



Rizzetta & Company

# Encore Community Development District

---

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

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

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

# **ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

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

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

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

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

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

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

District Office –Riverview, FL 33579 (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614  
[www.encorecdd.org](http://www.encorecdd.org)

Board of Supervisors  
Encore Community  
Development District

July 2, 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, July 09, 2026, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602. The following is the tentative agenda for this meeting:

### 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 Vendor Report..... Tab 2
  - C. Springer Environmental
  - D. District Engineer
  - E. District Counsel
  - F. Tampa Housing Authority Update
  - G. District Manager Report..... Tab 3 USC
    1. Presentation of 2<sup>nd</sup> Quarter Website Compliance Report ..... Tab 4
4. **BUSINESS ITEMS**
  - A. None
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Audit Committee
  - B. Meeting Held on May 14, 2026 ..... Tab 5
  - C. Consideration of Minutes of the Board of Supervisors Meeting Held on May 14, 2026 ..... Tab 6
  - D. Consideration of Minutes of the Board of Supervisors Meeting Held on June 11, 2026..... Tab 7
  - E. Consideration of Operations and Maintenance Expenditures for May 2026 .. Tab 8
  - F. Consideration of Chiller Fund Operations and Maintenance Expenditures for May 2026 ..... Tab 9
6. **SUPERVISOR REQUESTS**
7. **AUDIENCE COMMENTS**
8. **ADJOURNMENT**

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

Sincerely,  
*Rachel Welborn*  
Rachel Welborn  
District Manager

# Tab 1

# ENCORE

## IS Central Plant and Buildings Report

May 2026



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

### Customer

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



### Customer Contacts

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

SECTION 1: Key Performance Indicators

SECTION 2: CEP & Bldg. Heat Exchanger Performance

SECTION 3: Ice Generation and Usage

SECTION 4: Water Treatment

SECTION 5: Chiller Performance

SECTION 6: Maintenance & Repairs



**SECTION 1: Key Performance Indicators (KPI)**

CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Electrical Consumption (kWh)	658,545	428,317	486,687	1,808,338
Electrical Cost	\$112,273.30	\$84,686.11	\$64,917.38	\$337,473.74
Peak Demand Consumption (kW)	2,569	1,416	1,581	5,523
Peak Demand Cost	\$31,701.46	\$17,473.44	\$18,497.70	\$68,178.50
Demand Consumption (kW)	2,883	2,954	1,602	11,440
Demand Cost	\$19,402.59	\$19,880.42	\$10,220.76	\$76,991.20
Water Cost	\$3,200.56	\$2,283.12	\$2,680.80	\$10,228.14

CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Plant Efficiency (kW/Ton) (Avg)	1.08	1.01	1.28	1.09
Cooling Degree Days	483	297	525	1155
Chilled Water Differential Temperature (F) (Avg)	11.9	10.7	11.8	9.4
Condenser Water Setpoint (F) (Avg)	79.7	73.7	79.8	72.5
Days Failed to Make Ice	11	0	15	20
Water Usage (x 1000 Gallons)	373	262	317	1178

**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		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
Apr	50.0	39.3	10.7	1,336	1,696,166	424,042	12.4	12.6	428,317	1.01	297
May	51.7	39.8	11.9	1,679	2,437,999	609,500	15.5	15.8	658,545	1.08	483

- CEP total kWh consumption increased by 53.8%, Ton-Hour consumption increased by 43.7%, and total cooling degree days increased by 62.6% from April. The current month's Plant Loading of 41% was an increase of 39% from April. Building consumption increased between 22% and 78%.



**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	609,500	424,042	379,974	1,709,292
Navara Ton Hour Consumption	68,345	53,639	71,835	222,414
Legacy Ton Hour Consumption	53,192	41,528	57,297	172,673
Ella Ton Hour Consumption	39,519	26,902	37,601	107,538
Reed Ton Hour Consumption	58,150	48,020	88,454	224,512
Trio Ton Hour Consumption	41,728	29,484	42,720	128,466
Tempo Ton Hour Consumption	72,699	51,515	76,513	201,699
Modera Ton Hour Consumption	130,077	72,970	20,697	322,317
Harrison Ton Hour Consumption	150,009	0	0	150,009

**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
Apr	51.1	41.2	9.9	179	10.0	213,507	56.1	51.8	4.3	25.5	26.9
May	51.9	41.8	10.1	221	10.0	273,965	59.2	54.8	4.5	26.7	28.0

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	45.7	5.1	321	44	203,510	12.0	61.3	56.1	96.6	96.2
Apr	51.7	46.4	5.2	334	44	212,630	12.0	61.7	56.2	99.4	99.1
May	52.6	46.5	6.1	360	44	274,401	12.0	62.4	56.7	98.3	97.9



## 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
Apr	52.4	40.1	12.2	115	12.0	166,185	53.3	50.1	3.2	77.7	77.6
May	53.1	40.5	12.6	140	12.0	213,333	55.1	51.4	3.7	84.1	83.8

Legacy Bldg Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Total Tons	Average Control Valve Signal	Average Control Valve Feedback	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
Apr	54.2	46.5	7.8	187	174,988	--	--	3.1	2.3	8.0
May	55.7	45.4	10.3	185	233,270	100.0	99.7	32.1	32.2	6.7

## 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
Apr	46.5	41.1	5.4	172	107,467	12.0	20.6	22.0
May	48.3	41.5	6.8	200	161,599	12.0	21.4	22.7

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
Apr	55.3	42.5	12.7	206	313,634	42	0.0
May	57.3	45.1	12.2	166	251,794	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
Apr	50.6	41.0	9.6	171	193,327	12	22.7	23.3
May	52.6	41.4	11.1	171	234,073	12	27.1	27.6

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2025							
Jan	51.2	40.8	10.4	64	44.0	84,194	9.4
Feb	53.6	41.7	11.9	105	44.0	138,855	11.2
Mar	53.3	41.4	12.0	98	44.0	144,845	11.4
Apr	54.0	41.9	12.1	146	44.0	211,406	14.0
May	55.4	42.5	12.8	191	44.0	303,524	15.9
Jun	54.7	42.0	12.7	190	44.0	290,863	15.9
Jul	54.5	41.3	13.2	197	44.0	323,034	16.0
Aug	55.3	41.6	13.7	205	44.0	348,046	16.0
Sep	54.5	41.7	12.8	194	44.0	299,052	15.9
Oct	54.3	41.2	13.1	166	44.0	270,292	15.9
Nov	52.4	40.1	12.3	106	44.0	160,113	14.6
Dec	52.3	40.4	11.9	97	44.0	144,519	14.0
2026							
Jan	67.4	60.6	11.4	81	44.0	67,311	13.4
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
Apr	56.6	42.6	14.0	132	44.0	222,004	10.9
May	57.7	43.7	13.9	180	44.0	310,567	11.7

## 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
<b>2025</b>							
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
<b>2026</b>							
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
Apr	51.9	41.1	10.8	12	93	117,713	23.3
May	53.2	41.5	11.7	12	119	167,262	26.1

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 (%)
<b>2025</b>								
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
<b>2026</b>								
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
Apr	53.2	42.0	11.2	151	204,027	15.0	15.0	4.1
May	54.9	42.5	12.4	190	291,426	14.5	14.5	2.1

## Tempo – Plant and Building 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	Average Control Valve Signal
2025							
Jan	46.7	40.9	5.8	14.0	89	61,977	0.0
Feb	51.7	41.5	10.2	14.0	119	137,545	0.0
Mar	50.8	41.7	9.2	14.0	124	142,054	0.0
Apr	53.9	41.7	12.3	14.0	150	221,131	0.0
May	54.6	40.9	13.7	14.0	208	108,429	0.0
Jun	50.5	41.1	9.4	12.3	296	179,738	0.0
Jul	47.8	41.1	6.7	12.0	388	310,343	0.0
Aug	47.5	41.5	6.0	12.0	421	303,620	0.0
Sep	47.1	41.3	5.8	12.0	399	266,241	0.0
Oct	50.1	41.3	8.8	12.0	245	234,677	26.2
Nov	49.1	41.1	8.0	12.0	146	140,379	20.0
Dec	48.1	41.2	6.9	12.0	133	113,140	20.2
2026							
Jan	45.8	41.2	4.6	12.0	140	75,255	23.1
Feb	45.1	40.7	4.4	12.0	142	63,654	24.8
Mar	49.6	41.3	8.3	12.0	161	168,620	20.4
Apr	52.3	42.2	10.1	12.0	173	206,007	21.3
May	53.9	42.7	11.3	12.0	213	291,742	23.5

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
Apr	53.5	103.4	1.1	251	36,419	10	10.0	42
May	55.2	45.5	9.7	291	351,550	10	10.0	42



## Modera – Plant and Building 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
Apr	55.0	40.9	14.1	173	14.0	292,591	49.9	50.9

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
Apr	57.6	44.4	13.2	205	44	319,579	15.0

## Harrison – Plant and Building Side Heat Exchanger Information

Harrison Plant Side HX1	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Average CHWR Plant Tons	Average Control Valve Signal	Average Control Valve Feedback	Average Diff Pressure PSI
2026								
May	57.6	43.1	14.5	113	17,576	45.1	43.8	111.3

Harrison Plant Side HX2	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Average CHWR Plant Tons	Average Control Valve Signal	Average Control Valve Feedback	Average Diff Pressure PSI
2026								
May	57.6	43.4	14.2	121	18,587	45.1	44.5	124.9

**SECTION 3: Ice Generation and Usage**

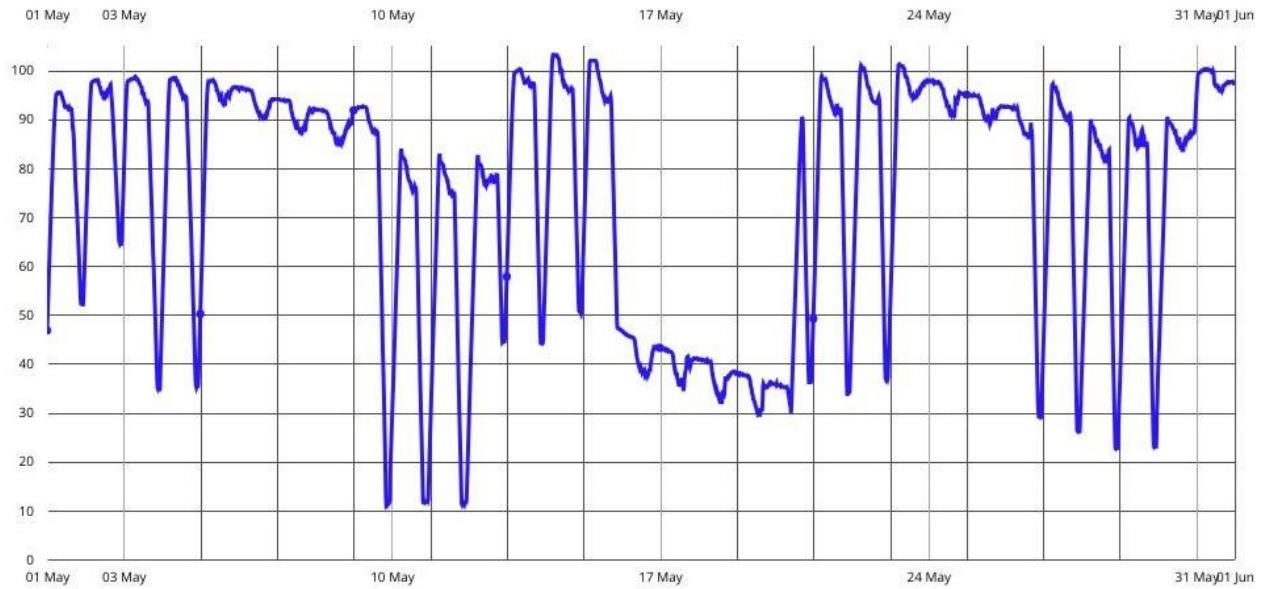
**Ice Inventory April 2026**

**Ice Inventory**

Encore - CEP: 1240 Ray Charles Boulevard

**Analog Point**

May 1, 2026 12:00 AM - June 1, 2026 12:00 AM



**Ice Inventory - May 2026**

	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	11	0	20	Ice calibration and testing in April
Minimum Ice Level	11	10	N/A	
Average Days on Ice	0.2	0.2	N/A	
Maximum Days on Ice	0.3	0.3	N/A	
Maximum Hours on Ice	6	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	HX-2 Glycol CHWR	GCHP-5 Speed%	GCHP-6 Speed%	GCHP-5 Run Hours	GCHP-6 Run Hours	Glycol GPM Flow
2025													
Jun	44.5	53.0	41.3	50.8	44.6	53.1	41.6	51.0	0.0	18.8	0	95	--
Jul	47.3	54.3	44.1	52.6	47.3	54.4	44.4	52.8	16.4	5.8	170	69	560
Aug	45.8	52.8	43.0	51.2	45.8	52.8	43.1	51.3	9.2	7.9	106	97	499
Sep	44.3	50.7	40.8	49.4	44.2	50.8	41.0	49.5	2.7	22.5	33	284	741
Oct	43.3	51.2	39.3	49.6	43.5	51.3	39.8	49.8	14.8	17.1	204	285	722
Nov	40.2	47.9	35.4	46.3	40.4	47.9	35.9	46.5	10.1	9.6	177	177	211
Dec	40.4	48.1	35.7	46.6	40.5	48.1	36.2	47.0	7.6	7.4	142	149	172
2026													
Jan	38.4	45.2	33.1	42.3	38.4	45.2	33.5	42.3	8.1	7.7	155	159	194
Feb	38.4	45.0	33.1	42.7	38.5	45.0	33.4	42.6	12.2	12.2	214	244	584
Mar	41.4	49.1	35.9	47.8	41.8	49.1	36.7	48.2	17.6	16.3	285	296	768
Apr	44.6	49.4	39.8	49.3	44.7	49.4	40.9	49.4	21.9	17.2	292	236	869
May	46.8	52.2	43.1	52.2	46.7	52.3	43.9	52.7	14.8	9.0	161	134	564


## Time of Use Electric Rates

### Tampa Electric Monthly Charges

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

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

**SECTION 4: Water Treatment**



## Service Report

**Monthly Water Treatment Service Report**  
**Sunday, June 7, 2026 7:33 AM EDT**


---

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

Report Number: **677193**  
 Recorded By: **Chris Long**  
**(952) 469-4965**  
**clong@chemtexcorp.com**

On-Site Time: **12:00 PM EDT to 1:17 PM EDT**

**Chiller Plant - Condenser Water**

Test	Softeners	Condenser Water	New Softener	Closed Loop
Conductivity (as µmhos)	845 <small>Record</small>	3042 <span style="background-color: #90ee90;">1000 - 5500</span>	1147 <span style="background-color: #ffff00;">1000 max</span>	1320 <small>Record</small>
pH	<span style="background-color: #90ee90;">7.82</span> <span style="background-color: #90ee90;">6 - 8.5</span>	8.70 <small>Record</small>	<span style="background-color: #90ee90;">7.80</span> <span style="background-color: #90ee90;">7.5 - 8</span>	11.00 <small>Record</small>
Hardness, total (ppm as CaCO <sub>3</sub> )	1 <span style="background-color: #90ee90;">5 max</span>	60 <span style="background-color: #90ee90;">150 max</span>	1 <span style="background-color: #90ee90;">6 max</span>	
On-Trac, ppb		90 <span style="background-color: #90ee90;">80 min</span>		
Controller Conductivity Reading		2970 <small>Record</small>		
Temperature (°F)		78 <span style="background-color: #90ee90;">80 - 100</span>		
 Conductivity Cycles (Calculated)		3.6 <span style="background-color: #ffff00;">4 - 10</span>		
Nitrite (ppm as NO <sub>2</sub> )				300 <span style="background-color: #ffff00;">400 - 800</span>

**Opening Comment**

Chemtex was on site to perform monthly testing for the cooling water system. While on site:

- 1) I calibrated the conductivity and PTSA (inhibitor) probes to ensure better control of the system
- 2) Added closed loop inhibitor to the loop and changed the filter bag.
- 3) The new softeners were producing soft water. This is much improved from last month.

