Rizzetta & Company

Encore
Community Development District

Board of Supervisors' Meeting
November 12, 2026

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

www.encorecdd.org

Professionals in Community Management

ENCORE
COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Encore Community
Development District

November 5, 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, November 12, 2026, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602. The following is the 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.** Community Asset Manager's Report..... Tab 2
   - **C.** Landscape Vendor Report
   - **D.** Springer Environmental
   - **E.** District Engineer
   - **F.** District Counsel
   - **G.** Tampa Housing Authority Update
   - **H.** District Manager Report .....USC
4. **BUSINESS ITEMS**
   - **A.** Consideration of Resolution 2027-01; Amending the Fiscal Year 2025-2026 Budget .....USC
   - **B.** Consideration of DoodyCalls Pet Waste Management Services ..... Tab 3

   BUSINESS ADMINISTRATION
   - **A.** Consideration of Minutes of the Board of Supervisors Regular Meetings Held on October 8, 2026..... Tab 4
   - **B.** Consideration of Operations and Maintenance Expenditures for September 2026 ..... Tab 5
   - **C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for September 2026..... Tab 6
   - **D.** Ratification of Elegant Accents Proposal No. Estimate No. 24455 for Additional Tree..... Tab 7
   - **E.** Ratification of DoodyCalls Quote for Station Replacement..... Tab 8
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

Sincerely,

Rachel Welborn

District Manager

Tab 1

ENCORE
IS Central Plant and Buildings Report
September 2026

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

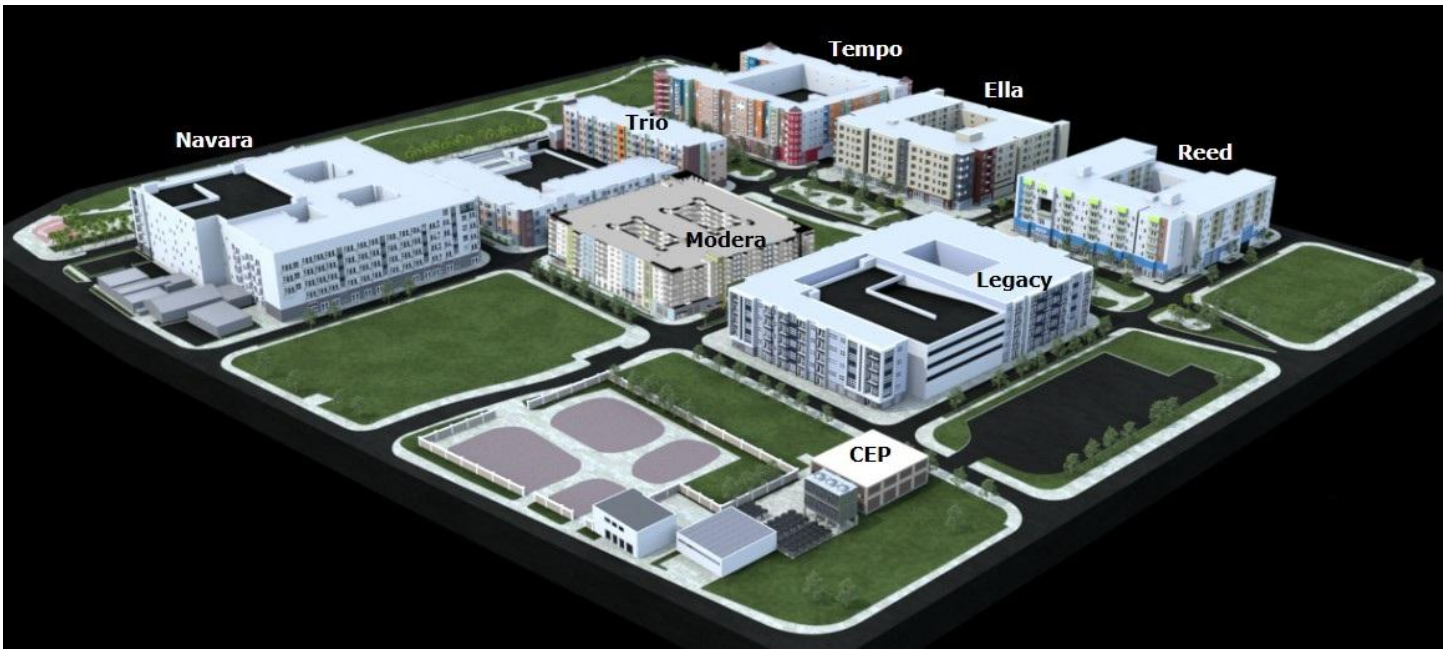
Customer

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

Customer Contacts

Greg Woodcock, 352-741-7699
Greg.Woodcock@stantec.com
Vanessa Smith, 813-533-2950
VSmith@rizzetta.com
Rachel Welborn, 813-533-2950
RWelborn@rizzetta.com

