.4	218	42	795,371	3.0	59.1	54.8	94.6	93.9
Aug	54.2	43.2	11.0	243	42	320,163	4.1	60.2	55.7	96.5	95.9
Sep	51.8	43.4	8.4	390	44	392,175	15.7	77.7	72.2	84.0	83.4
Oct	51.1	43.7	7.4	309	45	288,679	8.6	70.8	66.2	84.4	83.6
Nov	50.2	46.3	3.9	311	44	149,201	11.3	63.9	58.7	95.4	95.1
Dec	49.8	46.0	3.9	305	44	147,030	12.0	60.2	55.1	95.7	95.3
2026											
Jan	49.5	45.3	4.2	294	44	154,227	12.0	58.5	53.8	88.0	87.6
Feb	49.7	44.9	4.8	287	44	155,207	12.0	60.0	55.3	87.1	86.7
Mar	50.8	45.8	5.0	321	44	134,711	12.0	61.3	56.1	95.5	95.1



Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control Valve Feedback
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
Mar	50.7	39.2	11.4	102	12.0	146,854	52.9	49.9	3.0	74.4	74.2

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
2025								
Jan	55.3	51.4	3.9	152	60,465	4.3	76.6	-72.3
Feb	55.5	47.9	7.5	80	67,647	5.8	92.9	-87.1
Mar	55.4	46.8	8.6	103	112,609	5.6	79.1	-73.6
Apr	56.6	45.1	11.5	131	182,367	7.1	80.0	-72.9
May	55.4	45.2	10.2	194	74,181	5.2	94.8	-89.6
Jun	56.0	43.6	12.5	150	129,805	7.3	84.1	-76.9
Jul	56.3	43.7	12.5	186	275,553	5.5	85.1	-79.6
Aug	57.0	44.0	13.0	1154	1,838,160	5.4	87.0	-81.6
Sep	56.2	43.8	12.5	120	178,479	4.6	81.4	-76.8
Oct	56.3	45.9	10.4	36	37,620	4.8	41.3	-36.5
Nov	52.7	46.9	5.8	26	17,707	5.2	1.3	3.8
Dec	52.7	48.7	4.0	135	62,834	8.2	1.2	7.0
2026								
Jan	53.1	47.4	5.7	113	82,422	7.3	1.1	6.1
Feb	53.0	47.0	6.0	116	80,597	11.1	1.5	9.6
Mar	52.1	45.6	6.5	173	88,598	3.2	3.1	0.1

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
Mar	45.8	40.1	5.7	97	66,120	12.0	20.1	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
Mar	57.7	46.4	11.2	155	214,667	42	0.0

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
Mar	48.7	40.2	8.5	214	225,357	12	21.8	22.6

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
Mar	64.5	40.8	23.7	124	44.0	372,684	14.2

The building side chilled water return temperatures returned to normal readings on March 21 at 5:00PM.

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	64,187	21.3
Feb	47.6	39.7	7.9	12	68	59,018	22.8
Mar	50.3	40.2	10.1	12	86	107,235	22.2

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
Mar	52.4	40.8	11.6	126	161,715	15.0	15.0	10.6

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
⊕ Mar	49.6	41.3	8.3	12.0	161	168,620

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
⊕ Mar	51.5	43.1	8.4	228	240,829	10	10.0	42



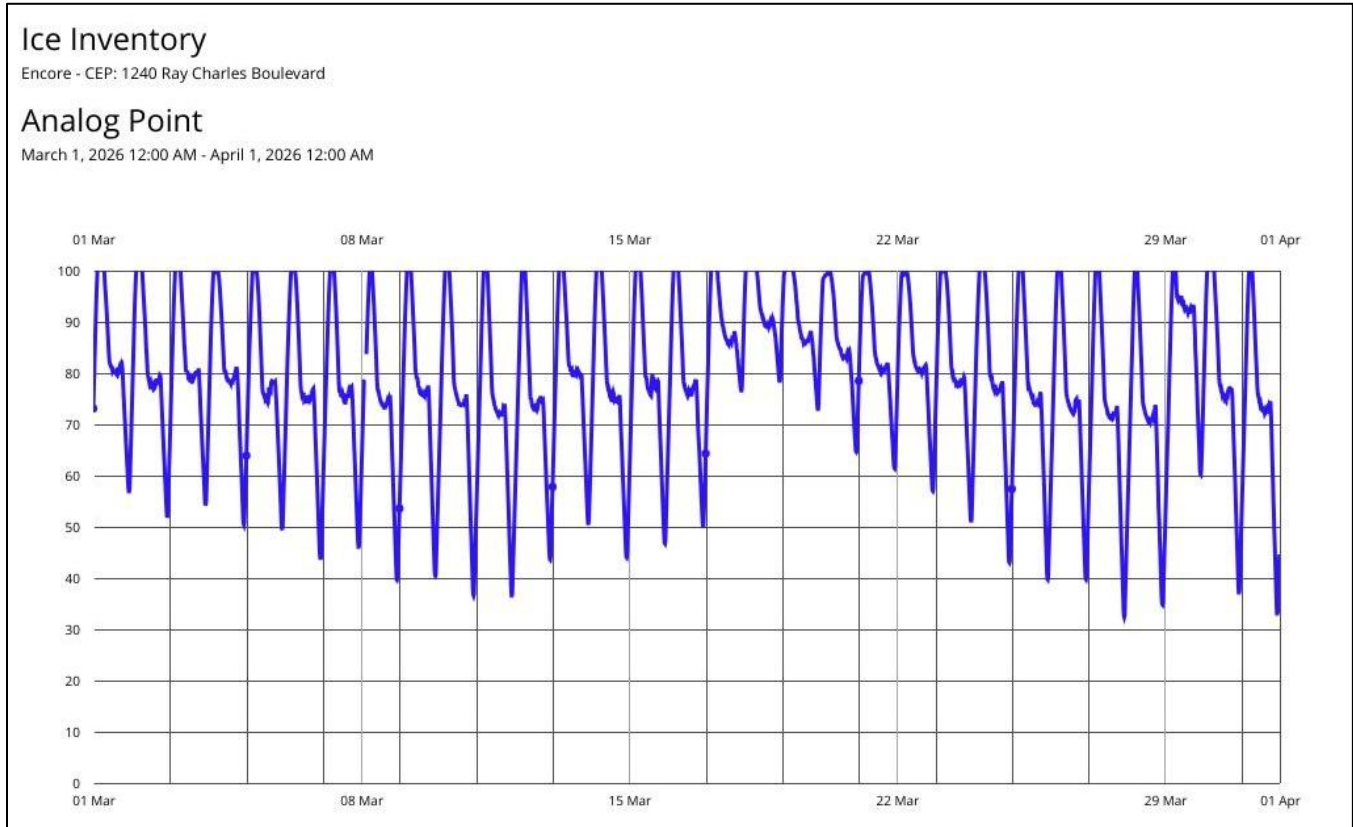
Modera – Plant Side Heat Exchanger Information

Modera Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average Control Valve Signal	Average Control Valve Feedback
2025								
⊕ May	53.6	39.6	14.0	156	14.0	67,377	42.8	43.9
⊕ Jun	53.9	39.9	14.0	249	14.0	200,692	56.5	57.4
⊕ Jul	53.9	39.9	14.0	274	14.0	475,636	58.0	59.0
⊕ Aug	54.2	40.3	14.0	280	14.0	487,463	58.8	59.7
⊕ Sep	54.0	40.0	13.9	250	14.0	424,062	57.9	58.8
⊕ Oct	54.0	40.0	14.0	186	14.0	324,231	51.1	52.1
⊕ Nov	53.6	39.8	13.8	97	14.0	162,000	38.8	39.8
⊕ Dec	53.8	40.1	13.7	88	14.0	151,523	38.3	39.4
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
⊕ Mar	54.1	40.1	14.0	146	14.0	252,902	46.5	47.5

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
⊕ Mar	56.3	43.7	12.6	180	44	276,397	11.5

SECTION 3: Ice Generation and Usage

Ice Inventory March 2026



Ice Inventory - March 2026				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	0	0	9	Ice calibration and testing in April
Minimum Ice Level	32	44	N/A	
Average Days on Ice	0.3	0.5	N/A	
Maximum Days on Ice	0.2	0.7	N/A	
Maximum Hours on Ice	5.3	17.8	N/A	

Glycol Heat Exchanger Performance

Row Labels	HX1 CHWS	HX1 CHWR	HX1 Glycol CHWS	HX1 Glycol CHWR	HX2 CHWS	HX2 CHWR	HX2 Glycol CHWS	HX2 Glycol CHWR	GCHP-5 Speed%	GCHP-6 Speed%	GCHP-5 Run Hours	GCHP-6 Run Hours	Glycol GPM Flow
2025													
Jun	44.5	53.0	41.3	50.8	44.6	53.1	41.6	51.0	0.0	18.8	0	95	--
Jul	47.3	54.3	44.1	52.6	47.3	54.4	44.4	52.8	16.4	5.8	170	69	560
Aug	45.8	52.8	43.0	51.2	45.8	52.8	43.1	51.3	9.2	7.9	106	97	499
Sep	44.3	50.7	40.8	49.4	44.2	50.8	41.0	49.5	2.7	22.5	33	284	741
Oct	43.3	51.2	39.3	49.6	43.5	51.3	39.8	49.8	14.8	17.1	204	285	722
Nov	40.2	47.9	35.4	46.3	40.4	47.9	35.9	46.5	10.1	9.6	177	177	211
Dec	40.4	48.1	35.7	46.6	40.5	48.1	36.2	47.0	7.6	7.4	142	149	172
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
Mar	41.4	49.1	35.9	47.8	41.8	49.1	36.7	48.2	17.6	16.3	285	296	768

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 Performance
Trane Model # CVHF108, Serial # L11H03092

Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 03/01/2026 - 03/31/2026
Creation Date: 04/08/2026

Chiller Name:
CH-1

Chiller Capacity:
675.0 Tons

Sales Order Number:
HSN153A

Serial Number:
L11H03092

Chiller Entered Service Date:
March 01, 2012

Model Number:
CVHF108FA4CGACX318CETB7BCAFAD0000000R000140L00000CA100A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

	This Month	Feb 2026	Total Life of Equipment
Total Run Hours	158.33	102.18 ▲ 05%	25175.4
Total Starts	31.0	28.0 ▲ 11%	3528.0
Average Daily Starts	1.0	1.0	0.89
Average Run Hours/Start	5.43	3.65 ▲ 46%	7.14

Chiller Life

(Years)

ASHRAE Guidelines

Plant Load Analysis (Current Month)

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Chiller #2 Performance

Trane Model # CVHF108, Serial # L15C01634

Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 03/01/2026 - 03/31/2026
 Creation Date: 04/08/2026

Chiller Name:	Sales Order Number:	Chiller Entered Service Date:
CH-2	HSU872A	October 01, 2015
Chiller Capacity:	Serial Number:	Model Number:
1000.0 Tons	L15C01634	CVHF108FA4VDPED30186FBCDBA000000201G170LD0000CA1000A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

Chiller Life

ASHPAE Guidelines

	This Month	Feb 2026	Total Life of Equipment
Total Run Hours	482.48	▲ 83% 293.81	44340.32
Total Starts	99.0	▲ 52% 85.0	2617.0
Average Daily Starts	3.19	▲ 38% 2.52	0.68
Average Run Hours/Start	4.87	▲ 20% 4.08	16.94

Plant Load Analysis (Current Month)