---

**Closing Signature**

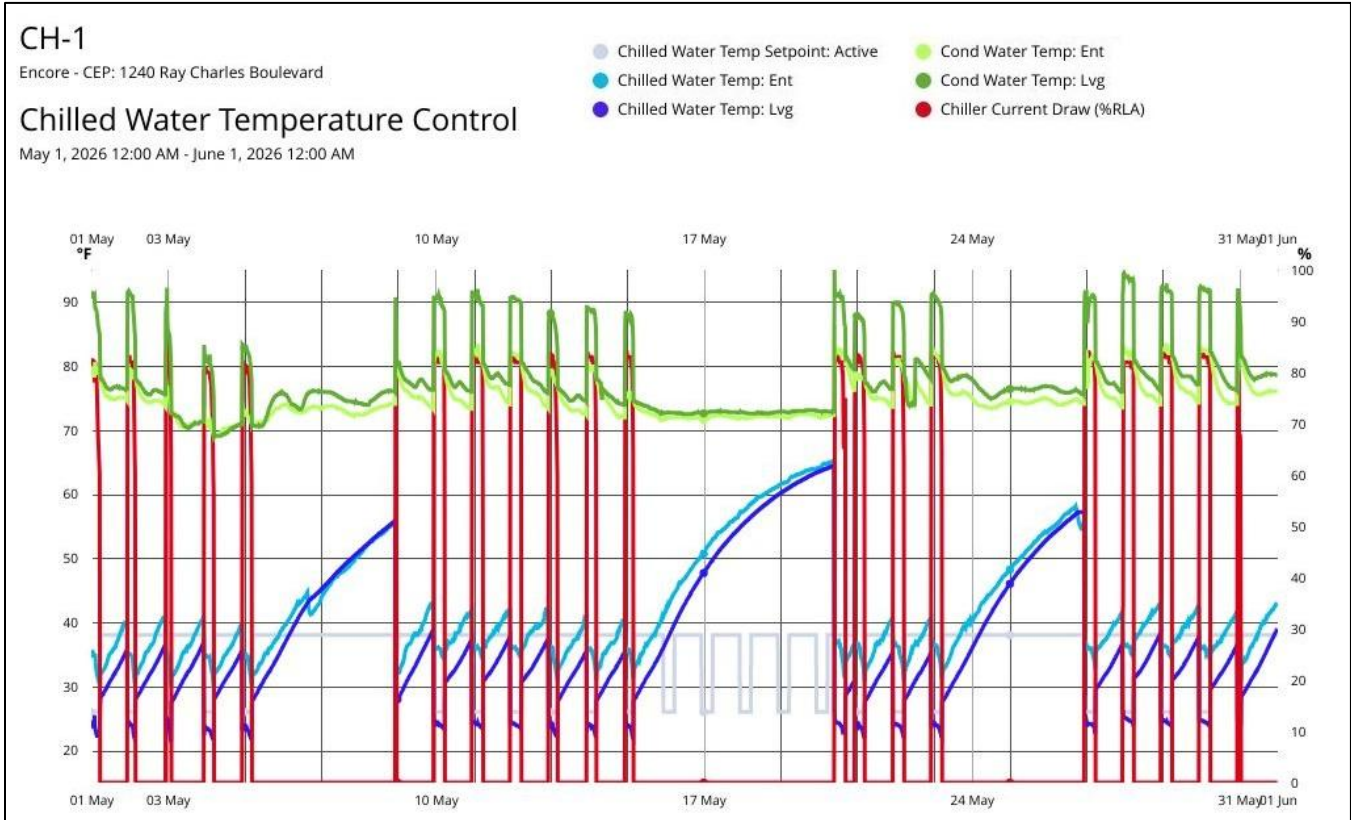
Please continue to monitor and let us know if there are any questions or concerns.

Best Regards,

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

**SECTION 5: Chiller Performance**

**Chiller #1 Performance**  
 Trane Model # CVHF108, Serial # L11H03092





Encore - CEP, 1240 Ray Charles Boulevard, Tampa, FL 33602

### Chiller Performance Report

Reporting Period: 05/01/2026 - 05/31/2026  
 Creation Date: 06/10/2026



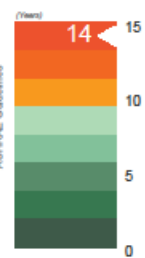
Chiller Name: <b>CH-1</b>	Sales Order Number: <b>HSN153A</b>	Chiller Entered Service Date: <b>March 01, 2012</b>
Chiller Capacity: <b>675.0 Tons</b>	Serial Number: <b>L11H03052</b>	Model Number: <b>CVHF108FA4CGACX318CE7BCAFAD000000R000140L00000CA100A</b>

#### Compressor Run Hours and Starts

CKT1 - Compressor 1A

	This Month	Apr 2026	Total Life of Equipment
Total Run Hours	122.99	177.78 <b>▼ 31%</b>	25478.88
Total Starts	20.0	31.0 <b>▼ 35%</b>	3579.0
Average Daily Starts	0.65	1.03 <b>▼ 37%</b>	0.89
Average Run Hours/Start	6.15	5.73 <b>▲ 7%</b>	7.12

#### Chiller Life

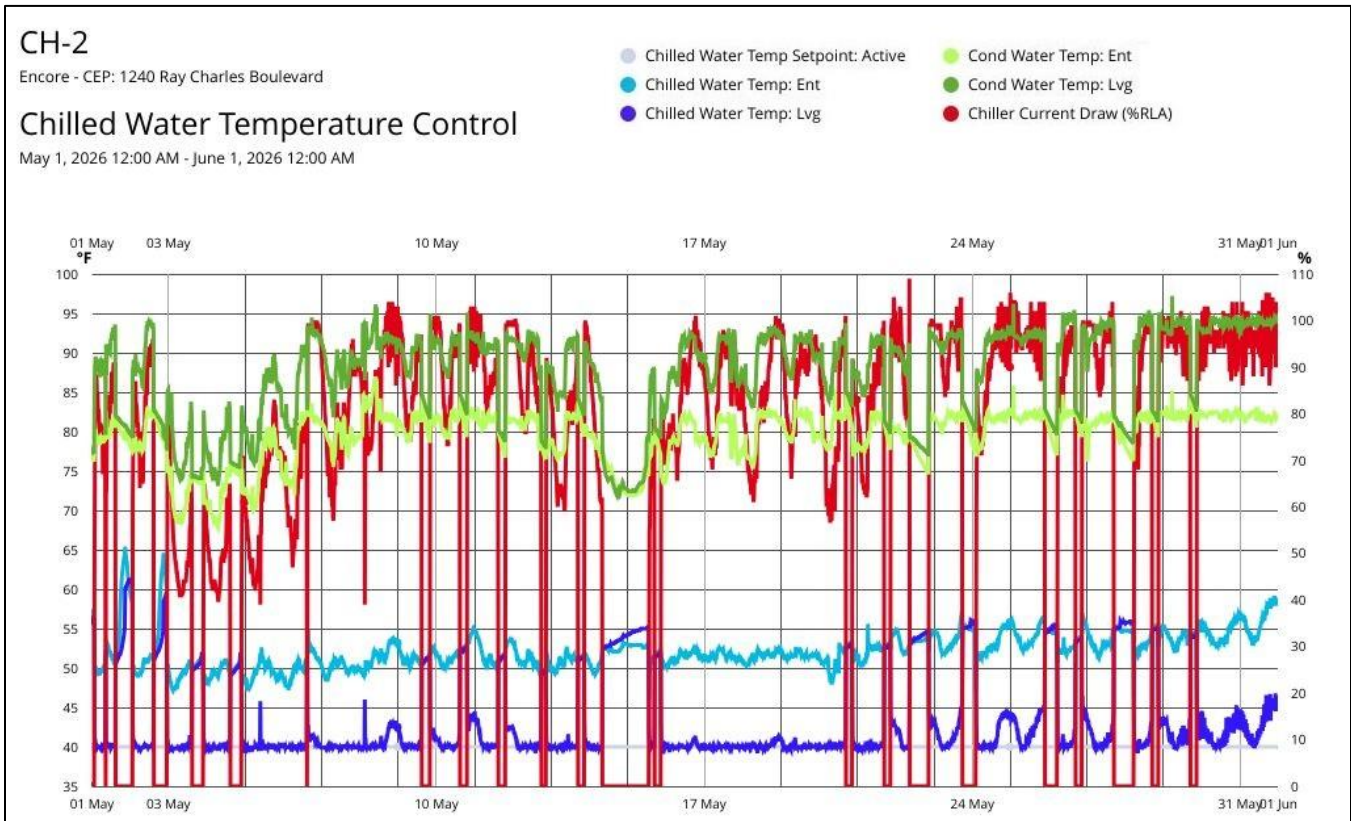


#### Plant Load Analysis

(Current Month)



### Chiller #2 Performance Trane Model # CVHF108, Serial # L15C01634





Encore - CEP, 1240 Ray Charles Boulevard, Tampa, FL 33602

### Chiller Performance Report

Reporting Period: 05/01/2026 - 05/31/2026  
 Creation Date: 06/10/2026



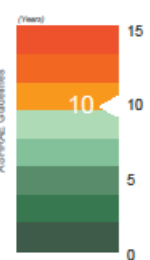
Chiller Name: <b>CH-2</b>	Sales Order Number: <b>HSU872A</b>	Chiller Entered Service Date: <b>October 01, 2015</b>
Chiller Capacity: <b>1000.0 Tons</b>	Serial Number: <b>L15C01634</b>	Model Number: <b>CV/HF108FA4V/DPE030186FBCDBA000000201G170LD 0000CA100DA</b>

#### Compressor Run Hours and Starts

CKT1 - Compressor 1A

	This Month	Apr 2026	Total Life of Equipment
Total Run Hours	591.48	▲ 12% 533.73	45485.79
Total Starts	38.0	▼ 5% 38.0	2591.0
Average Daily Starts	1.16	▼ 9% 1.27	0.89
Average Run Hours/Start	16.43	▲ 17% 14.05	16.9

#### Chiller Life

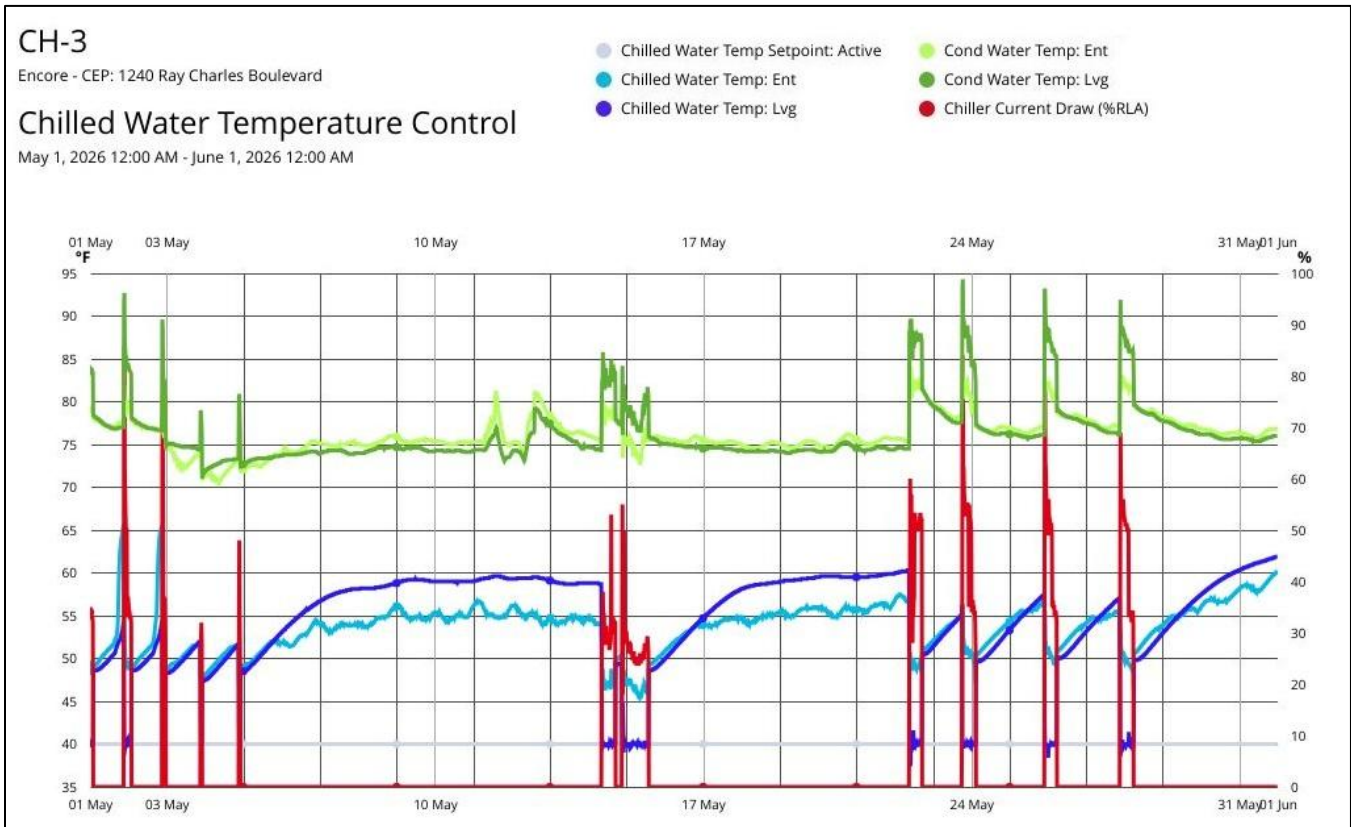


#### Plant Load Analysis

(Current Month)