SECTION 1: Key Performance Indicators
SECTION 2: CEP & Bldg. Heat Exchanger Performance
SECTION 3: Ice Generation and Usage
SECTION 4: Water Treatment
SECTION 5: Chiller Performance
SECTION 6: Maintenance & Repairs



SECTION 1: Key Performance Indicators (KPI)

CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	**Current Month**	**Previous Month**	**Previous Year**	**Year to Date**
Electrical Consumption (kWh)	776,354	767,037	499,437	4,892,418
Electrical Cost	$112,774.53	$118,980.73	$75,119.56	$798,317.14
Peak Demand Consumption (kW)	2,702	2,764	1,884	15,690
Peak Demand Cost	$33,342.68	$34,107.76	$275.53	$193,639.28
Demand Consumption (kW)	2,705	3,130	1,908	23,194
Demand Cost	$18,204.65	$21,064.90	$12,173.04	$156,095.62
Water Cost	$4,841.15	$4,315.42	$12,702.27	$28,491.40

CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	**Current Month**	**Previous Month**	**Previous Year**	**Year to Date**
Plant Efficiency (kW/Ton) (Avg)	1.16	1.09	1.11	1.10
Cooling Degree Days	488	564	516	3375
Chilled Water Differential Temperature (F) (Avg)	12.2	12.7	8.6	10.8
Condenser Water Setpoint (F) (Avg)	80.3	81.6	80.6	76.4
Days Failed to Make Ice	23	5	9	58
Water Usage (x 1000 Gallons)	592	524	1,139	3313

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
2026											
Jan	45.3	38.2	7.1	739	690,906	172,727	9.1		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
Jun	51.9	39.6	12.3	1,750	2,702,900	675,725	17.2	17.4	706,173	1.05	576
Jul	52.1	39.2	12.9	1,841	2,936,195	734,049	17.1	17.2	834,515	1.14	592
Aug	52.3	39.6	12.7	1,791	2,826,769	706,692	16.4	16.5	767,037	1.09	564
Sep	51.2	39.0	12.2	1,850	2,683,114	670,778	17.3	17.3	776,354	1.16	488

CEP total kWh consumption increased by 1.2%, Ton-Hour consumption decreased by 5.1%, and total cooling degree days decreased by 13.5% from August. The current month's Plant Loading of 47% was the same as August. Building consumption decreased between 6.6% and 10% except for Harrison that had an increase of 6.7%.

Condenser Water	Average Supply Temp (°F)	Average Return Temp (°F)	Average Delta T (Δ°F)	Average Wet Bulb Adj Setpt
2026				
Jan	67.9	69.9	2.0	67.9
Feb	67.4	69.4	2.0	68.2
Mar	73.6	77.3	3.8	72.9
Apr	74.2	79.4	5.3	73.7
May	80.0	87.5	7.5	79.7
Jun	81.4	87.0	5.6	81.1
Jul	81.6	87.3	5.7	81.8
Aug	81.8	88.3	6.6	81.6
Sep	81.0	87.2	6.2	80.3

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	670,778	706,692	450,979	4,496,536
Navara Ton Hour Consumption	65,232	69,855	68,891	495,756
Legacy Ton Hour Consumption	54,474	58,471	54,535	404,295
Ella Ton Hour Consumption	46,429	50,639	39,989	294,283
Reed Ton Hour Consumption	58,247	63,563	81,793	472,666
Trio Ton Hour Consumption	41,229	45,857	41,631	311,739
Tempo Ton Hour Consumption	72,797	79,690	66,421	517,111
Modera Ton Hour Consumption	122,604	133,890	105,701	848,458
Harrison Ton Hour Consumption	226,019	211,904	0	838,923

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
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
Jun	51.6	42.5	9.1	208	11.3	256,534	61.9	57.5	4.4	23.7	25.2
Jul	51.7	40.0	11.7	198	12.0	287,857	61.0	56.7	4.3	22.9	24.4
Aug	51.0	40.3	10.7	218	10.9	281,001	58.7	54.2	4.5	24.9	26.3
Sep	47.9	39.7	8.2	277	8.5	261,462	59.7	54.8	4.8	27.8	29.3

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
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
Jun	54.5	45.2	9.4	319	44	333,307	8.2	68.1	62.9	91.1	90.4
Jul	53.5	45.6	8.0	320	44	319,124	8.0	72.5	67.3	96.0	95.4
Aug	53.4	45.2	8.2	321	44	324,308	7.7	73.2	68.1	93.7	93.2
Sep	51.4	41.7	9.7	292	43	343,872	7.0	70.1	65.7	82.9	82.1

Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control Valve Feedback
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
Jun	51.9	39.1	12.7	154	12.0	243,291	56.9	53.0	3.9	88.6	88.3
Jul	51.5	38.9	12.7	155	12.0	242,992	56.0	52.0	3.9	88.9	88.7
Aug	51.7	39.2	12.6	151	12.0	227,058	54.2	50.4	3.8	88.0	87.7
Sep	51.3	38.7	12.6	144	13.5	200,439	56.2	52.5	3.6	74.9	74.8