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Chiller #3 Performance

Trane Model # CDHF3000, Serial # L22L03369

Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 03/01/2026 - 03/31/2026
 Creation Date: 04/08/2026

Chiller Name: CH-3	Sales Order Number: H5C614A	Chiller Entered Service Date: December 07, 2023
Chiller Capacity: 2500.0 Tons	Serial Number: L22L03369	Model Number: CDHF3000D3N003163182ABA112ABA1DLKAA1G0701 010HH00L40A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

	This Month	Feb 2026	Total Life of Equipment
Total Run Hours	3.48	▼ 93% 52.39	885.89
Total Starts	6.0	▼ 50% 12.0	157.0
Average Daily Starts	0.19	▼ 56% 0.43	0.19
Average Run Hours/Start	0.58	▼ 87% 4.37	5.52

-- Indicates No Data

2

CKT2 - Compressor 2A

	This Month	Feb 2026	Total Life of Equipment
Total Run Hours	4.87	▼ 86% 42.77	432.83
Total Starts	6.0	▼ 50% 12.0	200.0
Average Daily Starts	0.19	▼ 56% 0.43	0.24
Average Run Hours/Start	0.81	▼ 77% 3.56	2.18

-- Indicates No Data

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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
Mar	2.2	84.1	0.1	-11.0	71.8	0.0	22.5	115.3	6.0	167

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
Mar	0.1	81.1	2.8	-9.1	38.3	1.8	26.1	116.5	0.0	488



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
Mar	13.3	80.0	0.9	5.3	39.0	1.5	21.6	109.0	0.6	4

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
Mar	13.0	78.2	-0.2	5.3	39.0	1.9	17.6	118.8	1.2	5

SECTION 6: Maintenance, and Repair Status

Completed Maintenance & Repairs	
Check Leaks 2/12, 2/13, & 3/21/26	<p>Tech: Javier Suris arrived on site and addressed the following issues: Initial Assessment (2/12/2026). Observed SC-01 not operating as intended. Noted water and glycol on the floor, potentially related to Mike Miller's work on CH-2. Disabled CHWP-1 due to a water leak at the discharge flex connector flange gasket. Identified leaks at CH-3 chilled water line risers. Observed the glycol makeup tank overflowed. Assisted with cleaning up the water on the floor. Temporarily disabled CHWP-1. Assisted Mike with starting up CH-2.</p> <p>Investigation and Actions (2/13/2026). Continued investigating the cause of the plant-side system overpressure. Determined the system differential pressure was below the setpoint around 6:00 AM, causing CHWP-1 to ramp up. Identified the need to follow up on the system overpressure and glycol issues.</p> <p>Follow-Up (3/21/2026). Observed the glycol makeup storage tank level being maintained. Remained inconclusive regarding the cause of the chilled water system over-pressurizing and the glycol system over-spilling. Recommended further investigation from the mechanical side. SC-01 is now operating as intended. No additional work needs to be quoted at this time.</p>
Reed Plant 2/16/26	<p>Tech: Javier Suris arrived on site. REED PLANT SC+ Troubleshooting. Found the SC offline in Trane Connect. Troubleshoot the issue. Rebooted the SC. The unit was operating as intended upon departure. No additional work needs to be quoted.</p>
Cooling Towers 2/10/26	<p>Tech: Gustavo Torres arrived on site and completed the following. Verified the unit was operating as intended upon arrival. Identified water treatment technician's report regarding water overflow and constant water running. Inspected all six cooling towers. Discovered one tower's water supply flow was not operating correctly, failing to shut off completely. Observed water leaks from rubber joint gaskets in three other cooling towers. Documented findings with pictures and videos provided to Justin Koehler. Confirmed the unit was operating as intended upon departure. No additional work requiring a quote was identified.</p>
Plant 2/4/26	<p>Tech: Javier Suris arrived on site. Responded to a Chilled Water Supply High Temp Alarm. Observed the chiller plant in alarm. CH-3 failed to confirm on. Identified that the chiller evaporator leaving water temperature set point was satisfied. This prevented the chiller from starting and caused the chiller plant control failure. The unit is now operating as intended. No additional work needs to be quoted.</p>
Ice System 1/22 thru 2/11/26	<p>Tech: Javier Suris – Ice Plant Inventory Demand programming.</p>
Chiller 2 1/27 thru 2/6/26	<p>Tech: Mike Miller – Chiller #2 leak repair.</p>
System not making ice 1/29 & 1/30/26	<p>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.</p>
Chiller 3 1/30/26	<p>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.</p>
Chiller 2 1/14 thru 1/17/26	<p>Tech: Steve Mullins – purge system report.</p>
Ella 1/13/26	<p>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.</p>
Plant 12/9/25	<p>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.</p>

Tab 2

ENCORE

Community Asset Management Report



April 27, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Chiller Park

UPDATES, SUMMARY, CURRENT EVENTS:

1. **Chiller Park:** An ant mound was observed at the base of a Fakahatchee planting, forming within the leaf base of the plant. Prompt treatment and raking are recommended to protect plant health and reduce the potential for resident contact. (Pic 1)



2. **Chiller Park:** A failing Fakahatchee planting was observed on the southeast side of the park plant beds and appears to be dead; inspection is recommended to determine recoverability, with removal of dead material if necessary. (Pic 2)



3. **Chiller Park:** Park detailing has recently been completed, with overgrown plant material removed and the area now presenting a much cleaner and refreshed appearance. (Pic 3)



4. **Chiller Park:** Debris and trash were observed in notable quantity within the park plant beds, despite the previous report's litter concerns being addressed; request confirmation of whether this is a recurring issue in the park area. (Pic 4)



Eastmost Median, Hank Ballard Street, Medians

5. **Lot 5 & 12 Promenade:** Palm fruit is still present on the trees in this area; removal is recommended to prevent volunteer sapling growth within the plant beds and reduce debris accumulation from fallen fruit. (Pic 5)



8. **General Notes:** Small sections of browning and dry turf were observed throughout the community. Given the current irrigation restrictions, these conditions are generally consistent with drought stress and are not unexpected. It is recommended that irrigation coverage be reviewed throughout the community to ensure all turf areas are receiving the most effective and efficient watering possible under the current restrictions. (Pic 9)



6. **Hank Ballard Street:** Fruit development was observed on a palm within the median planting beds at the north end of the roadway; removal is recommended. (Pic 6)



7. **Lot 4 & 11 Median:** Struggling plantings were observed on the interior side of the western end of the median; request confirmation of any identified cause for the decline in vitality. (Pic 7>)



Medians,

9. **Lot 4 & 11 Median:** 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. **This was observed on the previous inspection. When can repair be expected?** (Pic 9)



10. **Lot 4 & 11 Median:** Browning turf behind the curb at the northeast corner of the promenade was again observed progressing toward the planting beds; this was noted in the previous report. Request confirmation of any identified causes or contributing factors. (Pic 10)



11. **General Note:** Low-hanging limbs were observed on multiple trees within the interior medians throughout the roadway; pruning is needed to maintain proper clearance for larger vehicles. (Pic 11)



12. **Lot 2:** A broken drip line was observed on the north side of the west portion of the lot; prompt repair is recommended to reduce water waste and maintain irrigation efficiency. **This was observed on the previous inspection. When can repair be expected?** (Pic 12)



Tab 3



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): _____



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 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			\$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): _____



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): _____



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 4

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

Rachel Welborn  Digitally signed by Rachel
Welborn
Date: 2026.03.18 10:13:07 -04'00'

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 5

RESOLUTION NO. 2026-06

ENCORE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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*, being situated entirely within unincorporated Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Irma Ruiz, and Seat 5, currently held by Michael Randolph, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of May 2026.

**ENCORE COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair, Board of Supervisors

ATTEST:

Secretary/Assistant Secretary

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Encore Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Robert L. Gilder Elections Service Center is located at 2514 North Falkenburg Road, Tampa, Florida 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Encore Community Development District has two (2) seats up for election, specifically seats 1 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Publish on or before May 25, 2026.

Tab 6



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Encore CDD	1050

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

Tab 7



Quarterly Compliance Audit Report

Encore

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Audit results

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

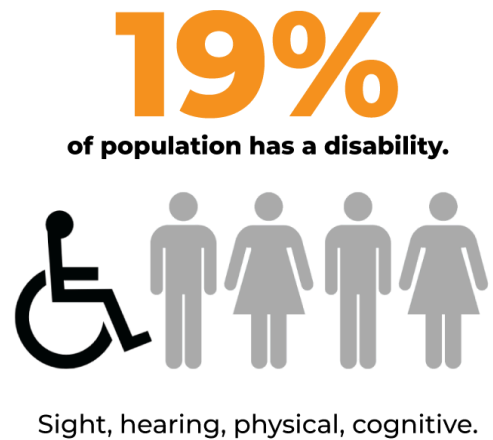
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 8

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, April 9, 2026, at 1:36 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 (joined the meeting in progress)
Irma Ruiz	Board Supervisor, Vice Chairman
Mae Walker	Board Supervisor, Assistant Secretary
Michael Randolph	Board Supervisor, Assistant Secretary
Carol Jones	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager, Rizzetta & Company, Inc.
Ryan Dugan	District Counsel, Kutak Rock
Dylan Campbell	Landscape Inspection Specialist, Rizzetta & Company, Inc.
Greg Woodcock	District Engineer, Stantec
Jeff Watson	Representative, Trane
Megan Chiriboga	Representative, Asset

Audience **None**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order at 1:36 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

There were no audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Chiller System Manager

49
50
51

i. Presentation of Central Energy Plant Report - Trane

Mr. Watson presented his report.

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously approved the CTHX proposal in the amount of \$7,019.00 for Marley Cooling Tower – Three (3) Cells, for the Encore Community Development District. 5-0

52
53

Ms. Jackon joined the meeting.

54

B. Landscape Inspection

55

Mr. Dylan presented his report to the Board.

56

1. Review of Irrigation Report

57

Mr. Colon-Rivera was not present.

58

2. Consideration of Crosspoint Proposals

59

This item was tabled.

60

61

C. Springer Environmental

62

Not present.

63

D. District Engineer

64

Mr. Woodcock provided an update on lot 13 stormwater.

65

E. District Counsel

66

Ms. Sandy said she is still working with Tampa Housing Authority on stormwater agreement.

67

F. Tampa Housing Authority Update

68

Not present.

69

G. District Manager

70

Ms. Welborn advised that the next meeting is scheduled for May 14, 2026, at 1:30 p.m. and she is working with District Counsel and District Engineer on various on-going items for the District.

71

72

FOURTH ORDER OF BUSINESS

Business Items

73

A. Ratification of Copperline Proposal for Lighting Project

74

On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board unanimously ratified the Copperline proposal for electrical engineering services for the lighting project in the amount of \$5,100.00, for the Encore Community Development District. 5-0

75

76

89
90

B. Presentation of Chilled Water Rate Study

On a Motion by Ms. Jackson, seconded by Ms. Walker, the Board unanimously accepted the Chilled Water Rate Study dated March 31, 2026, for the Encore Community Development District. 5-0

91
92
93
94

C. Consideration of Resolution 2026-05 Setting Public Hearing on Updated Chiller Rates

On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board unanimously approved Resolution 2026-05; Setting Public Hearing for Updated Chiller Rates for June 11, 2026 at 1:30 p.m. at the Ella at Encore, 1210 Ray Charles Boulevard, Tampa, Florida 33602, for the Encore Community Development District. 5-0

95

FIFTH ORDER OF BUSINESS

Business Administration

96

97

98

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A. Consideration of Minutes of the Board of Supervisors Regular Meeting Held on March 12, 2026

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously approved the minutes of the Board of Supervisors Regular Meeting held on March 12, 2026, as presented, for the Encore Community Development District. 5-0

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B. Consideration of Operations and Maintenance Expenditures for February 2026

On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board ratified the Operations and Maintenance Expenditures for February 2026 (\$32,384.87), for the Encore Community Development District. 5-0

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C. Consideration of Chiller Fund Operations and Maintenance Expenditures for February 2026.