### Chiller #3 Performance Trane Model # CDHF3000, Serial # L22L03369

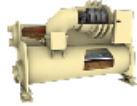




Encore - CEP, 1240 Ray Charles Boulevard, Tampa, FL 33602

### Chiller Performance Report

Reporting Period: 05/01/2026 - 05/31/2026  
Creation Date: 06/10/2026



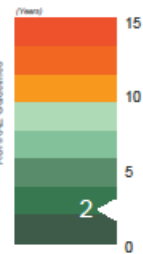
Chiller Name: <b>CH-3</b>	Sales Order Number: <b>H5C614A</b>	Chiller Entered Service Date: <b>December 07, 2023</b>
Chiller Capacity: <b>2500.0 Tons</b>	Serial Number: <b>L22L03369</b>	Model Number: <b>CDHF3000D3N003163182ABA112ABA1DLKAA1G0701 010HH00L40A</b>

#### Compressor Run Hours and Starts

CKT1 - Compressor 1A

	This Month	Apr 2026	Total Life of Equipment
Total Run Hours	66.88	▲ 1056% 5.94	940.75
Total Starts	11.0	▲ 57% 7.0	175.0
Average Daily Starts	0.35	▲ 52% 0.23	0.19
Average Run Hours/Start	6.24	▲ 634% 0.85	5.38

#### Chiller Life



CKT2 - Compressor 2A

	This Month	Apr 2026	Total Life of Equipment
Total Run Hours	25.36	▲ 193% 8.65	466.65
Total Starts	26.0	▲ 136% 11.0	237.0
Average Daily Starts	0.84	▲ 127% 0.37	0.28
Average Run Hours/Start	0.98	▲ 24% 0.79	1.97



## 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
2026										
Jan	2.2	82.2	0.1	-11.0	22.3	0.0	22.1	114.5	1.2	72
Feb	2.1	81.0	0.1	-11.0	22.1	0.0	22.5	113.9	0.6	101
Mar	2.2	84.1	0.1	-11.0	22.1	0.0	22.5	115.3	6.0	167
Apr	2.3	85.6	0.2	-11.0	22.2	0.0	22.6	116.0	0.0	178
May	2.7	93.6	0.2	-10.9	23.0	0.0	22.9	119.5	0.6	122

## 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
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
Apr	0.7	83.3	4.0	-9.1	38.1	2.0	26.3	116.6	2.4	536
May	3.6	92.6	3.2	-9.2	37.5	3.3	25.8	125.0	0.0	593

## Chiller #3 Refrigeration and Mechanical Performance

Chiller 3	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
Ckt 1										
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
Apr	15.0	85.8	1.1	5.5	40.9	-0.3	23.4	108.6	4.2	6
May	14.7	85.0	0.9	5.4	39.8	0.4	23.2	108.4	0.0	69

Chiller 3	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
Ckt 2										
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
Apr	13.8	80.0	-2.2	5.2	38.3	2.1	19.7	118.1	2.4	9
May	14.6	82.7	-4.8	5.2	38.1	2.0	23.0	116.4	0.0	26

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

Completed Maintenance & Repairs	
<b>Modera 6/13 &amp; 6/14/26</b>	<p>Tech: Javier Suris Connected to the SC. Verified connection to the internet via Peplink router. Installed the Plant UC600 and BTU meter. The SC is BBMD broadcast manager and it's not communicating with the other BBMD's. None of the BBMD's are not communicating with it either. Need further troubleshooting. Possibly resting all the BBMD SC's in the table per TS document. Added the SC to Trane Connect to have connectivity to the building this route. Worked on the graphic. Need to finish mapping points. Note: In the device list Routers and Bridges shows devices from the building.</p> <p>6/14/2026: Updated firmware from v6.30 to v6.40. Setup service user. CH-1 had Evap water flow lost alarms. Changed GWP sequence.</p>
<b>Glycol Pump 6 6/9/26</b>	<p>Tech: Steve Mullins arrived on site to address an issue with the GCHWP-6. Found the GCHWP-6 was not operating as intended. Identified Glycol water pump 6 was down. Inspected Glycol water pump 6. Removed covering and checked all fusing, circuit boards, and electrical components; found nothing out of the ordinary. Tested the motor, confirming normal 550 MΩ to ground and no shorted windings. Re-powered the drive. Checked hand operation; drive running in hand mode was normal. Verified drive and auto drive ramp normally, with amp and hertz commands concurrent and normal. The GCHWP-6 is now operating as intended. No additional work needs to be quoted.</p>
<b>Chiller 2 6/9/26</b>	<p>Tech: Steve Mullins arrived on site to address an issue with CH-2. Found CH-2 with a high motor current alarm. Reset the alarm. CH-2 started normally. After a short run time, CH-2 shut down and restarted, causing the water temperature to rise to 50 degrees. CH-2 is now operating as designed. The unit is operating as intended on departure. No additional work needs to be quoted.</p>
<b>Plant HX Temp Sensor 6/5 &amp; 6/12/26</b>	<p>Tech: Javier Suris arrived on site to address an issue with the TEMPERATURE SENSORS. The unit was not operating as intended upon my arrival. On 6/5/2026, I replaced the HX plant ent. water temp sensor with a new TEMPERATURE SENSOR. I used a Belimoo1DT-5LL TEMPERATURE SENSOR (Johnstone L99-8006). The original sensor was ordered and was on back order from Johnstone.</p> <p>On 6/12/2026, I picked up the replacement part from the supplier. The unit is now operating as intended. No additional work needs to be quoted at this time.</p>
<b>Cooling Towers 5/2026</b>	<p>All cooling towers were thoroughly cleaned and inspected for signs of wear.</p> <p>5/4/26 – Towers 4, 5, and 6 are all in good condition</p> <p>5/6/26 - Tower 3. The fill is showing heavy scale and some damaged areas as the fill is becoming brittle. Life expectancy of cooling tower fill is 10-12 years depending on water treatments and surround factors. This tower is next door to a dirt field and across the street from a yearlong construction project. We do not feel it needs to be changed immediately but would recommend that you begin to budget the fill replacement in the next 2-3 years.</p> <p>5/6/26 - Tower 2. As with tower 3, the fill is showing heavy scale. Life expectancy of cooling tower fill is 10-12 years depending on water treatments and surround factors. This tower is next door to a dirt field and across the street from a yearlong construction project. We do not feel it needs to be changed immediately but would recommend that you begin to budget the fill replacement in the next 2-3 years.</p> <p>5/11/26 - Fixing the header pipe leaks in tower 1-3. We supported the pipes and re-aligned them. After that, we shifted the Fernco coupling back into place and tightened the straps. Tower 2 Fernco got new steel straps and we had to move the coupling about 2 inches to get it back in line. Please let me know if you have any questions as this does complete our scope of work for this project.</p>
<b>Check Leaks 2/12, 2/13, &amp; 3/21/26</b>	<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>

## **Tab 2**

# ENCORE

## Community Asset Management Report



June 17, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# North Central Avenue, Governor Street

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**

- 1. North Central Avenue:** The newly installed jasmine plantings within the east-side roadway easement appear to be establishing successfully, with no dieback observed throughout the planting area. Weed presence is also minimal, reducing competition and allowing the new plantings to continue developing healthy growth and coverage. (Pics 1A> & 1B>)



- 2. Governor Street:** Damaged irrigation lines were observed within the roadway easement of the tempo area; prompt repair is recommended due to current drought conditions and irrigation restrictions. Timely correction will help prevent water loss, improve irrigation efficiency, and support the continued health of the surrounding turf and landscape plantings. (Pics 2A & 2B>)



# Annuals, Ray Charles Blvd, Chiller Park, Palms

**3. Annuals:** The newly installed annuals within the community roundabout appear healthy and are establishing successfully, with strong color and no signs of decline observed. Turf weed presence within the beds is minimal to nonexistent, reducing competition and allowing the annuals to continue developing and filling out as intended. (Pic 3)



**4. Ray Charles Blvd:** Vandalism was observed on a tree within the westernmost median on the south side of the roadway, where nails have been used to attach a hanging shoe and other objects to the trunk. Removal is recommended to prevent continued damage to the tree, reduce the risk of pest and disease entry through the wounds, and maintain the overall appearance of the landscape. (Pic 4)



**5. Chiller Park:** Overall, the park area was observed to be well maintained, with no dead plant material noted, minimal trash and debris present, and no vegetation encroaching onto walkways. While some isolated sections remain dry, the majority of the area has greened up considerably and is exhibiting healthy growth following recent rainfall. Continued favorable weather conditions should further support recovery within the remaining stressed areas. (Pic 5)



**6. Palms:** Palm trees throughout the community continue to retain fruit, though the vendor has confirmed that a proposal for defruiting will be provided. Prompt completion of this work is recommended to prevent palm saplings from establishing within nearby landscape beds and turf areas, where they can compete with intended plantings, increase maintenance requirements, and negatively impact the overall appearance of the landscape.

# Grasses, Missing Tree

7. **General Note(Grasses):** The majority of previously reported areas of turf decline have either recovered or are continuing to recover well following recent rainfall. Increased green coloration and improved density were observed throughout much of the community, with only small isolated sections of dry or missing turf remaining. While areas lacking turf coverage will likely require replacement, it is recommended that the remaining dry areas be monitored for an additional month before determining whether replacement is necessary, as continued recovery remains possible under current growing conditions. (Pics 7A>, 7B>, 7C>)

8. **Missing Tree:** A circular area of missing turf remains within one of the medians and appears to be the location of a former tree ring. With recent rainfall improving growing conditions, consideration may be given at the Board's discretion to mulching the area, installing replacement turf along with other turf repairs, or planting a new tree to restore the landscape feature and improve the overall appearance of the median. (Pic 8)



## **Tab 3**

## **Tab 4**



# Quarterly Compliance Audit Report

---

## Encore

**Date:** June 2026 - 2nd 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*

# Table of Contents

---

## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

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

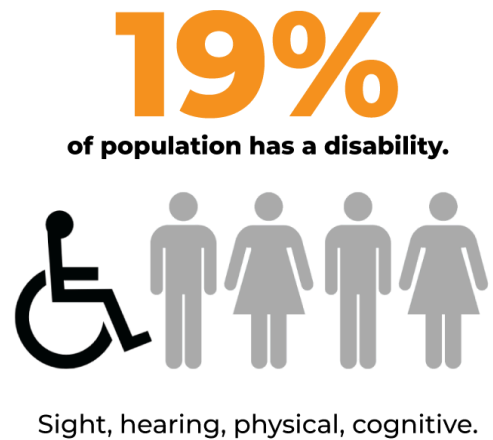
## Compliance Criteria

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](http://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 5**

**MINUTES OF MEETING**

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

**ENCORE  
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Encore Community Development District was held on **Thursday, May 14, 2026, at 1:32 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Julia Jackson	<b>Committee Member</b>
Mae Walker	<b>Committee Member</b>
Michael Randolph	<b>Committee Member</b>
Carol Jones	<b>Committee Member</b>
Irma Ruiz	<b>Committee Member</b>

Also present were:

Rachel Welborn	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sarah Sandy	<b>District Counsel, Kutak Rock</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Welborn called the meeting to order at 1:32 p.m. and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Business Administration**

**A. Ranking of Audit Proposals**

On a Motion by Ms. Jackson, seconded by Mr. Randolph, with four in favor, and one Ms. Walker opposed, the Board of Supervisors approved the Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2026 audit services proposal for Encore Community Development District.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

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

## **Tab 6**

**MINUTES OF MEETING**

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

**ENCORE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, May 14, 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	<b>Board Supervisor, Chairman</b>
Irma Ruiz	<b>Board Supervisor, Vice Chairman</b>
Mae Walker	<b>Board Supervisor, Assistant Secretary</b>
Michael Randolph	<b>Board Supervisor, Assistant Secretary</b>
Carol Jones	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Rachel Welborn	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sarah Sandy	<b>District Counsel, Kutak Rock</b>
Dylan Campbell	<b>Landscape Inspection Specialist, Rizzetta &amp; Company, Inc.</b>
Greg Woodcock	<b>District Engineer, Stantec</b>
Jozette Chack-On	<b>Developer, Counsel, Saxon Gilmore</b>
Lorenzo Reed	<b>Developer, Project Manager., THA</b>
Jeff Watson	<b>Representative, Trane</b>
Ed Rivera Colon	<b>Representative, Crosspoint Landscape</b>

Audience	<b>Several in Attendance</b>
----------	------------------------------

**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**

A resident expressed concerns regarding bricks by tempo and stated that landscape looks good. The resident requested more lighting in the butterfly garden.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Chiller System Manager**

Mr. Watson presented his report.

**1. Presentation of Central Energy Plant Report - Trane**

Ms. Walker requested that Trane clean the windows.

Mr. Randolph asked whether the increase in water usage contributed to higher costs.

**B. Landscape Inspection**

Mr. Campbell presented his report to the Board.

**1. Community Asset Inspection Report**

A discussion followed regarding a proposal for Palatka holly replacement and consideration of cypress foxtails.

The Board of Supervisors requested a proposal to improve park lighting.

**2. Review of Irrigation Report**

Mr. Colon-Rivera presented his report to the Board.

**3. Consideration of Crosspoint #4916**

**4. Consideration of Crosspoint #4917**

**5. Consideration of Crosspoint #4918**

On a Motion by Ms. Jackson, seconded by Ms. Ruiz, with all in favor, the Board of Supervisors approved proposals #4916 Asian Jasmine near Trio for \$7,232.50, #4917 Scott Street Asian Jasmine for \$1,932.50, and #4918 Asian Jasmine Near Reed for 2,270.00, for the Encore Community Development District. 5-0

**6. Consideration of Crosspoint #4957**

This item was tabled with Board of Supervisors request to resubmit for jasmine.