On a Motion by Ms. Jackson, seconded by Mr. Randolph, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for February 2026 (\$94,025.50), for the Encore Community Development District. 5-0

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SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Randolph stated the AI Report is not complete.

Ms. Jones reminded everyone to put their phones on silent during the meeting.

Ms. Walker inquired about payment for irrigation repairs.

118 Mr. Randolph said he was interviewed by Invest Tampa Bay.

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120 **SEVENTH ORDER OF BUSINESS**

Audience Comments

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122 There were no audience members present.

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124 **EIGHTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Ms. Jones, seconded by Ms. Ruiz, the Board unanimously approved to adjourn the meeting at 3:12 p.m., for the Encore Community Development District. 5-0

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Assistant Secretary

Chairman/Vice Chairman

Tab 9

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 Audit Committee meeting of the Encore Community Development District was held on **Thursday, April 9, 2026, at 1:33 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Mae Walker	Committee Member
Michael Randolph	Committee Member
Carol Jones	Committee Member

Also present were:

Rachel Welborn	District Manager, Rizzetta & Company, Inc.
Sarah Sandy	District Counsel, Kutak Rock
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order at 1:33 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

FOURTH ORDER OF BUSINESS

Consideration of Audit Proposals

The Board tabled this item.

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49 **FIFTH ORDER OF BUSINESS**

Adjournment

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On a motion by Mr. Randolph, seconded by Ms. Walker, with all in favor, the Audit Committee adjourned the meeting at 1:35 p.m., for Encore Community Development District.

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54 _____
Secretary/Assistant Secretary

_____ Chairman/ Vice Chairman

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Tab 10

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented: **\$21,767.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Drainage Solutions	300173	1140	Inspection & Maintenance of Stormwater Management 12/25	\$ 5,900.00
Carol Jean Jones	20260316-2	CJ031226	Board of Supervisors Meeting 03/12/26	\$ 200.00
Crosspoint Landscape & Design, Inc.	300174	13150	Monthly Landscape Maintenance 03/26	\$ 5,950.00
Julia Jackson	300168	JJ031226	Board of Supervisors Meeting 03/12/26	\$ 200.00
Kutak Rock, LLP	300175	3717149	Legal Services 02/26	\$ 2,017.00
Mae F. Walker	20260316-1	MW031226	Board of Supervisors Meeting 03/12/26	\$ 200.00
Michael Randolph	300169	MR031226	Board of Supervisors Meeting 03/12/26	\$ 200.00
Office Dynamics	300170	00042133	Agenda Booklets 03/26	\$ 163.75
Rizzetta & Company, Inc.	300167	INV0000107436	Accounting Services 03/26	\$ 5,599.82
School Now	300171	INV-SN-1303	Quarterly/ADA-PDF FY 03/31/26	\$ 384.38
TECO	20260330-3	211006275344-030626	Electric Charges 02/26	\$ 53.69
TECO	20260330-3	211006275609-030626	Electric Charges 02/26	\$ 109.21

Encore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260330-3	211006276102-030626	Electric Charges 02/26	\$ 72.46
TECO	20260330-3	211006276375-030626	Electric Charges 02/26	\$ 43.17
TECO	20260330-3	211006276698-030626	Electric Charges 02/26	\$ 62.50
TECO	20260330-3	211006277001-030626	Electric Charges 02/26	\$ 111.83
TECO	20260330-3	211006277597-030626	Electric Charges 02/26	\$ 133.60
TECO	20260330-3	221007736350-030626	Electric Charges 02/26	\$ 30.45
TECO	20260327-1	221009630650-030526	Electric Charges 02/26	\$ 200.10
The Observer Group, Inc.	300172	26-00706H	Legal Advertising 03/26	\$ 70.00
The Observer Group, Inc.	300176	26-00906H	Legal Advertising 03/26	<u>\$ 65.63</u>
Total				<u>\$ 21,767.59</u>

INVOICE

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

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



Stantec

Bill to
Encore CDD

Invoice details

Job Site Address: Encore

Invoice no.: 1140
Terms: Net 30
Invoice date: 12/08/2025
Due date: 01/07/2026

#	Product or service	Description	Qty	Rate	Amount
	Inspection and Maintenance of Stormwater Management System (Quarter 4)				
1.	Services	The inspection and maintenance of the stormwater management system were completed as follows: -Removal of vegetation in the filter area and raking the sand bed to have the filter system clean. -Clean the trash collectors (7) and remove the waste. -Inspection of the system and recommendations. -Testing the inflow and outflow water. -Jetting the under drains and tilling the sand filter. -Rain gauge checks on rainfall events.	1	\$5,900.00	\$5,900.00

Total **\$5,900.00**

Overdue 01/07/2026

ENCORE CDD

Meeting Date: March 12, 2026

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Carol Jones	X
Mae Walker	X
Julia Jackson	X
Irma Ruiz	
Michael Randolph	X

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:40 PM
Meeting End Time:	3:29 PM
Total Meeting Time:	1 HR 49 MINS

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____



crosspoint
LANDSCAPE & DESIGN

INVOICE

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

Date: 3/1/2026
Invoice #: 13150
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 - March 2026	5,950.00	5,950.00

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

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

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 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. 3717149
6723-1

Re: General

For Professional Legal Services Rendered

02/03/26	S. Sandy	0.10	34.00	Prepare for meeting
02/04/26	S. Sandy	0.40	136.00	Review Lot 13 stormwater permit modification proposal
02/10/26	S. Sandy	0.40	136.00	Review legislative matters potentially affecting special districts
02/11/26	S. Sandy	1.60	544.00	Prepare stormwater permit modification funding agreement; confer with Reed, Welborn, and Woodcock regarding same
02/11/26	D. Wilbourn	0.80	156.00	Prepare permit modification funding agreement
02/12/26	S. Sandy	2.40	816.00	Confer with Welborn; prepare for and attend board meeting; conduct follow up regarding same
02/13/26	D. Wilbourn	1.00	195.00	Prepare work authorization for stormwater permit modification; prepare audit RFP
TOTAL HOURS		6.70		

KUTAK ROCK LLP

Encore CDD

March 23, 2026

Client Matter No. 6723-1

Invoice No. 3717149

Page 2

TOTAL FOR SERVICES RENDERED \$2,017.00

TOTAL CURRENT AMOUNT DUE \$2,017.00

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

Invoice #: 00042133

Date: 3/4/2026

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda bookets 45 color copies, 52 Black & white copies 8 Tabs and coil bound with clear front and white Back	\$146.50
	UPS	\$17.25

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

Sales Tax:	\$0.00
Total Amount:	\$163.75
Amount Applied:	\$0.00
Balance Due:	\$163.75

Terms: Net 10

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

Invoice

Date	Invoice #
3/2/2026	INV0000107436

Bill To:

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

Services for the month of	Terms	Client Number
March	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



INVOICE

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

Invoice # INV-SN-1303
Invoice Date: 3/1/2026
Due Date: 3/31/2026
PO#: Quarterly Invoice

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

Check Remittance:

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



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

Statement Date: March 06, 2026

Amount Due:	\$53.69
Due Date:	March 27, 2026
Account #:	211006275344

DO NOT PAY. Your account will be drafted on March 27, 2026

Account Summary


Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$52.73
Payment(s) Received Since Last Statement	-\$52.73
Current Month's Charges	\$53.69
Amount Due by March 27, 2026	\$53.69

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

Your Energy Insight

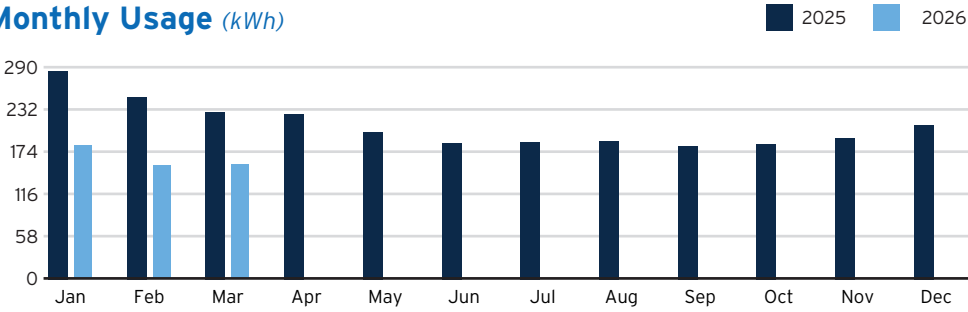
Your average daily kWh used was **37.5% lower** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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: March 27, 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:	\$53.69
Payment Amount:	\$ _____

639038894086
Your account will be drafted on March 27, 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: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Meter Location: # A

Service Period: Jan 31, 2026 - Mar 02, 2026

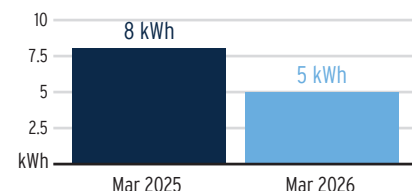
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	03/02/2026	46,170		46,013		157 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	157 kWh @ \$0.09202/kWh	\$14.45
Fuel Charge	157 kWh @ \$0.03516/kWh	\$5.52
Storm Protection Charge	157 kWh @ \$0.00568/kWh	\$0.89
Clean Energy Transition Mechanism	157 kWh @ \$0.00418/kWh	\$0.66
Storm Surcharge	157 kWh @ \$0.02121/kWh	\$3.33
Florida Gross Receipt Tax		\$1.16
Electric Service Cost		\$46.47
Franchise Fee		\$3.04
State Tax		\$4.18
Total Electric Cost, Local Fees and Taxes		\$53.69

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$53.69

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.



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

Statement Date: March 06, 2026

Amount Due:	\$109.21
Due Date: March 27, 2026	
Account #: 211006275609	

DO NOT PAY. Your account will be drafted on March 27, 2026


Account Summary

Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$107.68
Payment(s) Received Since Last Statement	-\$107.68
Current Month's Charges	\$109.21
Amount Due by March 27, 2026	\$109.21

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

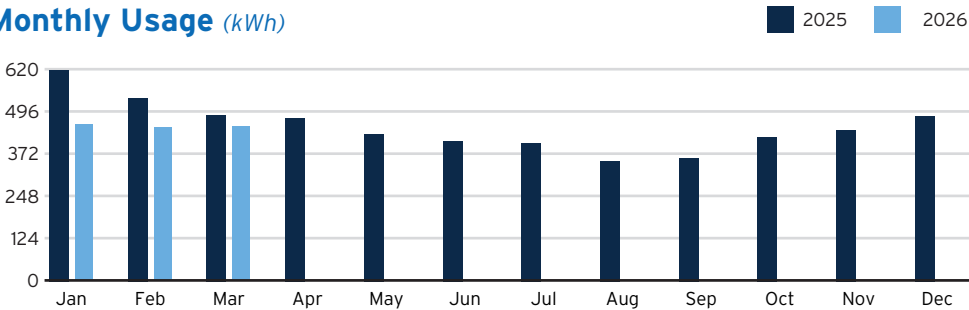
Your Energy Insight

- Your average daily kWh used was **11.76% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006275609
Due Date: March 27, 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:	\$109.21
Payment Amount:	\$ _____

639038894087

Your account will be drafted on March 27, 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: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Meter Location: # B

Service Period: Jan 31, 2026 - Mar 02, 2026

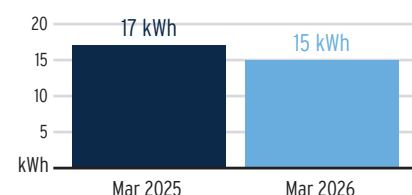
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	03/02/2026	61,268		60,815		453 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	453 kWh @ \$0.09202/kWh	\$41.69
Fuel Charge	453 kWh @ \$0.03516/kWh	\$15.93
Storm Protection Charge	453 kWh @ \$0.00568/kWh	\$2.57
Clean Energy Transition Mechanism	453 kWh @ \$0.00418/kWh	\$1.89
Storm Surcharge	453 kWh @ \$0.02121/kWh	\$9.61
Florida Gross Receipt Tax		\$2.36
Electric Service Cost		\$94.51
Franchise Fee		\$6.19
State Tax		\$8.51
Total Electric Cost, Local Fees and Taxes		\$109.21

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

Total Current Month's Charges \$109.21

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

Ways To Pay Your Bill

- Bank Draft**
Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.tampaelectric.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](https://www.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
 1231 SCOTT ST E
 TAMPA, FL 33602-0000

Statement Date: March 06, 2026

Amount Due:	\$72.46
Due Date:	March 27, 2026
Account #:	211006276102

DO NOT PAY. Your account will be drafted on March 27, 2026

Account Summary


Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$71.48
Payment(s) Received Since Last Statement	-\$71.48
Current Month's Charges	\$72.46
Amount Due by March 27, 2026	\$72.46

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

Your Energy Insight

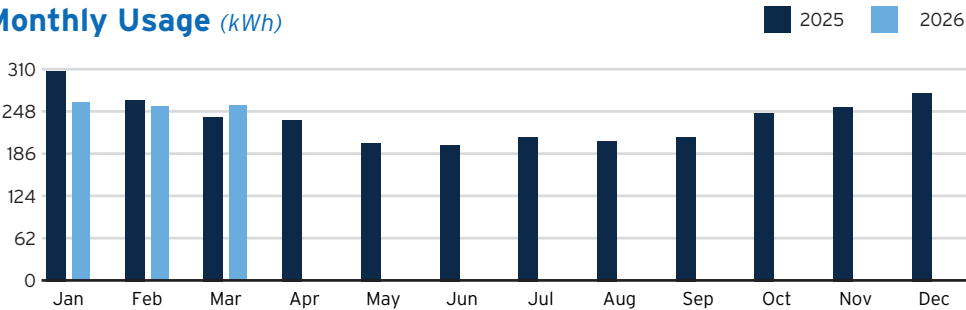
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **11.11% 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 #: 211006276102
Due Date: March 27, 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:	\$72.46
Payment Amount:	\$ _____

639038894088

Your account will be drafted on March 27, 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: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

Rate Schedule: General Service - Non Demand

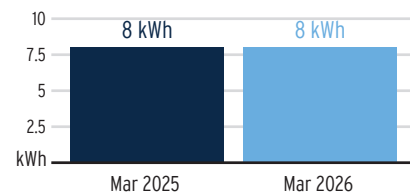
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	03/02/2026	53,316		53,059		257 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	257 kWh @ \$0.09202/kWh	\$23.65
Fuel Charge	257 kWh @ \$0.03516/kWh	\$9.04
Storm Protection Charge	257 kWh @ \$0.00568/kWh	\$1.46
Clean Energy Transition Mechanism	257 kWh @ \$0.00418/kWh	\$1.07
Storm Surcharge	257 kWh @ \$0.02121/kWh	\$5.45
Florida Gross Receipt Tax		\$1.57
Electric Service Cost		\$62.70
Franchise Fee		\$4.11
State Tax		\$5.65
Total Electric Cost, Local Fees and Taxes		\$72.46

Total Current Month's Charges \$72.46

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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

Contact Us

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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
 1261 SCOTT ST E
 TAMPA, FL 33602-0000

Statement Date: March 06, 2026

Amount Due:	\$43.17
Due Date:	March 27, 2026
Account #:	211006276375

DO NOT PAY. Your account will be drafted on March 27, 2026

Account Summary


Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$42.02
Payment(s) Received Since Last Statement	-\$42.02
Current Month's Charges	\$43.17
Amount Due by March 27, 2026	\$43.17

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

Your Energy Insight

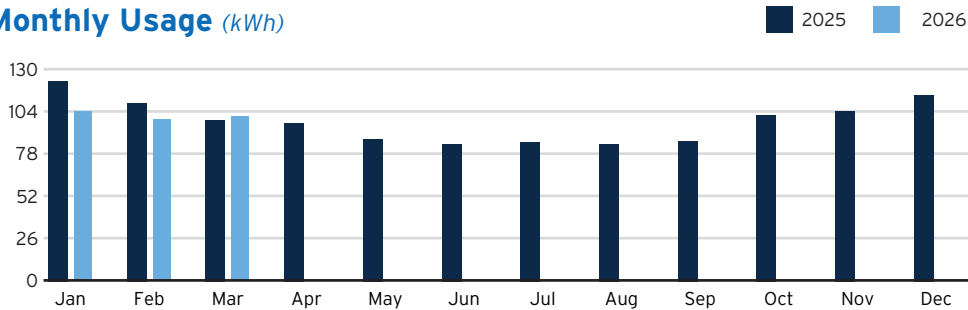
Your average daily kWh used was **0% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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



Account #: 211006276375
Due Date: March 27, 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:	\$43.17
Payment Amount:	\$ _____

639038894089

Your account will be drafted on March 27, 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: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

Rate Schedule: General Service - Non Demand

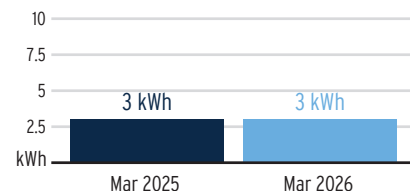
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	03/02/2026	25,313		25,212		101 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	101 kWh @ \$0.09202/kWh	\$9.29
Fuel Charge	101 kWh @ \$0.03516/kWh	\$3.55
Storm Protection Charge	101 kWh @ \$0.00568/kWh	\$0.57
Clean Energy Transition Mechanism	101 kWh @ \$0.00418/kWh	\$0.42
Storm Surcharge	101 kWh @ \$0.02121/kWh	\$2.14
Florida Gross Receipt Tax		\$0.93
Electric Service Cost		\$37.36
Franchise Fee		\$2.45
State Tax		\$3.36
Total Electric Cost, Local Fees and Taxes		\$43.17

Total Current Month's Charges \$43.17

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Toll Free: **866-689-6469**
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ENCORE COMMUNITY DEVELOPMENT
1261 SCOTT ST E
TAMPA, FL 33602-0000

Statement Date: March 06, 2026

Amount Due: \$62.50
Due Date: March 27, 2026
Account #: 211006276698

DO NOT PAY. Your account will be drafted on March 27, 2026

Account Summary

Table with account summary: Current Service Period (Jan 31 - Mar 02, 2026), Previous Amount Due (\$75.61), Payment(s) Received Since Last Statement (-\$75.61), Current Month's Charges (\$62.50), Amount Due by March 27, 2026 (\$62.50)

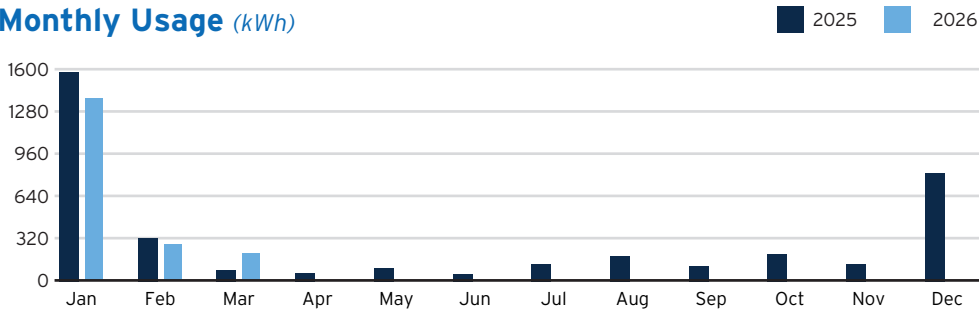
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 250% higher than the same period last year.
Your average daily kWh used was 22.22% lower 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



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

Account #: 211006276698
Due Date: March 27, 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: \$62.50
Payment Amount: \$ _____

639038894090

Your account will be drafted on March 27, 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: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

Rate Schedule: General Service - Non Demand

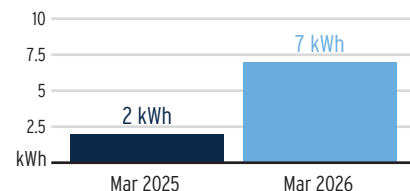
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	03/02/2026	15,715		15,511		204 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	204 kWh @ \$0.09202/kWh	\$18.77
Fuel Charge	204 kWh @ \$0.03516/kWh	\$7.17
Storm Protection Charge	204 kWh @ \$0.00568/kWh	\$1.16
Clean Energy Transition Mechanism	204 kWh @ \$0.00418/kWh	\$0.85
Storm Surcharge	204 kWh @ \$0.02121/kWh	\$4.33
Florida Gross Receipt Tax		\$1.35
Electric Service Cost		\$54.09
Franchise Fee		\$3.54
State Tax		\$4.87
Total Electric Cost, Local Fees and Taxes		\$62.50

Total Current Month's Charges \$62.50

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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Tampa, FL 33601-0111

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

Statement Date: March 06, 2026

Amount Due:	\$111.83
Due Date: March 27, 2026	
Account #: 211006277001	

DO NOT PAY. Your account will be drafted on March 27, 2026


Account Summary

Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$285.10
Payment(s) Received Since Last Statement	-\$285.10
Current Month's Charges	\$111.83
Amount Due by March 27, 2026	\$111.83

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

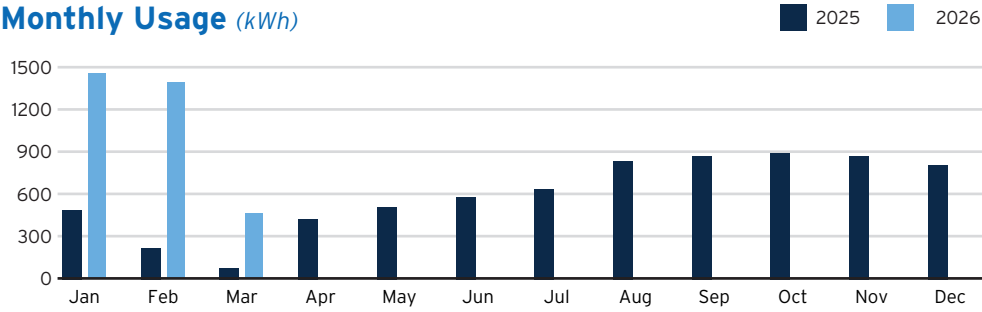
Your Energy Insight

- Your average daily kWh used was **650% higher** than the same period last year.
- Your average daily kWh used was **68.09% 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 #: 211006277001
Due Date: March 27, 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:	\$111.83
Payment Amount:	\$ _____