**C. Springer Environmental**

Not Present and no report.

**D. District Engineer**

Mr. Woodcock provided an update on SWFMD permits.

**E. District Counsel**

There being none, the next business item followed.

91 **F. Tampa Housing Authority Update**  
92 An update was provided regarding the construction of the theater; the Johnson  
93 Brothers Homes is out for bid and will be a coffee shop, and the Harrison  
94 grocery will be mid-July and August for opening.

95  
96 **G. District Manager**  
97 Ms. Welborn advised that the next meeting is scheduled for June 11, 2026, at  
98 1:30 p.m.  
99

100 **FOURTH ORDER OF BUSINESS**

**Business Items**

101  
102 **A. Ratification of Copperline Electric Proposal for Direction Bore Refeed**  
103

On a Motion by Ms. Walker, seconded by Ms. Jones, with all in favor, the Board of Supervisors ratified the Copperline Electric proposal for directional bore refeed in the amount of \$5,100.00, for the Encore Community Development District. 5-0

104  
105  
106 **B. Consideration of Resolution 2026-06 General Election**  
107

On a Motion by Ms. Walker, seconded by Mr. Randolph, with all in favor, the Board of Supervisor adopted Resolution 2026-06; General Election, for the Encore Community Development District. 5-0

108  
109  
110 **C. Presentation of Voter Registration Count**  
111

On a Motion by Ms. Jackson, seconded by Ms. Ruiz, with all in favor, the Board of Supervisors accepts the registered voter count for the Encore Community Development District. 5-0

112  
113  
114 **D. Presentation of Website Compliance Report**  
115

On a Motion by Ms. Jackson, seconded by Ms. Ruiz, with all in favor, the Board of Supervisors accepts the website compliance report for the Encore Community Development District. 5-0

116  
117  
118  
119  
120  
121  
122

123 **FIFTH ORDER OF BUSINESS**

**Business Administration**

124  
125  
126  
127

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting  
Held on April 9, 2026**

On a Motion by Ms. Walker, seconded by Ms. Jones, with all in favor, the Board of Supervisor approved the minutes of the Board of Supervisors Regular Meeting held on April 9, 2026, as presented, for the Encore Community Development District. 5-0

128  
129  
130  
131  
132

**B. Consideration of Minutes of the Board of Supervisors Audit Committee  
Meeting Held on April 9, 2026**

On a Motion by Ms. Jackson, seconded by Ms. Jones, with all in favor, the Board of Supervisor approved the minutes of the Board of Supervisors Audit Committee Meeting held on April 9, 2026, as presented, for the Encore Community Development District. 5-0

133  
134  
135  
136

**C. Consideration of Operations and Maintenance Expenditures for March 2026**

On a Motion by Ms. Jackson, seconded by Ms. Jones, with all in favor, the Board approved the Operations and Maintenance Expenditures for March 2026 (\$21,767.59), for the Encore Community Development District. 5-0

137  
138  
139  
140  
141

**D. Consideration of Chiller Fund Operations and Maintenance Expenditures  
for March 2026**

On a Motion by Ms. Walker, seconded by Ms. Ruiz, with all in favor, the Board approved the Chiller Fund Operations and Maintenance Expenditures for March 2026 (\$115,067.39), for the Encore Community Development District. 5-0

142  
143

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

144  
145  
146  
147  
148

Ms. Jackson requested to have drumming back at the park and shade coverings for benches as well as additional dog stations.

149 **SEVENTH ORDER OF BUSINESS**

**Audience Comments**

150  
151  
152  
153

There were no audience members present.

154 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

155

On a Motion by Mr. Randolph, seconded by Ms. Jackson, with all in favor, the Board of Supervisors approved to adjourn the meeting at 3:17 p.m., for the Encore Community Development District. 5-0

156

157

158

159

160

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

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

DRAFT

## **Tab 7**

**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, June 11, 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	<b>Board Supervisor, Chairman</b> <i>(joined the meeting in progress)</i>
Irma Ruiz	<b>Board Supervisor, Vice Chairman</b>
Mae Walker	<b>Board Supervisor, Assistant Secretary</b>
Michael Randolph	<b>Board Supervisor, Assistant Secretary</b>
Carol Jones	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Rachel Welborn	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sarah Sandy	<b>District Counsel, Kutak Rock</b> <i>(via conference call)</i>
Dylan Campbell	<b>Landscape Inspection Specialist, Rizzetta &amp; Company, Inc.</b>
Greg Woodcock	<b>District Engineer, Stantec</b> <i>(via conference call)</i>
Lorenzo Reed	<b>Developer, Project Manager., THA</b> <i>(via conference call)</i>
Jeff Watson	<b>Representative, Trane</b>
Ed Colon-Rivera	<b>Representative, Crosspoint Landscape</b>
Neddy Montefoso	<b>Representative, Crosspoint Landscape</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Chiller System Manager**

**1. Presentation of Central Energy Plant Report - Trane**

Mr. Watson presented his report and discussed the contract from last year, asked for any modification to be stated.

Ms. Jones asked about recent issues caused by switch from ice.

A discussion ensued regarding the security cameras.

**B. Landscape Inspection**

Mr. Campbell presented his report to the Board.

**1. Community Asset Inspection Report**

**2. Review of Irrigation Report**

Mr. Colon-Rivera presented his report to the Board.

**3. Consideration of Summer Flower Rotation Proposal**

On a Motion by Ms. Ruiz, seconded by Mr. Randolph, with all in favor, the Board of Supervisor approved Crosspoint Landscape proposal #5077 for summer flower rotation for \$2,274.00, for the Encore Community Development District. 5-0

**4. Consideration of Asiatic Jasmine Proposal**

On a Motion by Mr. Randolph, seconded by Ms. Jackson, with four in favor, and Ms. Walker opposed, the Board of Supervisor approved Crosspoint proposal #4957 - REV for Asiatic Jasmine for \$10,525.00, for the Encore Community Development District. 4-1

**C. Springer Environmental**

Not Present and no report.

**D. District Engineer**

Mr. Woodcock reported that the stormwater application has been submitted and is awaiting approval.

**E. District Counsel**

There being none, the next item followed.

**F. Tampa Housing Authority Update**

There being none, the next item followed.

87 **G. District Manager**  
88 Ms. Welborn advised that the next meeting is scheduled for July 9, 2026, at  
89 1:30 p.m.  
90

91 **FOURTH ORDER OF BUSINESS** **Business Items**

92  
93 **A. Presentation of Fiscal Year 2026-2027 Proposed Budget**  
94 **i. Consideration of Resolution 2026-07; Approving Fiscal Year 2026/2027**  
95 **Proposed Budget & Setting Public Hearing**  
96

On a Motion by Mr. Randolph, seconded by Ms. Walker, with all in favor, the Board of Supervisor adopted Resolution 2026-07 Approving Fiscal Year 2026/2027 Proposed Budget & Setting Public Hearing for August 13, 2026, at 1:30 p.m. located at The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602, for the Encore Community Development District. 5-0

97  
98  
99 **B. Consideration of Resolution 2026-08; Setting Public Hearing on Revised**  
100 **Rules of Procedure**  
101

On a Motion by Mr. Randolph, seconded by Ms. Walker, with all in favor, the Board of Supervisor adopted Resolution 2026-08 Resolution 2026-08; Setting Public Hearing on Revised Rules of Procedure, for the Encore Community Development District. 5-0

102  
103  
104 **C. Public Hearing on Revised Chiller Rates**  
105 **i. Consideration of Resolution 2026-09; Approving Revised Chiller Rates**  
106

On a Motion by Ms. Jackson, seconded by Ms. Jones, with all in favor, the Board of Supervisors open the Public Hearing for the Encore Community Development District. 5-0

107  
108  
On a Motion by Ms. Jackson, seconded by Mr. Randolph, with all in favor, the Board of Supervisors close the Public Hearing for the Encore Community Development District. 5-0

109  
110  
On a Motion by Ms. Jackson, seconded by Mr. Randolph, with all in favor, the Board of Supervisors adopted Resolution 2026-09 Approving Revised Chiller Rates for the Encore Community Development District. 5-0

111  
112

113 **FIFTH ORDER OF BUSINESS** **Business Administration**

114  
115 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**  
116 **Held on May 14, 2026**

117 Tabled.

118  
119 **B. Consideration of Minutes of the Board of Supervisors Audit Committee**  
120 **Meeting Held on April 9, 2026**

121 Tabled.

122  
123 **C. Consideration of Operations and Maintenance Expenditures for April 2026**

124  

On a Motion by Mr. Randolph, seconded by Ms. Walker, with all in favor, the Board approved the Operations and Maintenance Expenditures for April 2026 (\$111,379.25), for the Encore Community Development District. 5-0

125  
126 **D. Consideration of Chiller Fund Operations and Maintenance Expenditures**  
127 **for April 2026**

128  

On a Motion by Ms. Walker, seconded by Ms. Jones, with all in favor, the Board approved the Chiller Fund Operations and Maintenance Expenditures for April 2026 (\$95,889.68), for the Encore Community Development District. 5-0

129  
130  
131 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

132  
133 Mr. Jones discussed lighting concerns.

134  
135 Mr. Randolph stated the evaluation criteria form will be sent to add to the agenda for  
136 next meeting.

137  
138 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

139  
140 There were no audience members present.

141  
142 **EIGHTH ORDER OF BUSINESS** **Adjournment**

143  

On a Motion by Ms. Jackson, seconded by Mr. Randolph, with all in favor, the Board of Supervisors approved to adjourn the meeting at 3:11 p.m., for the Encore Community Development District. 5-0

144  
145  
146  
147  
148 \_\_\_\_\_  
Assistant Secretary Chairman/Vice Chairman

## **Tab 8**

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures May 2026 For Board Approval

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

The total items being presented:                   **\$14,899.73**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Encore Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Carol Jean Jones	20260519-1	CJ051426	Board of Supervisors 05/14/26	\$ 200.00
Crosspoint Landscape & Design, Inc.	300186	13409	Monthly Landscape Maintenance 05/26	\$ 5,950.00
Crosspoint Landscape & Design, Inc.	300189	13523	Irrigation Repair 05/26	\$ 498.64
Irma Ruiz	300192	IR051426	Board of Supervisor 05/14/26	\$ 200.00
Julia Jackson	300191	JJ051426	Board of Supervisor 05/14/26	\$ 200.00
Mae F. Walker		MW051426	Board of Supervisor 05/14/26	\$ 200.00
Michael Randolph	300193	MR051426	Supervisor fees 05/26	\$ 200.00
Office Dynamics	300190	00042596	Agenda Booklets	\$ 340.60
Rizzetta & Company, Inc.	300185	INV0000109122	Administrative Services 04/26	\$ 5,599.82
Springer Environmental Services, Inc.	300188	15924	Cleanup Session	\$ 255.20
TECO	20260528-3	211006275344-050626	Electric Charges 03/26	\$ 48.03
TECO	20260528-3	211006275609-050626	Electric Charges 04/26	\$ 92.28
TECO	20260528-3	211006276102-050626	Electric Charges 04/26	\$ 65.11

# Encore Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260528-3	211006276375-050626	Electric Charges 04/26	\$ 39.79
TECO	20260528-3	211006276698-050626	Electric Charges 04/26	\$ 32.65
TECO	20260528-3	211006277001-050626	Electric Charges 04/26	\$ 264.67
TECO	20260528-3	211006277597-050626	Electric Charges 04/26	\$ 110.86
TECO	20260528-3	221007736350-050626	Electric Charges 04/26	\$ 27.80
TECO	20260527-1	221009630650-050526	Electric Charges 04/26	\$ 53.65
The Observer Group, Inc.	300187	26-01438H	Public Hearings	\$ 72.19
The Observer Group, Inc.	300194	26-01538H	Legal Advertising 05/26	\$ 376.25
The Observer Group, Inc.	300194	26-01729H	Legal Advertising	\$ <u>72.19</u>
<b>Total</b>				<b>\$ <u>14,899.73</u></b>

ENCORE CDD

**Meeting Date: May 14 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	X
Michael Randolph	X

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:00 PM
Meeting End Time:	3:17 PM
Total Meeting Time:	2.28 Hrs

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_



**crosspoint**  
LANDSCAPE & DESIGN

# INVOICE

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

Date: 5/1/2026  
Invoice #: 13409  
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 - May 2026	5,950.00	5,950.00

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

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

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



**crosspoint**  
LANDSCAPE & DESIGN

# INVOICE

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

Date: 5/11/2026  
Invoice #: 13523  
Terms: Net 45  
Project: Irrigation

**Bill To:**

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

**Job Site Address:**

Encore CDD  
1004 North Nebraska Avenue  
Tampa, Florida 33602

**Contact Information**

For Billing Inquiries:  
813.765.1325  
heather@crosspointlandscape.com

For Service Inquiries:  
813.765.7134  
jim@crosspointlandscape.com

Mailing Address:  
719 Mainsail Drive  
Tampa, FL 33602

Description	Unit Price	Amount
SCOPE:		
Irrigation Repairs ~ Encore CDD - 5/4/2026		
Irrigation Repairs:	498.64	498.64
- irrigation crew dispatched to conduct repairs to broken pipe located at east end of island in front of new building as reported by construction company		
- repair 20ft damaged pipe located on Zones #34, #35, & #36 located at east end of park area		
- includes PVC fittings, solvent, weld, primer and all misc. materials to complete these irrigation repairs		

\*includes all parts & labor to complete repairs

**Total** \$498.64  
Payments/Credits \$0.00  
**Balance Due** \$498.64

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

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

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

Invoice #: 00042596

Date: 5/12/2026

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda bookets 123 color copies, 78 Black & white copies 11 Tabs and coil bound with clear front and white Back UPS to 1 location	\$318.85
		\$21.75

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:	\$340.60
Amount Applied:	\$0.00
Balance Due:	\$340.60

Terms: Net 10

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

**Invoice**

Date	Invoice #
5/2/2026	INV0000109122

**Bill To:**

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

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

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



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

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

**Invoice**  
 15924  
 4/30/2026

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
4.4	04/02 Cleanup Session Hillsborough County Sales Tax Collection	58.00 7.50%	255.20 0.00

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

<b>Total</b>	<b>\$255.20</b>
--------------	-----------------



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

Statement Date: May 06, 2026

**Amount Due: \$48.03**

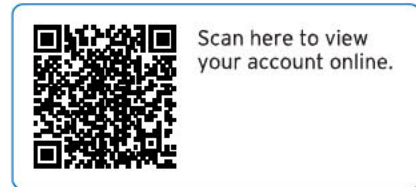
**Due Date: May 27, 2026**

**Account #: 211006275344**

**Your Energy Insight**

Your average daily kWh used was **42.86% lower** than the same period last year.