639038894091

Your account will be drafted on March 27, 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: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

Rate Schedule: General Service - Non Demand

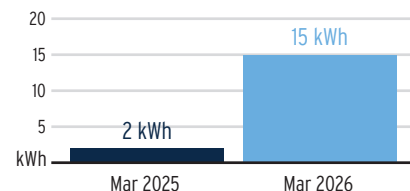
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	03/02/2026	46,221		45,754		467 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	467 kWh @ \$0.09202/kWh	\$42.97
Fuel Charge	467 kWh @ \$0.03516/kWh	\$16.42
Storm Protection Charge	467 kWh @ \$0.00568/kWh	\$2.65
Clean Energy Transition Mechanism	467 kWh @ \$0.00418/kWh	\$1.95
Storm Surcharge	467 kWh @ \$0.02121/kWh	\$9.91
Florida Gross Receipt Tax		\$2.42
Electric Service Cost		\$96.78
Franchise Fee		\$6.34
State Tax		\$8.71
Total Electric Cost, Local Fees and Taxes		\$111.83

Total Current Month's Charges \$111.83

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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

Statement Date: March 06, 2026

Amount Due:	\$133.60
Due Date: March 27, 2026	
Account #: 211006277597	

DO NOT PAY. Your account will be drafted on March 27, 2026

Account Summary


Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$133.00
Payment(s) Received Since Last Statement	-\$133.00
Current Month's Charges	\$133.60
Amount Due by March 27, 2026	\$133.60

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

Your Energy Insight

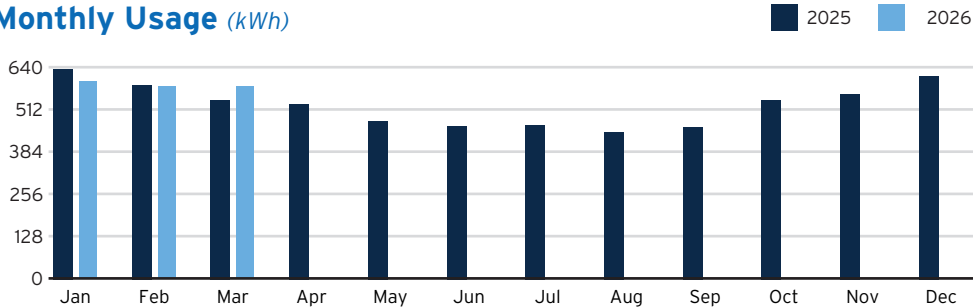
Your average daily kWh used was **5.56% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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



Account #: 211006277597
Due Date: March 27, 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:	\$133.60
Payment Amount: \$ _____	

639038894092

Your account will be drafted on March 27, 2026

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

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

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

Account #: 211006277597
Statement Date: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

Rate Schedule: General Service - Non Demand

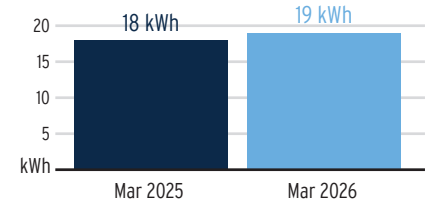
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	03/02/2026	14,181		13,598		583 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	583 kWh @ \$0.09202/kWh	\$53.65
Fuel Charge	583 kWh @ \$0.03516/kWh	\$20.50
Storm Protection Charge	583 kWh @ \$0.00568/kWh	\$3.31
Clean Energy Transition Mechanism	583 kWh @ \$0.00418/kWh	\$2.44
Storm Surcharge	583 kWh @ \$0.02121/kWh	\$12.37
Florida Gross Receipt Tax		\$2.89
Electric Service Cost		\$115.62
Franchise Fee		\$7.57
State Tax		\$10.41
Total Electric Cost, Local Fees and Taxes		\$133.60

Total Current Month's Charges **\$133.60**

Avg kWh Used Per Day



Important Messages

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- Mail A Check**
Payments:
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 P.O. Box 31318
 Tampa, FL 33631-3318
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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.
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 Toll Free: **866-689-6469**
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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Statement Date: March 06, 2026

Amount Due:	\$30.45
Due Date: March 27, 2026	
Account #: 221007736350	

DO NOT PAY. Your account will be drafted on March 27, 2026

Account Summary


Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$30.62
Payment(s) Received Since Last Statement	-\$30.62
Current Month's Charges	\$30.45
Amount Due by March 27, 2026	\$30.45

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

Your Energy Insight

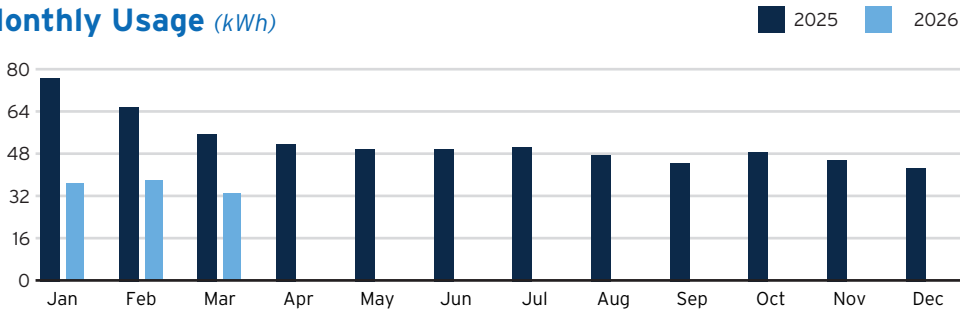
Your average daily kWh used was **50% lower** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221007736350
Due Date: March 27, 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:	\$30.45
Payment Amount:	\$ _____

661260959612

Your account will be drafted on March 27, 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: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

Rate Schedule: General Service - Non Demand

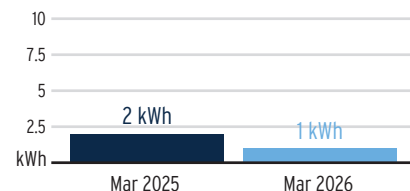
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	03/02/2026	4,414		4,381		33 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	33 kWh @ \$0.09202/kWh	\$3.04
Fuel Charge	33 kWh @ \$0.03516/kWh	\$1.16
Storm Protection Charge	33 kWh @ \$0.00568/kWh	\$0.19
Clean Energy Transition Mechanism	33 kWh @ \$0.00418/kWh	\$0.14
Storm Surcharge	33 kWh @ \$0.02121/kWh	\$0.70
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.35
Franchise Fee		\$1.73
State Tax		\$2.37
Total Electric Cost, Local Fees and Taxes		\$30.45

Total Current Month's Charges \$30.45

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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.



ENCORE COMMUNITY DEVELOPMENT
 1280 E HARRISON ST, O-B
 TAMPA, FL 33602


Statement Date: March 05, 2026

Amount Due:	\$200.10
Due Date: March 26, 2026	
Account #: 221009630650	

Account Summary

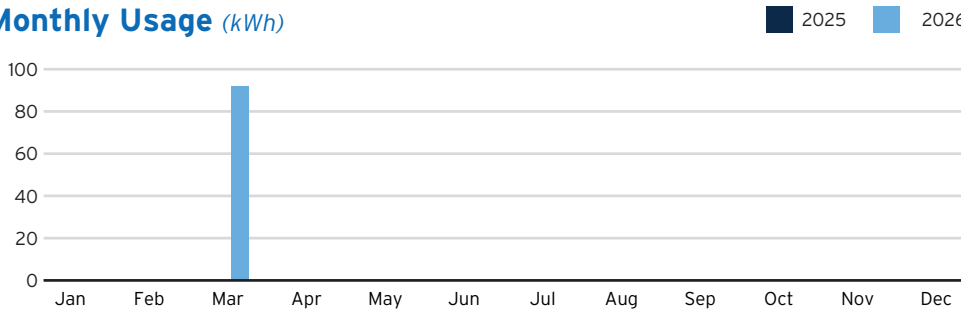
Current Service Period: February 09, 2026 - February 27, 2026	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$200.10
Amount Due by March 26, 2026	\$200.10

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009630650
Due Date: March 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:	\$200.10
Payment Amount:	\$ _____

611878474715

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.

6118784747152210096306500000000200109



Service For:
1280 E HARRISON ST
O-B, TAMPA, FL 33602

Account #: 221009630650
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Meter Read

Service Period: Feb 09, 2026 - Feb 27, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000737720	02/27/2026	92		0		92 kWh	1	19 Days

Charge Details

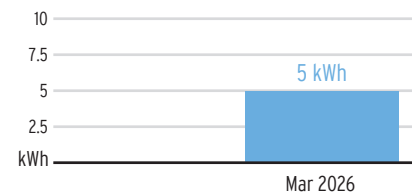
Electric Charges		
Daily Basic Service Charge	19 days @ \$0.66000	\$12.54
Energy Charge	92 kWh @ \$0.09202/kWh	\$8.47
Fuel Charge	92 kWh @ \$0.03516/kWh	\$3.23
Storm Protection Charge	92 kWh @ \$0.00568/kWh	\$0.52
Clean Energy Transition Mechanism	92 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	92 kWh @ \$0.02121/kWh	\$1.95
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.78
Franchise Fee		\$1.82
State Tax		\$2.50
Total Electric Cost, Local Fees and Taxes		\$32.10

Other Fees and Charges	
Elec Connection Chrg Initial	\$168.00
Total Other Fees and Charges	\$168.00

Total Current Month's Charges

\$200.10

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

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:
1280 E HARRISON ST
O-B, TAMPA, FL 33602

Account #: 221009630650
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00706H

Date 03/06/2026

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 # 26-00706H Audit Committee and Regular Board of Supervisors Meeting RE: Encore CDD Board of Supervisors Meeting on 3/12/26 at 1:30 PM Published: 3/6/2026	\$70.00
---	---------

Important Message

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

Paid	()
Total	\$70.00

Payment is 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 AUDIT COMMITTEE AND REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold an Audit Committee and regular meeting of the Board of Supervisors on March 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
March 6, 2026

26-00706H

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.

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00906H

Date 03/20/2026

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 # 26-00906H Request for Proposals for Annual Audit Services RE: Encore CDD Proposals must be received by 12:00 PM on 4/3/26 Published: 3/20/2026	\$65.63
---	---------

Important Message

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

Paid	()
Total	\$65.63

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

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Business Observer

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

INVOICE

Legal Advertising

ENCORE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

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

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

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

Proposers must provide one (1) electronic copy (PDF only) of their proposal to the District Recording Secretary, Christine Gargaro, by e-mail at cgargaro@rizzetta.com. Proposals must be received by 12:00 p.m. on Friday, April 3, 2026. Please direct all questions regarding this Notice to the District Recording Secretary at cgargaro@rizzetta.com or (813) 533-2950.

Rachel Welborn, District Manager
March 20, 2026

26-00906H

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.