Your average daily kWh used was **20% lower** than it was in your previous period.



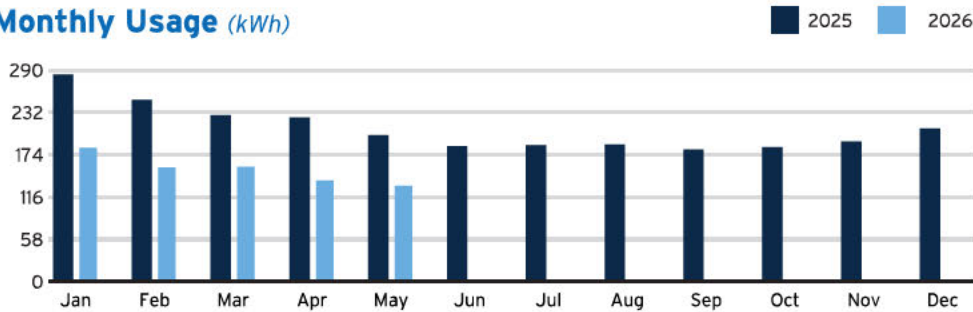
**DO NOT PAY. Your account will be drafted on May 27, 2026**

**Account Summary**

<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$48.56
Payment(s) Received Since Last Statement	-\$48.56
<b>Current Month's Charges</b>	<b>\$48.03</b>
<b>Amount Due by May 27, 2026</b>	<b>\$48.03</b>

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

**Monthly Usage (kWh)**



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



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

**Account #: 211006275344**

**Due Date: May 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$48.03**

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

637804367616

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

## Meter Read

**Meter Location:** # A

**Service Period:** Apr 01, 2026 - Apr 30, 2026

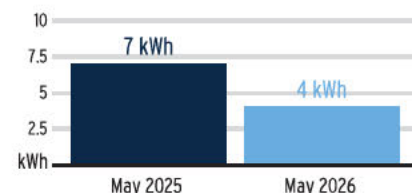
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000291871	04/30/2026	46,439	46,308	131 kWh	1	30 Days

## Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	131 kWh @ \$0.09202/kWh	\$12.05
Fuel Charge	131 kWh @ \$0.03516/kWh	\$4.61
Storm Protection Charge	131 kWh @ \$0.00568/kWh	\$0.74
Clean Energy Transition Mechanism	131 kWh @ \$0.00418/kWh	\$0.55
Storm Surcharge	131 kWh @ \$0.02121/kWh	\$2.78
Florida Gross Receipt Tax		\$1.04
<b>Electric Service Cost</b>		<b>\$41.57</b>
Franchise Fee		\$2.72
State Tax		\$3.74
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$48.03</b>

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

**Total Current Month's Charges \$48.03**

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: May 06, 2026

<b>Amount Due:</b>	<b>\$92.28</b>
<b>Due Date:</b> May 27, 2026	
<b>Account #:</b> 211006275609	

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


**Account Summary**

<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$98.64
Payment(s) Received Since Last Statement	-\$98.64
<b>Current Month's Charges</b>	<b>\$92.28</b>
<b>Amount Due by May 27, 2026</b>	<b>\$92.28</b>

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

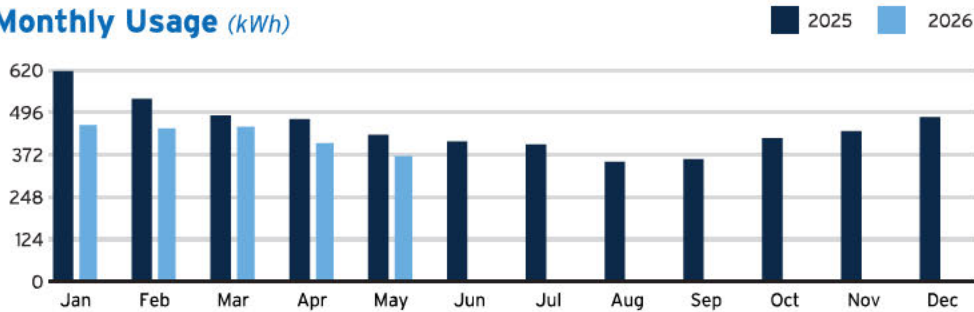
**Your Energy Insight**

- Your average daily kWh used was **14.29% lower** than the same period last year.
- Your average daily kWh used was **14.29% lower** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



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



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

**Account #:** 211006275609  
**Due Date:** May 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](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$92.28</b>
<b>Payment Amount:</b>	\$ _____

637804367617

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

## Meter Read

**Meter Location:** # B

**Service Period:** Apr 01, 2026 - Apr 30, 2026

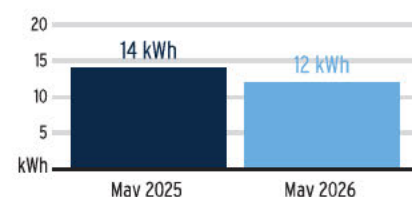
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000291870	04/30/2026	62,040	61,673	367 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	367 kWh @ \$0.09202/kWh		\$33.77
Fuel Charge	367 kWh @ \$0.03516/kWh		\$12.90
Storm Protection Charge	367 kWh @ \$0.00568/kWh		\$2.08
Clean Energy Transition Mechanism	367 kWh @ \$0.00418/kWh		\$1.53
Storm Surcharge	367 kWh @ \$0.02121/kWh		\$7.78
Florida Gross Receipt Tax			\$2.00
<b>Electric Service Cost</b>			<b>\$79.86</b>
Franchise Fee			\$5.23
State Tax			\$7.19
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$92.28</b>

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

**Total Current Month's Charges \$92.28**

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: May 06, 2026

<b>Amount Due:</b>	<b>\$65.11</b>
<b>Due Date:</b> May 27, 2026	
<b>Account #:</b> 211006276102	

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

**Account Summary**


<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$66.20
Payment(s) Received Since Last Statement	-\$66.20
<b>Current Month's Charges</b>	<b>\$65.11</b>
<b>Amount Due by May 27, 2026</b>	<b>\$65.11</b>

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

**Your Energy Insight**

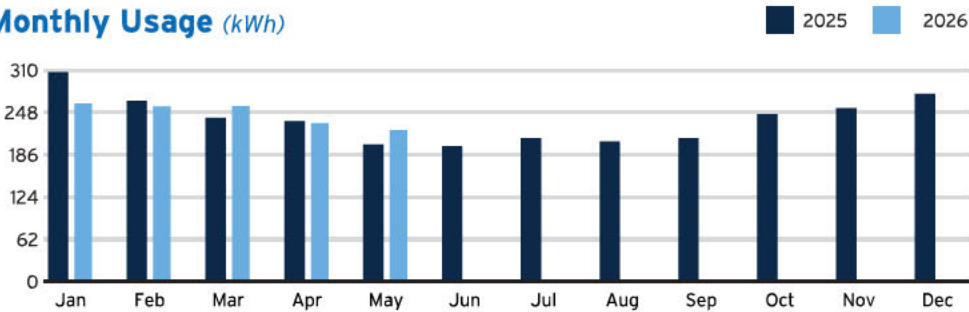
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **12.5% 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](https://TECOaccount.com)



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

**Account #:** 211006276102  
**Due Date:** May 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](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$65.11</b>
<b>Payment Amount:</b>	\$ _____

637804367618

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

## Meter Read

**Service Period:** Apr 01, 2026 - Apr 30, 2026

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

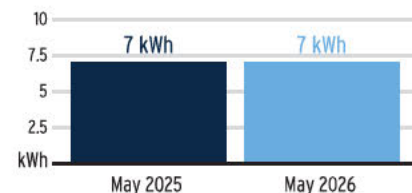
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	04/30/2026	53,770		53,548		222 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	222 kWh @ \$0.09202/kWh	\$20.43
Fuel Charge	222 kWh @ \$0.03516/kWh	\$7.81
Storm Protection Charge	222 kWh @ \$0.00568/kWh	\$1.26
Clean Energy Transition Mechanism	222 kWh @ \$0.00418/kWh	\$0.93
Storm Surcharge	222 kWh @ \$0.02121/kWh	\$4.71
Florida Gross Receipt Tax		\$1.41
<b>Electric Service Cost</b>		<b>\$56.35</b>
Franchise Fee		\$3.69
State Tax		\$5.07
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$65.11</b>

**Total Current Month's Charges \$65.11**

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: May 06, 2026

**Amount Due: \$39.79**

**Due Date: May 27, 2026**

**Account #: 211006276375**

**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.

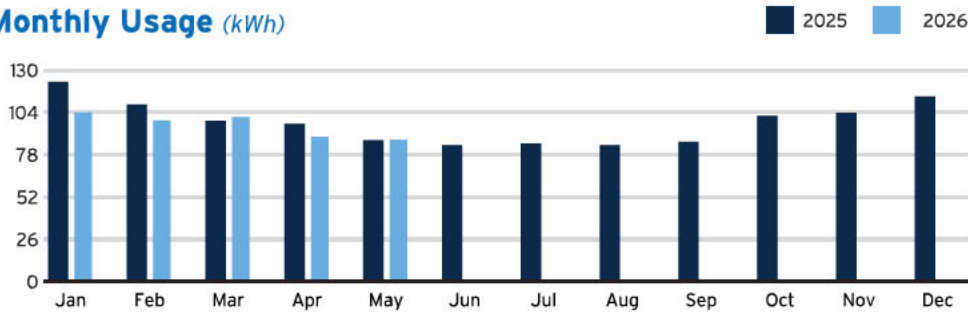
**DO NOT PAY. Your account will be drafted on May 27, 2026**

**Account Summary**

<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$39.38
Payment(s) Received Since Last Statement	-\$39.38
<b>Current Month's Charges</b>	<b>\$39.79</b>
<b>Amount Due by May 27, 2026</b>	<b>\$39.79</b>

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

**Monthly Usage (kWh)**



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



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

**Account #: 211006276375**

**Due Date: May 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$39.79**

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

637804367619

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

## Meter Read

**Service Period:** Apr 01, 2026 - Apr 30, 2026

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

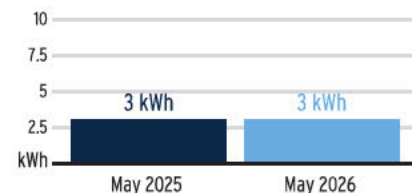
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	04/30/2026	25,489		25,402		87 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	87 kWh @ \$0.09202/kWh	\$8.01
Fuel Charge	87 kWh @ \$0.03516/kWh	\$3.06
Storm Protection Charge	87 kWh @ \$0.00568/kWh	\$0.49
Clean Energy Transition Mechanism	87 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	87 kWh @ \$0.02121/kWh	\$1.85
Florida Gross Receipt Tax		\$0.86
<b>Electric Service Cost</b>		<b>\$34.43</b>
Franchise Fee		\$2.26
State Tax		\$3.10
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$39.79</b>

**Total Current Month's Charges \$39.79**

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

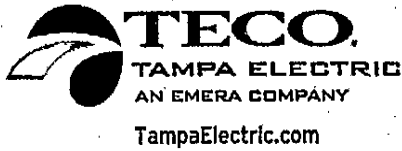
## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: May 06, 2026

Amount Due: \$32.65

Due Date: May 27, 2026  
Account #: 211006276698

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

**Account Summary**

Current Service Period: April 01, 2026 - April 30, 2026

Previous Amount Due	\$63.94
Payment(s) Received Since Last Statement	-\$63.94
<b>Current Month's Charges</b>	<b>\$32.65</b>

**Amount Due by May 27, 2026 \$32.65**

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

**Your Energy Insight**

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

Your average daily kWh used was 75% lower than it was in your previous period.



Scan here to view your account online.

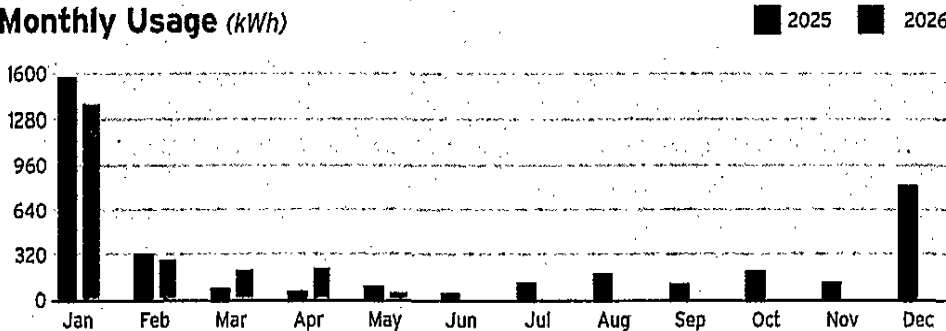
**DON'T TOUCH DOWNED POWER LINES OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

**Monthly Usage (kWh)**



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



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

Account #: 211006276698  
Due Date: May 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$32.65

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

637804367620

Your account will be drafted on May 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.