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Serial Number
26-00906H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

MAR 23 2026

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,

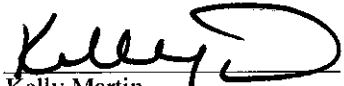
being a Request for Proposals for Annual Audit Services

in the matter of Encore CDD Proposals must be received by 12:00 PM on 4/3/26

in the Court, was published in said newspaper by print in the issues of 3/20/2026

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,

20th day of March, 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

ENCORE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

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Rachel Welborn, District Manager
March 20, 2026

26-00906H

Tab 11

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$115,067.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Tampa Utilities	20260305-1	2175375-021726	1237 E Harrison St 02/26	\$ 742.99
City of Tampa Utilities	20260330-2	2175375-031226	Utilities: 1237 E Harrison St 02/26	\$ 1,119.21
Frontier Communications of FL	300061	81322371010924125-030126	Telephone, Internet & Cable 03/26	\$ 488.17
Kutak Rock, LLP	300062	3704652	Legal Services 01/26	\$ 753.50
Raftelis Financial Consultants, Inc.	300064	44758	Water Rate Study - 02./26	\$ 7,768.75
Stantec Consulting Services, Inc.	300063	2524915	Engineering Services 12/25	\$ 2,059.32
Tampa Bay Trane	20260312-1	315892882	Pay App #5 Lot 12 HX Install	\$ 14,732.54
Tampa Bay Trane	20260326-3	315896660	Monthly Billing #3117815 02/26	\$ 30,416.66
Tampa Bay Trane	20260326-3	315902316	Monthly Billing #3117815 02/26	\$ 4,552.00
TECO	20260304-2	211006277308-020926	Electric Charges 01/26	\$ 18,292.39
TECO	20260302-1	211006278348-020626	Electric Charges 01/26	\$ 14,623.28
TECO	20260330-1	211006278348-030626	Electric Charges 02/26	\$ 12,122.07
TECO	20260304-1	221009277932-020926	Electric Charges 01/26	\$ <u>7,396.51</u>
Total				\$ <u>115,067.39</u>



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

Amount Now Due
\$742.99

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 02/17/2026

PAY NEW CHARGES BY: AUTO PAY

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

0000 2175375 0000074299

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: 02/17/2026

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 02/06/2026

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	795	790	29	5	4
10111234	WATER	11005	11004	29	1	1
17063414	WATER	4568	4495	29	73	55
12024493	WATER	192	191	29	1	1
12011270	WATER	2682	2682	29	0	0

LAST BILLING						3,185.08
LESS PAYMENTS						3,185.08 CR
WATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WATER TIER 1 CHARGE			6.0 @	4.14		24.84
TBW CHG JUL-SEP(\$0.01)			6.0 @	0.07		0.42
OCT-DEC(\$0.06) 2025						
WATER SUBTOTAL				145.26		
UTILITY TAX 10%						14.53
WASTEWATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WASTEWATER CHARGE INSIDE			80.0 @	5.79		463.20

Amount Now Due
\$742.99

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
FEB	60
JAN	378
DEC	4
NOV	343
OCT	435
SEP	1139
AUG	2260
JUL	1040
JUN	809
MAY	317
APR	207
MAR	191
FEB	601

Pay This Amount \$742.99

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 03-03-2026



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

Amount Now Due

\$1,119.21

Make Check Payable:
City of Tampa Utilities

Your Account Number

2175375



BILL DATE: 03/12/2026

PAY NEW CHARGES BY: AUTO PAY

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

0000 2175375 0000 111921

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: 03/12/2026

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 03/09/2026

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	800	795	31	5	4
10111234	WATER	11011	11005	31	6	4
17063414	WATER	4698	4568	31	130	97
12024493	WATER	192	192	31	0	0
12011270	WATER	2682	2682	31	0	0

LAST BILLING						742.99
LESS PAYMENTS						742.99 CR
WATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WATER TIER 1 CHARGE			11.0 @	4.14		45.54
TBW PASS-THROUGH			11.0 @	0.06		0.66
WATER SUBTOTAL				166.20		
UTILITY TAX 10%						16.62
WASTEWATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WASTEWATER CHARGE INSIDE			141.0 @	5.79		816.39

Amount Now Due
\$1,119.21

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
MAR	105
FEB	60
JAN	378
DEC	4
NOV	343
OCT	435
SEP	1139
AUG	2260
JUL	1040
JUN	809
MAY	317
APR	207
MAR	191

Pay This Amount **\$1,119.21**

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 03-26-2026



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

Billing Date: Mar 01, 2026

Billing Period: Mar 01 - Mar 31, 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.

Bill history

Table with 2 columns: Description and Amount. Rows include Previous balance (\$467.16), Payment not received by Mar 01 (\$0.00), Prior bill period balance (\$467.16), and Please pay past due immediately (\$467.16).

Service summary

Table with 3 columns: Description, Previous month, and Current month. Rows include Bundle (\$391.85), Other (\$4.50), One-Time Charges (\$21.01), Taxes and Fees (\$70.81), and Total services (\$467.16 / \$488.17).

Total balance

\$488.17 due Mar 25

Circle graphic containing text: Total balance \$955.33. Please pay past due immediately.

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.businessreferralrewards.com



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

6790 0107 DY RP 01 03022026 NNNNNNNY 01 002783 0013

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

Total balance \$955.33

Due by Mar 25

Account number 813-223-7101-092412-5

Amount enclosed \$

Mail payment to:

FRONTIER PO BOX 740407 CINCINNATI, OH 45274-0407



809076813223710109241200000467160000955335



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

Billing Date:
Mar 01, 2026

Billing Period:
Mar 01 - Mar 31, 2026



WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Bundle		
Monthly Charges		
03.01-03.31	FiberOptic Internet for Business 25/25	\$145.98
	Solutions Bundle Discount	-\$22.00
	Valued Customer Fiber 500 Upgrade	\$0.00
	Solutions Bundle Line	\$116.00
	Additional Line Unlimited	\$109.00
(2)	Federal Primary Carrier Multi Line Charge	\$29.98
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.50
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.00
	Additional Line Discount	-\$30.00
Bundle Total		\$391.85

Other Charges		
Monthly Charges		
03.01-03.31	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

One-Time Charges		
	Late Payment Fee	\$21.01
One-Time Charges Total		\$21.01

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 \$488.17

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$654.37 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.





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

Billing Date:
Mar 01, 2026

Billing Period:
Mar 01 - Mar 31, 2026

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2026-03-01	\$21.01
	Additional Line Discount		2026-03-01	-\$30.00
	Solutions Bundle Discount		2026-03-01	-\$22.00
Total				-\$30.99

Frontier Bundled Video Service

Total Video Programming Charges

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

813-223-7101

88/KQXA/166347/ /VZFL



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 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. 3704652
6723-1

Re: General

For Professional Legal Services Rendered

01/08/26	S. Sandy	1.50	510.00	Prepare for and attend board meeting; conduct follow up regarding same
01/09/26	D. Wilbourn	0.20	39.00	Prepare uniform method resolution
01/26/26	S. Sandy	0.40	136.00	Confer regarding public hearing on rate study and TECO demand response program renewal
01/27/26	S. Sandy	0.10	34.00	Confer regarding rate study
01/27/26	L. Whelan	0.10	34.50	Confer on chilled water ratemaking matters
TOTAL HOURS		2.30		

KUTAK ROCK LLP

Encore CDD

February 27, 2026

Client Matter No. 6723-1

Invoice No. 3704652

Page 2

TOTAL FOR SERVICES RENDERED \$753.50

TOTAL CURRENT AMOUNT DUE \$753.50

March 12, 2026
 Invoice No: 44758

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 February 01, 2026 to February 28, 2026

Professional Personnel

	Hours	Rate	Amount	
Vice-President				
Courtney, Steven	10.75	375.00	4,031.25	
Consultant				
Harrell, Jackson	16.25	230.00	3,737.50	
Totals	27.00		7,768.75	
Total Professional Fees				7,768.75

Contract	Current	Prior Billings		
Total Billings	7,768.75	38,872.50	46,641.25	
Contract Ceiling			49,110.00	
Remaining			2,468.75	
			Total this Invoice	\$7,768.75

	Current	Prior	Total	Received	A/R Balance
Billings to Date	7,768.75	38,872.50	46,641.25	22,410.00	24,231.25



INVOICE

Invoice Number	2524915
Invoice Date	February 20, 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:	\$2,059.32
Bill Through Date:	February 6, 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

INVOICE

Invoice Number
Project Number

2524915
238202247

Top Task 2026 FY

2026 FY General Consulting

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 13				
Woodcock, Gregory (Greg)	2026-01-05	0.50	200.00	100.00
Woodcock, Gregory (Greg)	2026-01-07	2.00	200.00	400.00
Woodcock, Gregory (Greg)	2026-01-08	2.00	200.00	400.00
Woodcock, Gregory (Greg)	2026-01-13	1.00	200.00	200.00
Woodcock, Gregory (Greg)	2026-01-21	1.00	200.00	200.00
Woodcock, Gregory (Greg)	2026-01-26	0.75	200.00	150.00
Woodcock, Gregory (Greg)	2026-02-03	0.50	200.00	100.00
Woodcock, Gregory (Greg)	2026-02-04	1.50	200.00	300.00
Woodcock, Gregory (Greg)	2026-02-05	1.00	200.00	200.00
		10.25		2,050.00
Professional Services Subtotal		10.25		2,050.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2026-01-15	9.32	0.00	9.32
21015ARC011526B				
Disbursements Subtotal				9.32

Top Task 2026 FY Total

2,059.32

Total Fees & Disbursements

\$2,059.32

INVOICE TOTAL (USD)

\$2,059.32



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

Invoice

Invoice Number **315892882**

For questions please contact:

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

Remit Payment To

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

Invoice Date **04-FEB-2026**
Customer No. **958479**
Reference No. **H505528**
Internal Account **4205244**
Payment Terms **NET 45**
Payment Due Date **21-Mar-2026**
Discount Date

Bill To

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

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

Sold To

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

Ship To

1004 N NEBRASKA AVE
TAMPA, FL 33602

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

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	14732.54	0.00	0.00	0.00	14732.54

Special Instructions	Encore Lot 12 HX install Kristina Gay kristina.gay@trane.com Kristina Gay kristina.gay@trane.com
-----------------------------	--

Contract No.	Contract Date	Ship Date	Purchase Order
CID00122819	15-AUG-2024	28-FEB-2026	signed proposal

Application No. 05 for work completed thru 28-FEB-2026

- | | | | |
|---------------------------------|--------------|--|--------------|
| 1. ORIGINAL CONTRACT SUM: | \$953,161.00 | 4. TOTAL COMPLETED & STORED TO DATE: | \$953,161.00 |
| 2. NET CHANGE BY CHANGE ORDERS: | \$0.00 | a. Percentage Completed: | 100.00% |
| 3. CONTRACT SUM TO DATE: | \$953,161.00 | 5. RETAINAGE: | |
| | | a. 0.00% of Completed Work: | \$0.00 |
| | | b. 0.00% of Stored Material: | \$0.00 |
| | | Total Retainage: | \$0.00 |
| | | 6. TOTAL EARNED LESS RETAINAGE: | \$953,161.00 |
| | | 7. LESS PREVIOUS REQUESTS FOR PAYMENT: | \$938,428.46 |

Sections Included: Summary Sheet and Detail Sheet(s)

8. CURRENT PROJECT PAYMENT DUE: (Before Applicable Sales Taxes)	\$14,732.54
9. Applicable Sales Taxes:	\$0.00
10. Amount Due This Requisition: Currency: USD	\$14,732.54
PLEASE REFERENCE NUMBER 315892882 WITH YOUR PAYMENT	



APPLICATION AND CERTIFICATION FOR PAYMENT (SUMMARY SHEET)

Invoice: 315892882

To: ENCORE COMMUNITY DEVELOPMENT DISTRICT

CONTRACT NAME: ENCORE LOT 12 HX INSTALL

APPLICATION NO: 05
 APPLICATION DATE: 04-FEB-2026
 PERIOD TO: 28-FEB-2026
 CUST PO NO: signed proposal

From: Trane
 902 N. HIMES AVENUE
 TAMPA, FL 33609

CONTRACT LOCATION: 1004 N NEBRASKA AVE
 TAMPA, FL 33602

CONTRACT DATE: 15-AUG-2024
 CONTRACT NO: CID00122819

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1 ORIGINAL CONTRACT SUM:	\$953,161.00
2 NET CHANGE BY CHANGE ORDERS:	\$0.00
3 CONTRACT SUM TO DATE (Line 1 +/- 2)	\$953,161.00
4 TOTAL COMPLETED & STORED TO DATE: (Column G on Detail Sheet)	\$953,161.00
5 RETAINAGE:	
a. 0.00% of Completed Work: (Columns D + E on Detail Sheet)	\$0.00
b. 0.00% of Stored Material: (Column F on Detail Sheet)	\$0.00
Total Retainage: (Line 5a+5b or Total in Column I of Detail Sheet)	-\$0.00
6 TOTAL EARNED LESS RETAINAGE: (Line 4 less Line 5 Total)	\$953,161.00
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT: (Line 6 from prior Certificate)	\$938,428.46
8 CURRENT PAYMENT DUE: (Before Applicable Sales Taxes)	\$14,732.54
9 BALANCE TO FINISH, INCLUDING RETAINAGE: (Line 3 less line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS:	\$0.00	

The undersigned Company Certifies that to the best of the Company's knowledge, information and belief, the work covered by this Application For Payment has been completed in accordance with the Contract Documents, and that current payment shown herein is now due

COMPANY: Trane Date: _____
 BY: _____



State of: Florida
 County of: Hillsborough
 Subscribed and sworn to before Pat Kellar
 Me this 9th day of March 2026
 My Commission expires: 1/19/2030

CERTIFICATE FOR PAYMENT

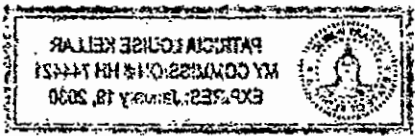
In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the undersigned company Certifies that to the best of their knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the company indicated above is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$14,732.54
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Detail Sheet that are changed to conform to the amount certified.)

CERTIFIER: Jerry Watson Date: 3/9/26
 BY: _____
 ACCEPTANCE: [Signature] Date: 3/9/26
 BY: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the company named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the party under this Contract.





DETAIL SHEET

Invoice: 315892882

APPLICATION AND CERTIFICATE FOR PAYMENT,
Containing Certification is attached

APPLICATION NO: 05
APPLICATION DATE: 04-FEB-2026
PERIOD TO: 28-FEB-2026

CUST PO NO: signed proposal
CONTRACT DATE: 15-AUG-2024
CONTRACT NO: CID00122819

A No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		% (G/C)			
1	MOBILIZATION AND PROJECT MANAG	51,008.81	50,238.55	770.26	0.00	51,008.81	100.00%	0.00	-0.00
2	CONTROLS AND INSTRUMENTATION	105,345.00	91,382.72	13,962.28	0.00	105,345.00	100.00%	0.00	0.00
3	HEAT EXCHANGERS	240,080.00	240,080.00	0.00	0.00	240,080.00	100.00%	0.00	0.00
4	MECHANICAL INSTALLATION	477,566.19	477,566.19	0.00	0.00	477,566.19	100.00%	0.00	0.00
5	NORTH UG VALVE SET REMOVAL	79,161.00	79,161.00	0.00	0.00	79,161.00	100.00%	0.00	0.00
TOTAL		953,161.00	938,428.46	14,732.54	0.00	953,161.00	100.00%	0.00	0.00



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

Invoice

Invoice Number **315896660**

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	07-FEB-2026
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	24-Mar-2026
Discount Date	

Bill To

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

Customer Tax ID

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

Sold To

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

Ship To

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

CERTifyTax - for submittal of tax exemption certificates.

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

-1

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

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

Special Instructions MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		07-FEB-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 02/01/2026	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 02/01/2026	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 02/01/2026	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 02/01/2026	1			



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

Invoice

Invoice Number **315902316**

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	12-FEB-2026
Customer No.	958479
Reference No.	
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	29-Mar-2026
Discount Date	

Bill To

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

Customer Tax ID

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

Sold To

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

Ship To

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

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

CERTifyTax - for submittal of tax exemption certificates.

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

1314174741

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	4552.00	0.00	0.00	0.00	4552.00

Special Instructions	FOR QUESTIONS PLEASE CONTACT LINDSEY.LAFLAMBOY@TRANE.COM THANK YOU FOR DOING BUSINESS WITH TRANE. DRIVE REPLACEMENT ON CT 1. COST OF DRIVE ONLY
-----------------------------	--

Contract/Call No.	Order Date	Ship Date	Purchase Order			
2512508197		12-FEB-2026	N:PEDRO TRASPALACIOS			
Date	Description	Quantity	UOM	Unit Price	Extended Price	
02/03/2026	*Company Parts DRIVE; TR200 50HP 460V NEMA	1	EA	4,552.000	4,552.00	
				Subtotal	4,552.00	



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

Statement Date: February 09, 2026

Amount Due: \$18,292.39

Due Date: March 02, 2026

Account #: 211006277308

DO NOT PAY. Your account will be drafted on March 02, 2026

Account Summary

Current Service Period: January 06, 2026 - February 03, 2026	
Previous Amount Due	\$16,228.09
Payment(s) Received Since Last Statement	-\$16,228.09
Current Month's Charges	\$18,292.39
Amount Due by March 02, 2026	\$18,292.39

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

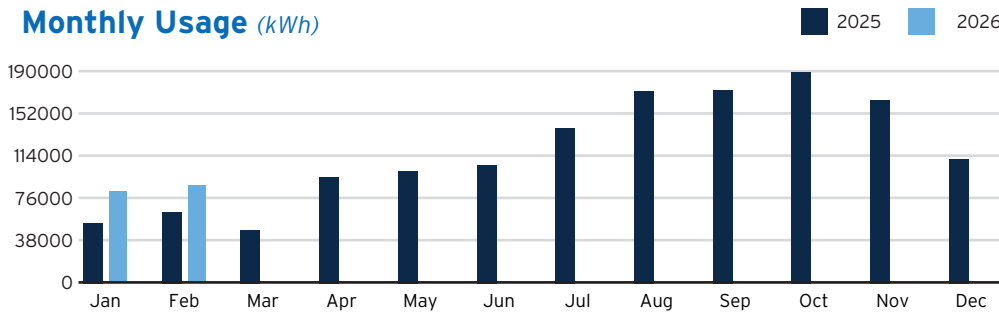
Your Energy Insight

Your average daily kWh used was **51.66% higher** than the same period last year.

Your peak billing demand was **456.13% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage (kWh)



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

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 #: 211006277308

Due Date: March 02, 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: \$18,292.39

Payment Amount: \$ _____

656322707120

Your account will be drafted on March 02, 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 #: 211006277308
Statement Date: February 09, 2026
Charges Due: March 02, 2026

Meter Read

Service Period: Jan 06, 2026 - Feb 03, 2026

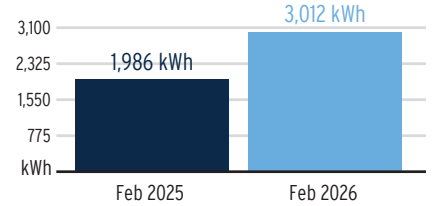
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	02/03/2026	87,350 kWh	862 kW	29 Days

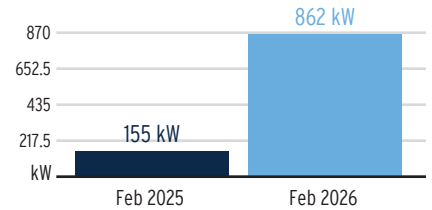
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	862 kW @ \$6.73000/kW	\$5,801.26
Peak Demand Charge	98 kW @ \$12.34000/kW	\$1,209.32
Energy Charge - On Peak	3,589 kWh @ \$0.01322/kWh	\$47.45
Energy Charge - Off Peak	83,761 kWh @ \$0.00633/kWh	\$530.21
Fuel Charge		
On-Peak	3,589 kWh @ \$0.03822/kWh	\$137.17
Off-Peak	83,761 kWh @ \$0.03376/kWh	\$2,827.77
Capacity Charge	862 kW @ \$0.72000/kW	\$620.64
Storm Protection Charge	862 kW @ \$2.02000/kW	\$1,741.24
Energy Conservation Charge	862 kW @ \$0.79000/kW	\$680.98
Environmental Cost Recovery	87,350 kWh @ \$0.00072/kWh	\$62.89
Clean Energy Transition Mechanism	862 kW @ \$1.15000/kW	\$991.30
Storm Surcharge	87,350 kWh @ \$0.01035/kWh	\$904.08
Florida Gross Receipt Tax		\$399.66
Electric Service Cost		\$15,986.45
Franchise Fee		\$1,047.11
State Tax		\$1,258.83
Total Electric Cost, Local Fees and Taxes		\$18,292.39

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges \$18,292.39

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:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277308
Statement Date: February 09, 2026
Charges Due: March 02, 2026

Important Messages

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

Quarterly Fuel Source Update

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.



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

Statement Date: February 06, 2026

Amount Due: \$14,623.28

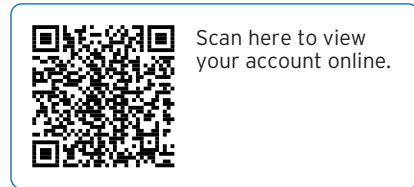
Due Date: February 27, 2026

Account #: 211006278348

Your Energy Insight

Your average daily kWh used was **8.39% higher** than the same period last year.

Your peak billing demand was **53.82% higher** than the same period last year.



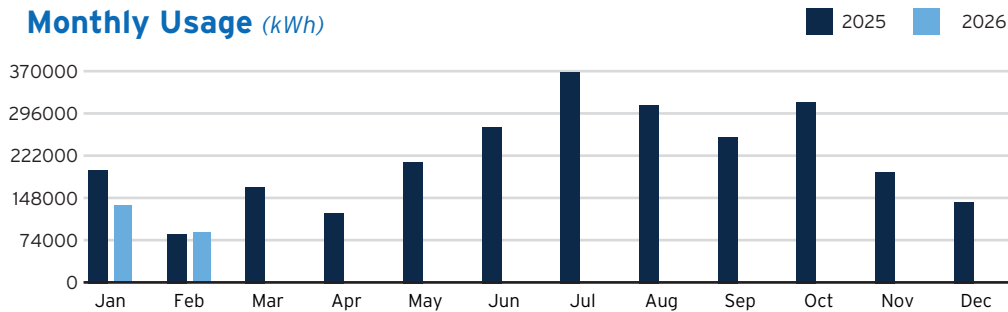
DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 01, 2026 - January 30, 2026	
Previous Amount Due	\$20,522.31
Payment(s) Received Since Last Statement	-\$20,522.31
Current Month's Charges	\$14,623.28
Amount Due by February 27, 2026	\$14,623.28

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: February 27, 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:	\$14,623.28
Payment Amount:	\$ _____

600000848405

Your account will be drafted on February 27, 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:
1004 N NEBRASKA AVE
C, TAMPA, FL 33602-3041

Account #: 211006278348
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Meter Read