0000007-0000160-Page 11 of 38



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

Account #: 211006276698  
Statement Date: May 06, 2026  
Charges Due: May 27, 2026

### Meter Read

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

Rate Schedule: General Service - Non Demand

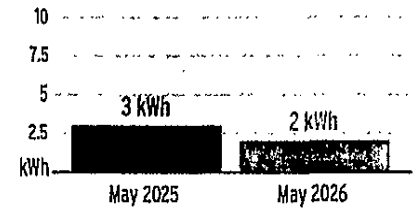
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	04/30/2026	15,984	15,935		49 kWh	1	30 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	49 kWh @ \$0.09202/kWh	\$4.51
Fuel Charge	49 kWh @ \$0.03516/kWh	\$1.72
Storm Protection Charge	49 kWh @ \$0.00568/kWh	\$0.28
Clean Energy Transition Mechanism	49 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	49 kWh @ \$0.02121/kWh	\$1.04
Florida Gross Receipt Tax		\$0.71
<b>Electric Service Cost</b>		<b>\$28.26</b>
Franchise Fee		\$1.85
State Tax		\$2.54
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$32.65</b>

**Total Current Month's Charges \$32.65**

### Avg kWh Used Per Day



### Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000007-0000160-Page 12 of 38

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

### Ways To Pay Your Bill

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

### Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:** **866-832-6249**
- Commercial Customer Care:** **813-223-0800 (Hillsborough)**
- Residential Customer Care:** **863-299-0800 (Polk County)**
- 888-223-0800 (All Other Counties)**
- Hearing Impaired/TTY:** 7-11
- Power Outage:** **877-588-1010**
- Energy-Saving Programs:** **813-275-3909**

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



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

Statement Date: May 06, 2026

**Amount Due: \$264.67**

**Due Date: May 27, 2026**

**Account #: 211006277001**

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

**Account Summary**

<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$231.99
Payment(s) Received Since Last Statement	-\$231.99
<b>Current Month's Charges</b>	<b>\$264.67</b>
<b>Amount Due by May 27, 2026</b>	<b>\$264.67</b>

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

**Your Energy Insight**

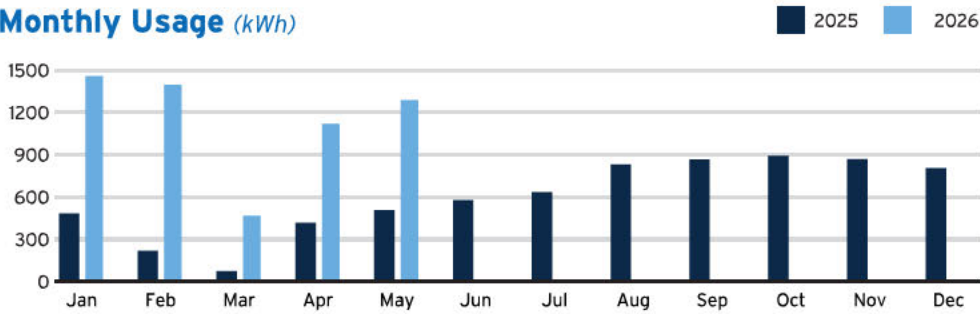
Your average daily kWh used was **152.94% higher** than the same period last year.

Your average daily kWh used was **13.16% 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](https://TECOaccount.com)

**DON'T TOUCH DOWNED POWER LINES OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

[TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)



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

**Account #: 211006277001**

**Due Date: May 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$264.67**

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

637804367621

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

## Meter Read

**Service Period:** Apr 01, 2026 - Apr 30, 2026

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

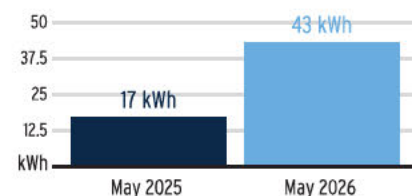
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	04/30/2026	48,623		47,337		1,286 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,286 kWh @ \$0.09202/kWh	\$118.34
Fuel Charge	1,286 kWh @ \$0.03516/kWh	\$45.22
Storm Protection Charge	1,286 kWh @ \$0.00568/kWh	\$7.30
Clean Energy Transition Mechanism	1,286 kWh @ \$0.00418/kWh	\$5.38
Storm Surcharge	1,286 kWh @ \$0.02121/kWh	\$27.28
Florida Gross Receipt Tax		\$5.73
<b>Electric Service Cost</b>		<b>\$229.05</b>
Franchise Fee		\$15.00
State Tax		\$20.62
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$264.67</b>

**Total Current Month's Charges \$264.67**

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: May 06, 2026

**Amount Due: \$110.86**

**Due Date: May 27, 2026**  
**Account #: 211006277597**

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

**Account Summary**


<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$119.09
Payment(s) Received Since Last Statement	-\$119.09
<b>Current Month's Charges</b>	<b>\$110.86</b>
<b>Amount Due by May 27, 2026</b>	<b>\$110.86</b>

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

**Your Energy Insight**

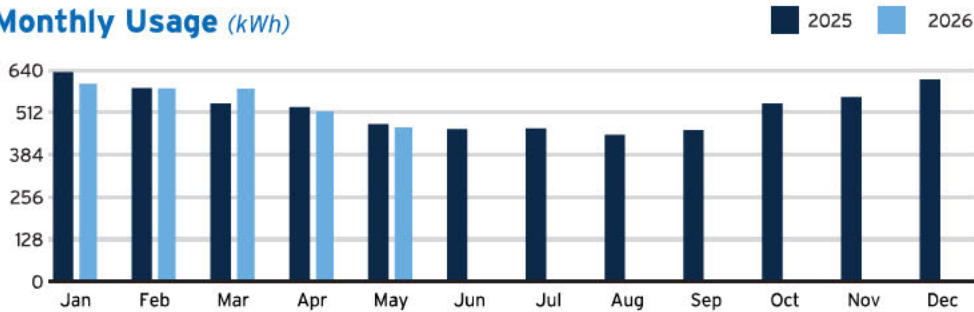
Your average daily kWh used was **0% higher** than the same period last year.

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](https://TECOaccount.com)



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

**Account #:** 211006277597  
**Due Date:** May 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$110.86**

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

637804367622

Your account will be drafted on May 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 #:** 211006277597  
**Statement Date:** May 06, 2026  
**Charges Due:** May 27, 2026

## Meter Read

**Service Period:** Apr 01, 2026 - Apr 30, 2026

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

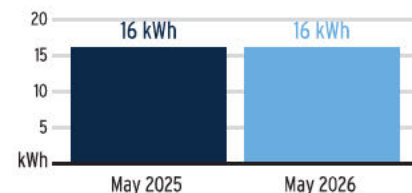
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	04/30/2026	15,161		14,695		466 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	466 kWh @ \$0.09202/kWh	\$42.88
Fuel Charge	466 kWh @ \$0.03516/kWh	\$16.38
Storm Protection Charge	466 kWh @ \$0.00568/kWh	\$2.65
Clean Energy Transition Mechanism	466 kWh @ \$0.00418/kWh	\$1.95
Storm Surcharge	466 kWh @ \$0.02121/kWh	\$9.88
Florida Gross Receipt Tax		\$2.40
<b>Electric Service Cost</b>		<b>\$95.94</b>
Franchise Fee		\$6.28
State Tax		\$8.64
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$110.86</b>

**Total Current Month's Charges \$110.86**

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: May 06, 2026

**Amount Due: \$27.80**

**Due Date: May 27, 2026**

**Account #: 221007736350**

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

**Account Summary**

<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$27.56
Payment(s) Received Since Last Statement	-\$27.56
<b>Current Month's Charges</b>	<b>\$27.80</b>
<b>Amount Due by May 27, 2026</b>	<b>\$27.80</b>

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

**Your Energy Insight**

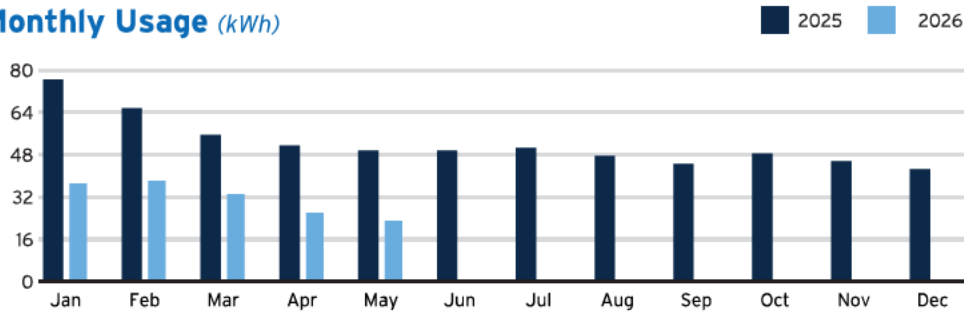
Your average daily kWh used was **60% lower** than the same period last year.

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](https://TECOaccount.com)

**DON'T TOUCH DOWNED POWER LINES OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

[TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)



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

**Account #: 221007736350**

**Due Date: May 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$27.80**

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

637804367916

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

## Meter Read

**Service Period:** Apr 01, 2026 - Apr 30, 2026

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

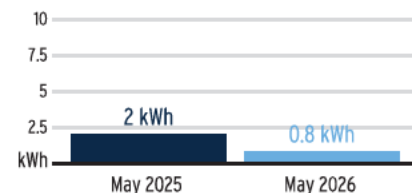
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	04/30/2026	4,463		4,440		23 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	23 kWh @ \$0.09202/kWh	\$2.12
Fuel Charge	23 kWh @ \$0.03516/kWh	\$0.81
Storm Protection Charge	23 kWh @ \$0.00568/kWh	\$0.13
Clean Energy Transition Mechanism	23 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	23 kWh @ \$0.02121/kWh	\$0.49
Florida Gross Receipt Tax		\$0.60
<b>Electric Service Cost</b>		<b>\$24.05</b>
Franchise Fee		\$1.58
State Tax		\$2.17
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$27.80</b>

**Total Current Month's Charges \$27.80**

## Avg kWh Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

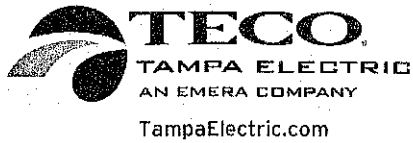
## Ways To Pay Your Bill

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

## Contact Us

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

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



ENCORE COMMUNITY DEVELOPMENT  
1280 E HARRISON ST, 0-B  
TAMPA, FL 33602

Statement Date: May 05, 2026

Amount Due:	\$53.65
Due Date:	May 26, 2026
Account #:	221009630650

MAY 11 2026

DO NOT PAY. Your account will be delinquent as of May 26, 2026.

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026	
Previous Amount Due	\$55.94
Payment(s) Received Since Last Statement	-\$55.94
Current Month's Charges	\$53.65
<b>Amount Due by May 26, 2026</b>	<b>\$53.65</b>

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

Your Energy Insight

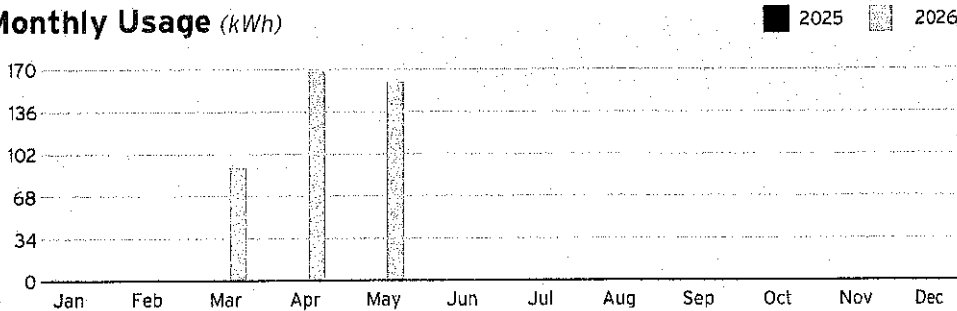
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

00004185-0008303-Page 1 of 4


Monthly Usage (kWh)



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

**DON'T TOUCH DOWNED POWER LINES OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)



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

Account #: 221009630650  
Due Date: May 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$53.65
Payment Amount: \$	_____

604471141642

Your account will be drafted on May 26, 2026

00004185 FTECO105082600202710 00000 03 01000000 18054 002  
ENCORE COMMUNITY DEVELOPMENT  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

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

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





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

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

### Meter Read

**Service Period:** Mar 31, 2026 - Apr 29, 2026

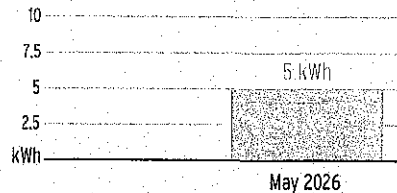
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000737720	04/29/2026	422	261		161 kWh	1	30 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	161 kWh @ \$0.09202/kWh	\$14.82
Fuel Charge	161 kWh @ \$0.03516/kWh	\$5.66
Storm Protection Charge	161 kWh @ \$0.00568/kWh	\$0.91
Clean Energy Transition Mechanism	161 kWh @ \$0.00418/kWh	\$0.67
Storm Surcharge	161 kWh @ \$0.02121/kWh	\$3.41
Florida Gross Receipt Tax		\$1.16
<b>Electric Service Cost</b>		<b>\$46.43</b>
Franchise Fee		\$3.04
State Tax		\$4.18
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$53.65</b>

### Avg kWh Used Per Day



### Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

**Total Current Month's Charges \$53.65**

00004195-0008909-Page 2 of 4

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

### Ways To Pay Your Bill

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

### Contact Us

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

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

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-01438H

Date 05/01/2026

**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 # 26-01438H <b>Notice of Rule Development</b> RE: Encore CDD Public Hearing on 6/11/26 at 1:30 PM Published: 5/1/2026	\$72.19
---	---------

### Important Message

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

Paid	( )
<b>Total</b>	<b>\$72.19</b>

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

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

#### NOTICE OF RULE DEVELOPMENT BY ENCORE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Encore Community Development District (“**District**”) hereby gives notice of its intention to develop rules establishing revisions to its Rate Schedule of connection and service rates, fees, and charges for the District’s provision of Chilled Water Services (“**Proposed Rate Schedule**”). The proposed rule number is 2026-01.

The Proposed Rate Schedule will address, among other things, adjustments to the existing rate schedule and future adjustment of such rates pursuant to that certain Chilled Water Rate Study – Final Report, dated March 31, 2026, in order to provide sufficient revenues for Chilled Water Service utility operation and maintenance.

The purpose and effect of the revised Rates is to provide sufficient revenues for utility operation and maintenance and to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed revised Proposed Rate Schedule includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rate Schedule revisions include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035 and 190.041, Florida Statutes.

A public hearing will be conducted by the District on **June 11, 2026, at 1:30 p.m. at the Ella at Encore, 1210 Ray Charles Blvd., Tampa, Florida 33602.**

A copy of the Proposed Rate Schedule, the related incorporated documents, if any, and/or additional information on the public hearing may be obtained by contacting the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 514-0400.