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

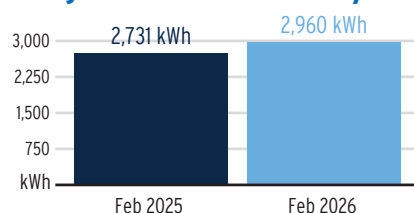
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000848418	01/08/2026	14,169 (Estimated)	14,115	8,640 kWh	160.0000	8 Days
2000000851	01/30/2026	19	0	3,040 kWh	160.0000	22 Days
1000848418	01/09/2026	61,839	61,645	31,040 kWh	160.0000	8 Days
2000000851	01/30/2026	361	0	57,760 kWh	160.0000	22 Days
2000000851	01/30/2026	1.02	0	162.4 kW	160.0000	30 Days
2000000851	01/30/2026	3.15	0	503.36 kW	160.0000	30 Days

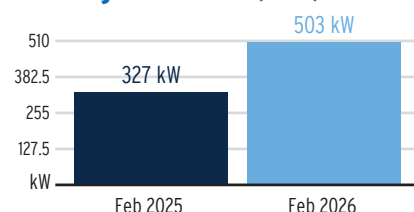
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	503 kW @ \$6.73000/kW	\$3,385.19
Peak Demand Charge	162 kW @ \$12.34000/kW	\$1,999.08
Energy Charge - On Peak	11,680 kWh @ \$0.01322/kWh	\$154.41
Energy Charge - Off Peak	77,120 kWh @ \$0.00633/kWh	\$488.17
Fuel Charge		
On-Peak	11,680 kWh @ \$0.03822/kWh	\$446.41
Off-Peak	77,120 kWh @ \$0.03376/kWh	\$2,603.57
Capacity Charge	503 kW @ \$0.72000/kW	\$362.16
Storm Protection Charge	503 kW @ \$2.02000/kW	\$1,016.06
Energy Conservation Charge	503 kW @ \$0.79000/kW	\$397.37

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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

Account #: 211006278348
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Charge Details *Continued...*

Environmental Cost Recovery	88,800 kWh @ \$0.00072/kWh	\$63.94
Clean Energy Transition Mechanism	503 kW @ \$1.15000/kW	\$578.45
Storm Surcharge	88,800 kWh @ \$0.01035/kWh	\$919.08
Florida Gross Receipt Tax		\$319.17
Electric Service Cost		\$12,766.66
Franchise Fee		\$836.22
State Tax		\$1,020.40
Total Electric Cost, Local Fees and Taxes		\$14,623.28

Total Current Month's Charges **\$14,623.28**

Load Factor



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

Important Messages

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

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.



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

Statement Date: March 06, 2026

Amount Due: \$12,122.07

Due Date: March 27, 2026
Account #: 211006278348

DO NOT PAY. Your account will be drafted on March 27, 2026


Account Summary

Current Service Period: January 31, 2026 - March 02, 2026	
Previous Amount Due	\$14,623.28
Payment(s) Received Since Last Statement	-\$14,623.28
Current Month's Charges	\$12,122.07
Amount Due by March 27, 2026	\$12,122.07

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

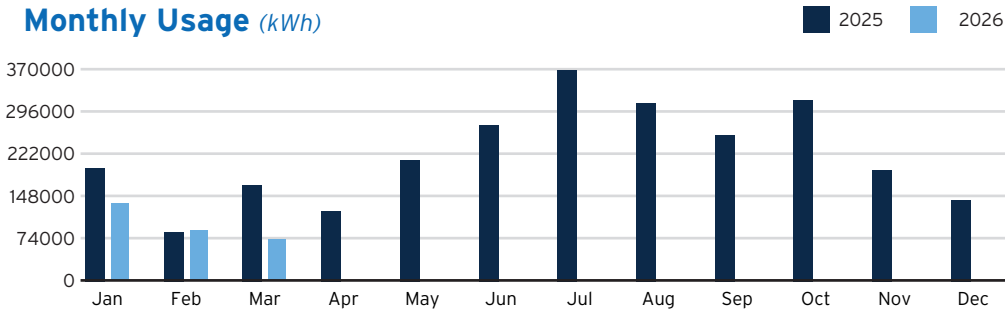
Your Energy Insight

- Your average daily kWh used was **58.84% lower** than the same period last year.
- Your peak billing demand was **15.47% lower** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006278348
Due Date: March 27, 2026

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

Amount Due: \$12,122.07

Payment Amount: \$ _____

639038894093

Your account will be drafted on March 27, 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:
 1004 N NEBRASKA AVE
 C, TAMPA, FL 33602-3041

Account #: 211006278348
Statement Date: March 06, 2026
Charges Due: March 27, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

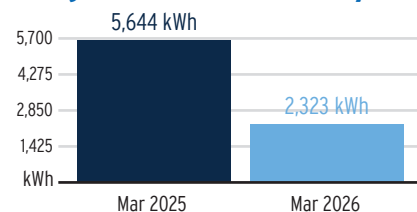
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
200000851	03/02/2026	24		19		800 kWh	160.0000	31 Days
200000851	03/02/2026	811		361		72,000 kWh	160.0000	31 Days
200000851	03/02/2026	0.74		0		118.72 kW	160.0000	31 Days
200000851	03/02/2026	2.8		0		447.52 kW	160.0000	31 Days

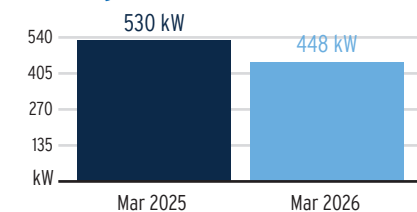
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	448 kW @ \$6.73000/kW	\$3,015.04
Peak Demand Charge	119 kW @ \$12.34000/kW	\$1,468.46
Energy Charge - On Peak	800 kWh @ \$0.01322/kWh	\$10.58
Energy Charge - Off Peak	71,200 kWh @ \$0.00633/kWh	\$450.70
Fuel Charge		
On-Peak	800 kWh @ \$0.03822/kWh	\$30.58
Off-Peak	71,200 kWh @ \$0.03376/kWh	\$2,403.71
Capacity Charge	448 kW @ \$0.72000/kW	\$322.56
Storm Protection Charge	448 kW @ \$2.02000/kW	\$904.96
Energy Conservation Charge	448 kW @ \$0.79000/kW	\$353.92
Environmental Cost Recovery	72,000 kWh @ \$0.00072/kWh	\$51.84
Clean Energy Transition Mechanism	448 kW @ \$1.15000/kW	\$515.20
Storm Surcharge	72,000 kWh @ \$0.01035/kWh	\$745.20

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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Ways To Pay Your Bill

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- Energy-Saving Programs:** 813-275-3909

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

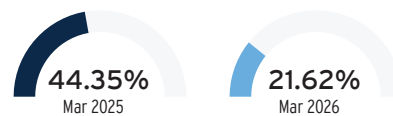
Account #: 211006278348
Statement Date: March 06, 2026
Charges Due: March 27, 2026

Charge Details *Continued...*

Florida Gross Receipt Tax	\$264.29
Electric Service Cost	\$10,571.76
Franchise Fee	\$692.45
State Tax	\$857.86
Total Electric Cost, Local Fees and Taxes	\$12,122.07

Total Current Month's Charges **\$12,122.07**

Load Factor



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

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.



ENCORE COMMUNITY DEVELOPMENT
 1237 E HARRISON ST
 TAMPA, FL 33602

Statement Date: February 09, 2026

Amount Due: \$7,396.51

Due Date: March 02, 2026

Account #: 221009277932

DO NOT PAY. Your account will be drafted on March 02, 2026

Account Summary

Current Service Period: January 06, 2026 - February 03, 2026	
Previous Amount Due	\$5,072.97
Payment(s) Received Since Last Statement	-\$5,072.97
Current Month's Charges	\$7,396.51
Amount Due by March 02, 2026	\$7,396.51

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

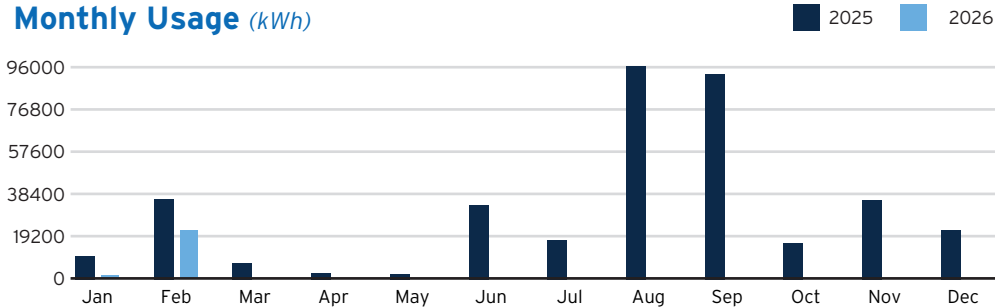
Your Energy Insight

Your average daily kWh used was **34.44% lower** than the same period last year.

Your peak billing demand was **39.74% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage (kWh)



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

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 #: 221009277932

Due Date: March 02, 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: \$7,396.51

Payment Amount: \$ _____

636569737102

Your account will be drafted on March 02, 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:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: February 09, 2026
Charges Due: March 02, 2026

Meter Read

Meter Location: CHILLER

Service Period: Jan 06, 2026 - Feb 03, 2026

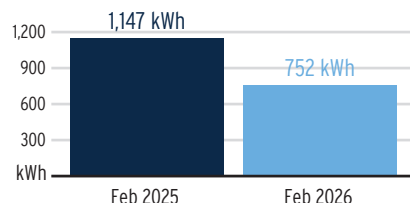
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	02/03/2026	21,802 kWh	422 kW	29 Days

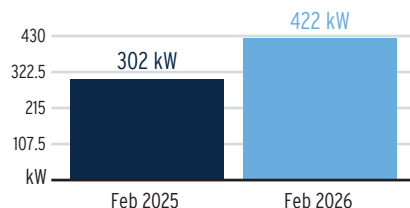
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	422 kW @ \$6.73000/kW	\$2,840.06
Peak Demand Charge	24 kW @ \$12.34000/kW	\$296.16
Energy Charge - On Peak	461 kWh @ \$0.01322/kWh	\$6.09
Energy Charge - Off Peak	21,341 kWh @ \$0.00633/kWh	\$135.09
Fuel Charge		
On-Peak	461 kWh @ \$0.03822/kWh	\$17.62
Off-Peak	21,341 kWh @ \$0.03376/kWh	\$720.47
Capacity Charge	422 kW @ \$0.72000/kW	\$303.84
Storm Protection Charge	422 kW @ \$2.02000/kW	\$852.44
Energy Conservation Charge	422 kW @ \$0.79000/kW	\$333.38
Environmental Cost Recovery	21,802 kWh @ \$0.00072/kWh	\$15.70
Clean Energy Transition Mechanism	422 kW @ \$1.15000/kW	\$485.30
Storm Surcharge	21,802 kWh @ \$0.01035/kWh	\$225.65
Florida Gross Receipt Tax		\$160.62
Electric Service Cost		\$6,424.90
Franchise Fee		\$420.83
State Tax		\$550.78
Total Electric Cost, Local Fees and Taxes		\$7,396.51

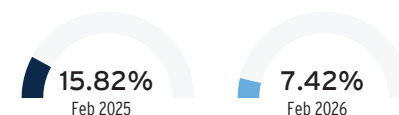
Avg kWh Used Per Day



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 →

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Phone

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

All Other

Correspondences:
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Contact Us

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Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: February 09, 2026
Charges Due: March 02, 2026

Charge Details *Continued...*

Total Current Month's Charges **\$7,396.51**

Important Messages

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

Quarterly Fuel Source Update
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.