Rachel Welborn, District Manager  
Encore Community Development District

May 1, 2026

26-01438H

**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

Invoice # 26-01538H

Date 05/08/2026

**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 # 26-01538H <b>Notice of Rulemaking Regarding Revised Rate Schedule for Chilled Water Service</b> <b>RE: Encore CDD Board of Supervisors Public Hearing on 6/11/26 at 1:30 PM</b> <b>Published: 5/8/2026</b>	\$376.25
--	----------

#### Important Message

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

Paid	( )
<b>Total</b>	<b>\$376.25</b>

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

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

#### NOTICE

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

Serial Number  
26-01538H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

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

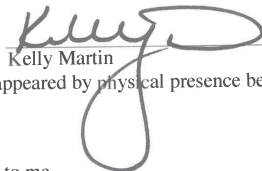
being a Notice of Rulemaking Regarding Revised Rate Schedule for Chilled Water Service

in the matter of Encore CDD Board of Supervisors Public Hearing on 6/11/26 at 1:30 PM

in the Court, was published in said newspaper by print in the issues of 5/8/2026

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

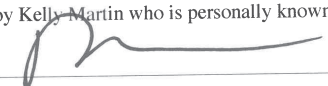
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me, 8th day of May, 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

## NOTICE OF RULEMAKING REGARDING REVISED RATE SCHEDULE FOR CHILLED WATER SERVICE BY THE ENCORE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Encore Community Development District ("District") hereby gives the public notice of its intent to adopt its proposed revisions to its Rate Schedule of connection and service rates, fees, and charges for the District's provision of Chilled Water Services ("Proposed Rate Schedule"). The proposed rule number is 2026-01. Prior notice of rule development relative to the Proposed Rate Schedule was published in the Business Observer on May 1, 2026.

A public hearing will be conducted by the Board of Supervisors ("Board") of the District on **June 11, 2026, at 1:30 p.m. at the Ella at Encore, 1210 Ray Charles Blvd., Tampa, Florida 33602**, relative to the adoption of the Proposed Rate Schedule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rates will not require legislative ratification.

The purpose and effect of the Proposed Rate Schedule is to adjust the existing rate schedule in order to provide sufficient revenues for Chilled Water Service utility operation and maintenance and to implement the provisions of Section 190.035, Florida Statutes. The Proposed Rate Schedule is shown in Attachment A below.

For more information regarding the public hearing, the Proposed Rate Schedule, or for a copy of the Proposed Rate Schedule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 514-0400, rwelborn@rizzetta.com ("District Manager's Office").

The specific grant of rulemaking authority for the adoption of the Proposed Rate Schedule includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rate Schedule include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035 and 190.041, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rate Schedule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Rachel Welborn, District Manager  
Encore Community Development District

### ATTACHMENT A: PROPOSED RATE SCHEDULE

#### SECTION 1: CHILLED WATER RATE SCHEDULE ("CHILLED WATER RATES")

		Fiscal Year Ending September 30th:				
		2026	2027	2028	2029	2030
<b>BASE CHARGE</b>						
PRODUCT TYPE	Unit					
Residential	Per Dwelling Unit	\$23.72	\$25.62	\$27.67	\$29.88	\$32.27
Commercial	Per Square Foot	0.077	0.083	0.090	0.097	0.105
<b>USAGE CHARGE</b>						
PRODUCT TYPE	Unit					
All Customers	Per Ton/Hour	\$0.336	\$0.363	\$0.392	\$0.423	\$0.457
<b>METER CHARGE</b>						
PRODUCT TYPE	Unit					
All Customers	Per Meter	\$53.41	\$57.68	\$62.29	\$67.27	\$72.65

#### SECTION 2: ADOPTION OF ANNUAL INDEX

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

#### SECTION 3: MISCELLANEOUS FEES AND CHARGES

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

#### SECTION 4: CONNECTION OF NEW LOT

**4.1. Requirement for Connection.** When new structures are constructed on lots within the District ("New Lot"), the Developer/owner of such lot ("Developer") shall be responsible for coordinating connection of such new structure to the District's Chilled Plant Facility (also referred to as the "CEP") through the District, which connection shall be made by the District through its designated contractor ("Contractor"). Upon request from the Developer, the Contractor shall provide the Developer with an estimated order of magnitude Connection Cost (hereinafter defined) during the due diligence phase of the lot sale agreement, and shall provide a final itemized estimate of the total Connection Cost upon the Developer's completion of all relevant construction documents and prior to the commencement of any New Lot connection work.

**4.2. Payment of Connection Cost.** The full Connection Cost shall be remitted by the Developer to the District upon the Developer's closing to purchase the applicable New Lot or at such other time as agreed to in writing by the District.

**4.3. Determination of Connection Cost.** Developer shall be responsible for payment of the Connection Cost. The final Connection Cost may vary based on the unique requirements of the building and the extent of work necessary to establish the chilled water connection. Subject to review by the District, the "Connection Cost" shall be equal to the District's actual cost for Contractor to connect to New Lot to the CEP, which work shall be completed pursuant and subject to the operation and maintenance agreement between District and Contractor in effect at the time of the New Lot connection ("O&M Agreement"). Except as otherwise provided in such O&M Agreement, the Connection Cost shall be determined by Contractor in accordance with the following methodology:

**4.3.1. Actual Construction Cost.** The Contractor's actual cost of all labor, materials, subcontractor services, equipment, controls, underground piping, installation, testing, flushing, commissioning, and site restoration required to complete the chilled water connection ("Cost").

**4.3.2. Markup.** A markup of up to twenty eight percent (28%) shall be applied to the Cost, which markup consists of: (i) Contractor's overhead in an amount not to exceed eighteen percent (18%); and (ii) Contractor's fee in an amount not to exceed ten percent (10%) ("Markup").

**4.3.3. Schedule of Values.** The Contractor shall provide a comprehensive Schedule of Values with each estimate and invoice, itemizing the Cost and all components of the Connection Cost.

**Scope of Work Included in Connection.** The New Lot connection services provided by Contractor shall consist of a turnkey project to furnish and install the chilled water connection between the District's Central Energy Plant and the Developer's New Lot up to the New Lot's heat exchanger system. The scope of work will include activities on the CEP side of the New Lot's heat exchanger system, which may include, but is not limited to: (a) General Project Management and Coordination; (b) Underground Piping and Hot Tap Work (if necessary); (c) Mechanical Installation - CEP Side; and (d) Controls, Instrumentation, and Integration - CEP Side

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-01729H

Date 05/15/2026

**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 # 26-01729H <b>Audit Committee and Regular Board of Supervisors Meeting</b> RE: Encore CDD Board of Supervisors Meeting on 6/11/26 Published: 5/15/2026	\$72.19
---	---------

### Important Message

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

Paid	( )
<b>Total</b>	<b>\$72.19</b>

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

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

#### ENCORE COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE AND REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold the regular meeting of the Board of Supervisors on June 11, 2026, at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602. The purpose of the meeting is to rank audit proposers and 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  
Rachel Welborn, District Manager  
May 15, 2026

26-01729H

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

#### NOTICE

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

## **Tab 9**

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented:       **\$104,280.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Encore Community Development District Chiller Fund

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 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	20260529-1	2175375-051326	Utilities: 1237 E Harrison St 04/26	\$ 3,200.56
Frontier Communications of FL	20260528-1	81322371010924125 050126	Internet & Wifi 04/26	\$ 523.31
Kutak Rock, LLP	300068	6723-1	Legal Counsel 04/26	\$ 4,004.50
Tampa Bay Trane	20260515-1	315961320	Monthly Billing #3117815 04/26	\$ 30,416.67
TECO	20260501-1	211006277308-040926	Electric Charges 03/26	\$ 21,834.54
TECO	20260528-2	211006278348-050626	Electric Charges 04/26	\$ 32,201.21
TECO	20260501-2	221009277932-040926	Electric Charges 03/26	\$ <u>12,099.27</u>
<b>Total</b>				<b>\$ <u>104,280.06</u></b>



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

**Amount Now Due**  
\$3,200.56

Make Check Payable:  
City of Tampa Utilities

**Your Account Number**  
2175375



BILL DATE: 05/13/2026

PAY NEW CHARGES BY: AUTO PAY

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

0000 2175375 0000 320056

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: 05/13/2026

**Service For:**

ENCORE COMMUNITY DEVELOPMENT  
1237 E HARRISON ST

Service To: 05/06/2026

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	813	801	29	12	9
10111234	WATER	11012	11011	29	1	1
17063414	WATER	5533	5047	29	486	364
12024493	WATER	192	192	29	0	0
12011270	WATER	2682	2682	29	0	0

LAST BILLING						2,283.12
LESS PAYMENTS						2,283.12 CR
WATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WATER TIER 1 CHARGE			13.0 @	4.14		53.82
TBW PASS-THROUGH			13.0 @	0.01		0.13
WATER SUBTOTAL				173.95		
UTILITY TAX 10%						17.40
WASTEWATER BASE CHARGE 3"			1 Meter @	120.00		120.00
WASTEWATER CHARGE INSIDE			499.0 @	5.79		2,889.21

**Amount Now Due**  
\$3,200.56

**Your Account Number**  
2175375

**Water Customer Class**  
INDUSTRIAL

**Water Usage History**

Months	Gallons (1000's)
MAY	373
APR	262
MAR	105
FEB	60
JAN	378
DEC	4
NOV	343
OCT	435
SEP	1139
AUG	2260
JUL	1040
JUN	809
MAY	317

Pay This Amount → **\$3,200.56**

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 05-27-2026



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

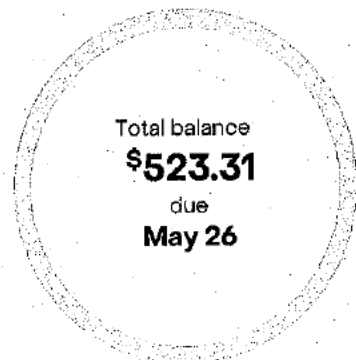
Billing Date: May 01, 2026

RECEIVED MAY 11 2026

Billing Period: May 01 - May 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

Previous balance	\$466.57
Payment received by May 01, thank you	-\$466.57

Service summary

	Previous month	Current month
Bundle	\$391.85	↑\$441.85
Other	\$4.50	\$4.50
Taxes and Fees	\$70.22	↑\$76.96
<b>Total services</b>	<b>\$466.57</b>	<b>\$523.31</b>
<b>Total balance</b>		<b>\$523.31</b>

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

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



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

6790 0107 BY RP 01 05042026 NNNNNY 01 002731 0014

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

Total balance \$523.31

Account number 813-223-7101-092412-5

Due by May 26

Amount enclosed \$

Mail payment to:

FRONTIER PO BOX 740407 CINCINNATI, OH 45274-0407



70900681322371010924120000000000000000523315



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

Billing Date:  
May 01, 2026

Billing Period:  
May 01 - May 31, 2026

# WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

### SERVICE TERMS

Visit [frontier.com/terms](http://frontier.com/terms), [frontier.com/tariffs](http://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](http://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](http://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](https://business.frontier.com/internet-backup)

<b>Bundle</b>		
<b>Monthly Charges</b>		
05.01-05.31	FiberOptic Internet for Business 25/25 Solutions Bundle Discount	\$145.98 -\$22.00
	Valued Customer Fiber 500 Upgrade Solutions Bundle Line	\$0.00 \$141.00
	Additional Line Unlimited	\$134.00
(2)	Federal Primary Carrier Multi Line Charge	\$29.98
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.50
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.00
	Additional Line Discount	-\$30.00
<b>Bundle Total</b>		<b>\$441.85</b>
<b>Other Charges</b>		
<b>Monthly Charges</b>		
05.01-05.31	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>
<b>Taxes and Fees</b>		
	FCA Long Distance - Federal USF Surcharge	\$23.68
	Federal USF Recovery Charge	\$9.02
	Federal Excise Tax	\$0.88
<b>Federal Taxes</b>		<b>\$33.58</b>
	Tampa Utility Tax	\$19.81
	FL State Communications Services Tax	\$16.14
	FL State Gross Receipts Tax	\$6.04
(2)	Hillsborough County 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.43
(2)	FL Telecommunications Relay Service	\$0.16
<b>State Taxes</b>		<b>\$43.38</b>
<b>Taxes and Fees Total</b>		<b>\$76.96</b>
<b>Total current month charges</b>		<b>\$523.31</b>

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$372.83 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.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at [www.therealyellowpages.com/](http://www.therealyellowpages.com/) or <https://frontierwhitepages.dirxion.com/>. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting [www.yellowpagesoptout.com](http://www.yellowpagesoptout.com).

Beginning with this bill, your Business Line (standalone or part of a bundle) has increased to \$96.00 per month, per line.

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](http://frontier.com) or [verizon.com](http://verizon.com) for more information on our services.

If you don't want your CPNI used for the marketing purposes described above,



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

Billing Date:  
May 01, 2026

Billing Period:  
May 01 - May 31, 2026

BUSINESS  
**FIBER 5 GIG**  
INTERNET

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)

please notify us by calling us any time at 1-877-213-1556 or visit [frontier.com/cpni](https://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:  
**May 01, 2026**

Billing Period:  
**May 01 - May 31, 2026**

**Account Activity**

**8132237101**

Qty	Description	Order number	Effective date	Charge
	Additional Line Discount		2026-05-01	-\$30.00
	Solutions Bundle Discount		2026-05-01	-\$22.00
<b>Total</b>				<b>-\$52.00</b>

**Frontier Bundled Video Service**

**Total Video Programming Charges**

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

**813-223-7101**

88/KQXA/166347/ NZFL



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 5, 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. 3743076  
6723-1

---

Re: General

For Professional Legal Services Rendered

03/03/26	R. Dugan	0.10	32.00	Review agenda letter; correspondence regarding meeting coverage
03/04/26	S. Sandy	0.20	68.00	Confer with Reed regarding funding agreement; review correspondence regarding same
03/11/26	S. Sandy	0.30	102.00	Confer with Welborn regarding rate study and Lot 13 stormwater permit modification funding agreement; prepare for board meeting
03/12/26	R. Dugan	2.50	800.00	Review agenda package and prepare for board meeting; attend board meeting; correspondence regarding same
03/12/26	S. Sandy	1.10	374.00	Prepare for board meeting; update funding agreement related to Lot 13 stormwater permit modification; confer regarding rate study

**KUTAK ROCK LLP**

Encore CDD

May 5, 2026

Client Matter No. 6723-1

Invoice No. 3743076

Page 2

03/24/26	R. Dugan	0.20	64.00	Conference and correspondence regarding chiller rate study
03/24/26	S. Sandy	1.60	544.00	Review chilled water rate study; confer with district staff regarding same and regarding rate hearing; confer with Reed regarding funding agreement
03/25/26	D. Wilbourn	0.40	78.00	Prepare resolution setting hearing on updated chiller rates
03/26/26	S. Sandy	1.70	578.00	Prepare resolutions related to rate study and public hearing on chiller rates; attend call with district staff regarding same; updated permit modification funding agreement; confer regarding same
03/27/26	L. Whelan	0.10	34.50	Confer regarding utility rate adoption matters
03/29/26	L. Whelan	0.80	276.00	Monitor legislative process relating to matters impacting special districts
03/31/26	S. Sandy	3.10	1,054.00	Review draft agenda; confer with Welborn; review final chilled water service rate study; prepare resolution accepting study and setting public hearing on proposed rates; conduct research regarding same

TOTAL HOURS 12.10

TOTAL FOR SERVICES RENDERED \$4,004.50

TOTAL CURRENT AMOUNT DUE \$4,004.50



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

# Invoice

Invoice Number **315961320**

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-APR-2026
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	22-May-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.

1337595453

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	30416.67	0.00	0.00	0.00	30416.67

**Special Instructions** MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		07-APR-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 04/01/2026	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 04/01/2026	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 04/01/2026	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 04/01/2026	1			



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

**Statement Date:** April 09, 2026

**Amount Due: \$21,834.54**

**Due Date:** April 30, 2026

**Account #:** 211006277308

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

**Account Summary**

<b>Current Service Period:</b> March 05, 2026 - April 02, 2026	
Previous Amount Due	\$23,064.90
Payment(s) Received Since Last Statement	-\$23,064.90
<b>Current Month's Charges</b>	<b>\$21,834.54</b>
<b>Amount Due by April 30, 2026</b>	<b>\$21,834.54</b>

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

**Your Energy Insight**

Your average daily kWh used was **52.8% higher** than the same period last year.

Your peak billing demand was **3.08% higher** than the same period last year.



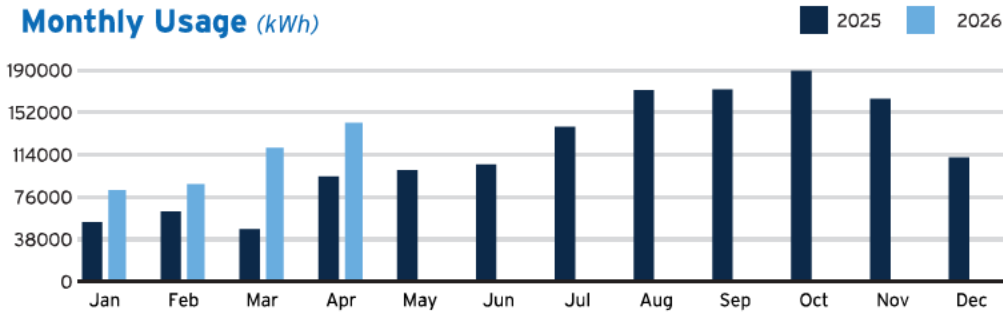
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

**Monthly Usage (kWh)**



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

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



**Account #:** 211006277308

**Due Date:** April 30, 2026

**Pay your bill online at TampaElectric.com**

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

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

**Amount Due: \$21,834.54**

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

636569773182

Your account will be drafted on April 30, 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: April 09, 2026**  
**Charges Due: April 30, 2026**

## Meter Read

**Service Period:** Mar 05, 2026 - Apr 02, 2026

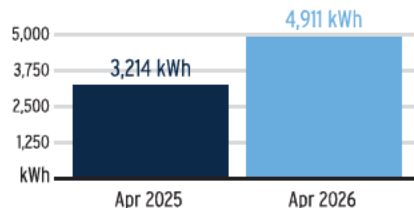
**Rate Schedule:** General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	04/02/2026	142,420 kWh	869 kW	29 Days

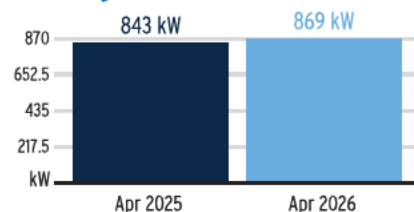
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	869 kW @ \$6.73000/kW	\$5,848.37
Peak Demand Charge	107 kW @ \$12.34000/kW	\$1,320.38
Energy Charge - On Peak	5,560 kWh @ \$0.01322/kWh	\$73.50
Energy Charge - Off Peak	136,860 kWh @ \$0.00633/kWh	\$866.32
<b>Fuel Charge</b>		
On-Peak	5,560 kWh @ \$0.03822/kWh	\$212.50
Off-Peak	136,860 kWh @ \$0.03376/kWh	\$4,620.39
Capacity Charge	869 kW @ \$0.72000/kW	\$625.68
Storm Protection Charge	869 kW @ \$2.02000/kW	\$1,755.38
Energy Conservation Charge	869 kW @ \$0.79000/kW	\$686.51
Environmental Cost Recovery	142,420 kWh @ \$0.00072/kWh	\$102.54
Clean Energy Transition Mechanism	869 kW @ \$1.15000/kW	\$999.35
Storm Surcharge	142,420 kWh @ \$0.01035/kWh	\$1,474.05
Florida Gross Receipt Tax		\$477.37
<b>Electric Service Cost</b>		<b>\$19,094.82</b>
Franchise Fee		\$1,250.71
State Tax		\$1,489.01
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$21,834.54</b>

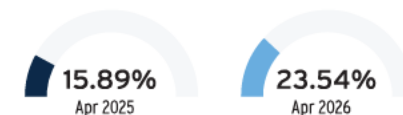
## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

**Total Current Month's Charges \$21,834.54**

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: May 06, 2026

**Amount Due: \$32,201.21**

**Due Date: May 27, 2026**

**Account #: 211006278348**

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

**Account Summary**

<b>Current Service Period:</b> April 01, 2026 - April 30, 2026	
Previous Amount Due	\$20,385.61
Payment(s) Received Since Last Statement	-\$20,385.61
<b>Current Month's Charges</b>	<b>\$32,201.21</b>
<b>Amount Due by May 27, 2026</b>	<b>\$32,201.21</b>

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

**Your Energy Insight**

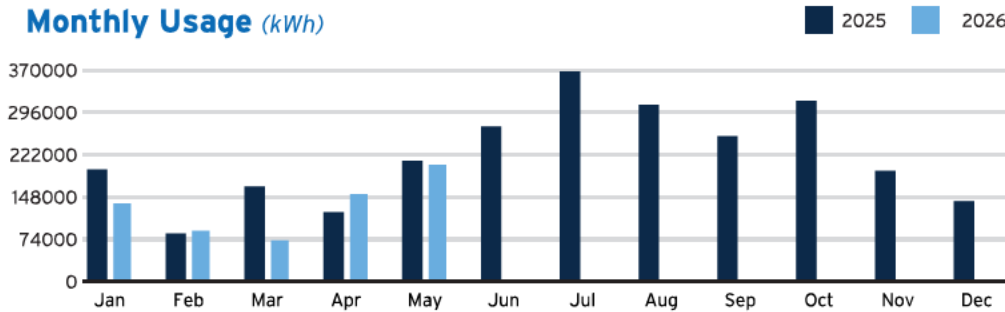
Your average daily kWh used was **2.3% lower** than the same period last year.

Your peak billing demand was **24.92% 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](https://TECOaccount.com)

**DON'T TOUCH DOWNED POWER LINES OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

[TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)



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

**Account #: 211006278348**

**Due Date: May 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$32,201.21**

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

637804367623

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

## Meter Read

**Service Period:** Apr 01, 2026 - Apr 30, 2026

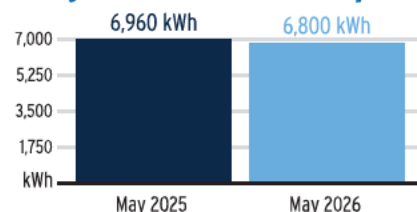
**Rate Schedule:** General Service Demand -Time of Day

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
2000000851	04/30/2026	197	36	25,760 kWh	160.0000	30 Days
2000000851	04/30/2026	3,038	1,763	204,000 kWh	160.0000	30 Days
2000000851	04/30/2026	3.9	0	623.36 kW	160.0000	30 Days
2000000851	04/30/2026	4.95	0	791.68 kW	160.0000	30 Days

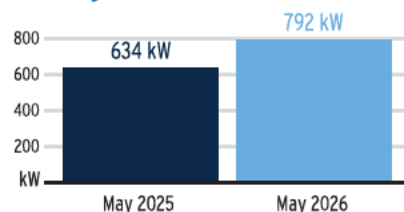
## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	792 kW @ \$6.73000/kW	\$5,330.16
Peak Demand Charge	623 kW @ \$12.34000/kW	\$7,687.82
Energy Charge - On Peak	25,760 kWh @ \$0.01322/kWh	\$340.55
Energy Charge - Off Peak	178,240 kWh @ \$0.00633/kWh	\$1,128.26
Fuel Charge		
On-Peak	25,760 kWh @ \$0.03822/kWh	\$984.55
Off-Peak	178,240 kWh @ \$0.03376/kWh	\$6,017.38
Capacity Charge	792 kW @ \$0.72000/kW	\$570.24
Storm Protection Charge	792 kW @ \$2.02000/kW	\$1,599.84
Energy Conservation Charge	792 kW @ \$0.79000/kW	\$625.68
Environmental Cost Recovery	204,000 kWh @ \$0.00072/kWh	\$146.88
Clean Energy Transition Mechanism	792 kW @ \$1.15000/kW	\$910.80
Storm Surcharge	204,000 kWh @ \$0.01035/kWh	\$2,111.40

## Avg kWh Used Per Day



## Billing Demand (kW)



Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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



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

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

**Charge Details** *Continued...*

Florida Gross Receipt Tax	\$704.80
<b>Electric Service Cost</b>	<b>\$28,191.96</b>
Franchise Fee	\$1,846.57
State Tax	\$2,162.68
<b>Total Electric Cost, Local Fees and Taxes</b>	<b>\$32,201.21</b>

**Total Current Month's Charges** **\$32,201.21**

**Load Factor**



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

**Important Messages**

**Be Prepared This Storm Season**  
 Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.



**ENCORE COMMUNITY DEVELOPMENT**  
1237 E HARRISON ST  
TAMPA, FL 33602

**Statement Date:** April 09, 2026

**Amount Due:** \$12,099.27

**Due Date:** April 30, 2026

**Account #:** 221009277932

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

**Account Summary**


<b>Current Service Period:</b> March 05, 2026 - April 02, 2026	
Previous Amount Due	\$10,695.76
Payment(s) Received Since Last Statement	-\$10,695.76
<b>Current Month's Charges</b>	<b>\$12,099.27</b>
<b>Amount Due by April 30, 2026</b>	<b>\$12,099.27</b>

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

**Your Energy Insight**

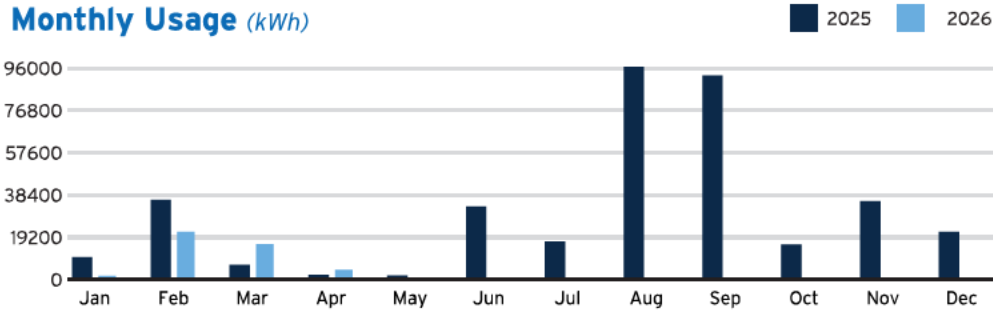
Your average daily kWh used was **184.91% higher** than the same period last year.

Your peak billing demand was **13.05% 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](https://TECOaccount.com)



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**



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

**Account #:** 221009277932

**Due Date:** April 30, 2026

**Pay your bill online at TampaElectric.com**

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

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

**Amount Due:** \$12,099.27

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

695827674814

Your account will be drafted on April 30, 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: April 09, 2026**  
**Charges Due: April 30, 2026**

## Meter Read

**Meter Location:** CHILLER

**Service Period:** Mar 05, 2026 - Apr 02, 2026

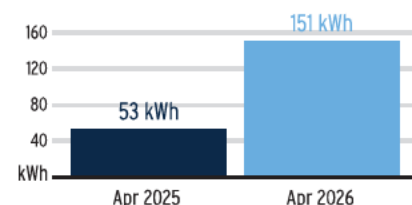
**Rate Schedule:** General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	04/02/2026	4,376 kWh	511 kW	29 Days

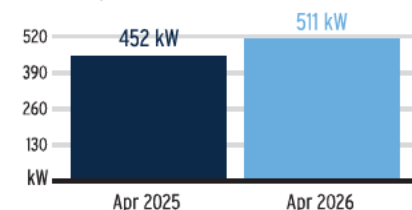
## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	511 kW @ \$6.73000/kW	\$3,439.03
Peak Demand Charge	340 kW @ \$12.34000/kW	\$4,195.60
Energy Charge - On Peak	484 kWh @ \$0.01322/kWh	\$6.40
Energy Charge - Off Peak	3,892 kWh @ \$0.00633/kWh	\$24.64
Fuel Charge		
On-Peak	484 kWh @ \$0.03822/kWh	\$18.50
Off-Peak	3,892 kWh @ \$0.03376/kWh	\$131.39
Capacity Charge	511 kW @ \$0.72000/kW	\$367.92
Storm Protection Charge	511 kW @ \$2.02000/kW	\$1,032.22
Energy Conservation Charge	511 kW @ \$0.79000/kW	\$403.69
Environmental Cost Recovery	4,376 kWh @ \$0.00072/kWh	\$3.15
Clean Energy Transition Mechanism	511 kW @ \$1.15000/kW	\$587.65
Storm Surcharge	4,376 kWh @ \$0.01035/kWh	\$45.29
Florida Gross Receipt Tax		\$263.79
<b>Electric Service Cost</b>		<b>\$10,551.75</b>
Franchise Fee		\$691.14
State Tax		\$856.38
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$12,099.27</b>

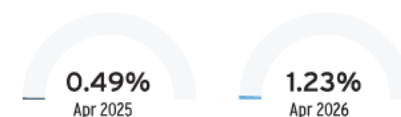
## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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