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
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
Jun	54.9	43.6	11.3	189	255,654	100.0	99.7	87.4	88.0	6.5
Jul	54.0	43.5	10.5	202	263,428	100.0	99.7	89.4	89.7	8.0
Aug	54.5	43.8	10.7	192	255,085	100.0	99.7	88.2	88.7	8.0
Sep	54.3	43.4	10.8	182	235,958	100.0	99.7	87.5	88.3	7.1

Legacy Plant and Building side data starts on September 3 at 9:45AM due to a communication issue from August.

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
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
Jun	47.4	40.4	6.9	211	181,315	12.0	20.1	21.0
Jul	47.0	39.8	7.1	214	185,995	12.0	21.1	22.3
Aug	48.0	40.1	7.9	217	203,618	12.0	23.4	24.8
Sep	47.2	39.6	7.7	210	186,302	12.0	20.4	22.2

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Control Valve Signal
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
Jun	57.8	46.0	11.8	67	95,590	44	7.0
Jul	62.9	843.3	12.7	182	-21,075,163	45	1.7
Aug	59.4	47.5	11.9	201	287,313	44	11.9
Sep	56.7	44.6	12.1	205	290,214	44	18.8

902 N Himes Ave. Tampa, FL 33609
ph: 813-877-8251

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
2026								
Jan	45.0	39.8	0.0	204	0	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
Jun	51.8	40.1	11.6	179	258,087	12	28.8	29.2
Jul	51.4	39.8	11.6	180	260,245	12	29.5	29.7
Aug	51.6	40.1	11.5	179	255,527	12	30.5	30.9
Sep	50.2	39.5	10.7	184	233,675	12	29.6	30.3

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
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
Jun	56.6	42.5	14.1	215	44.0	365,118	14.5
Jul	56.2	43.3	12.9	219	44.0	349,554	15.6
Aug	56.1	42.0	14.0	211	44.0	366,496	14.2
Sep	55.2	41.2	14.0	200	44.0	336,129	14.2

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
2026							
Jan	47.7	40.2	7.5	12	69	64,187	21.3
Feb	47.6	39.7	7.9	12	68	59,018	22.8
Mar	50.3	40.2	10.1	12	86	107,235	22.2
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
Jun	52.1	40.2	11.9	12	136	197,888	27.4
Jul	51.6	39.9	11.7	12	136	196,523	26.4
Aug	51.7	40.2	11.5	12	129	184,517	26.0
Sep	50.5	39.6	10.8	12	128	165,390	25.1

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 (%)
2026								
Jan	51.3	41.0	10.3	79	97,729	15.0	15.0	22.0
Feb	51.4	40.7	10.6	78	93,512	15.0	15.0	21.3
Mar	52.4	40.8	11.6	126	161,715	15.0	15.0	10.6
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
Jun	55.6	40.9	14.7	186	326,051	10.0	10.0	3.4
Jul	55.1	40.0	15.1	182	342,032	10.0	10.0	5.1
Aug	104.9	40.2	64.8	179	1,420,693	10.0	10.0	6.8
Sep	254.9	39.4	215.6	163	4,208,345	10.0	10.0	9.0

Chilled water return sensor went bad on August 11 at 9:30PM. Needs replacement.

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
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
Jun	53.0	41.3	11.7	12.0	234	346,310	23.4
Jul	52.7	41.0	11.6	12.0	229	330,286	24.0
Aug	52.8	41.3	11.5	12.0	225	319,728	23.9
Sep	51.2	40.7	10.5	12.0	236	292,004	24.0

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)
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
Jun	54.7	44.3	10.4	312	388,162	10	10.0	42
Jul	54.3	43.7	10.6	305	403,157	10	10.0	42
Aug	54.4	44.1	10.3	303	389,475	10	10.0	43
Sep	53.1	42.9	10.2	293	357,878	10	10.0	44

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
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
May	45.0	33.5	11.5	0	10.0	0	0.0	23.0
Jun	32.5	20.6	11.8	177	10.0	483,546	0.0	0.0
Jul	55.0	39.8	15.2	324	14.0	616,340	0.0	0.0
Aug	54.9	40.1	14.8	304	14.8	307,020	58.7	59.5
Sep	56.1	39.5	16.6	246	16.6	491,830	53.0	53.9

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
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
May	47.6	36.0	11.6	220	36	383,480	12.1
Jun	0.0	0.0	0.0	0	0	0	0.0
Jul	0.0	0.0	0.0	0	0	0	0.0
Aug	58.9	43.4	15.4	314	44	329,759	0.1
Sep	58.8	44.2	14.7	302	44	530,073	0.1

Harrison – Plant and Building Side Heat Exchanger Information

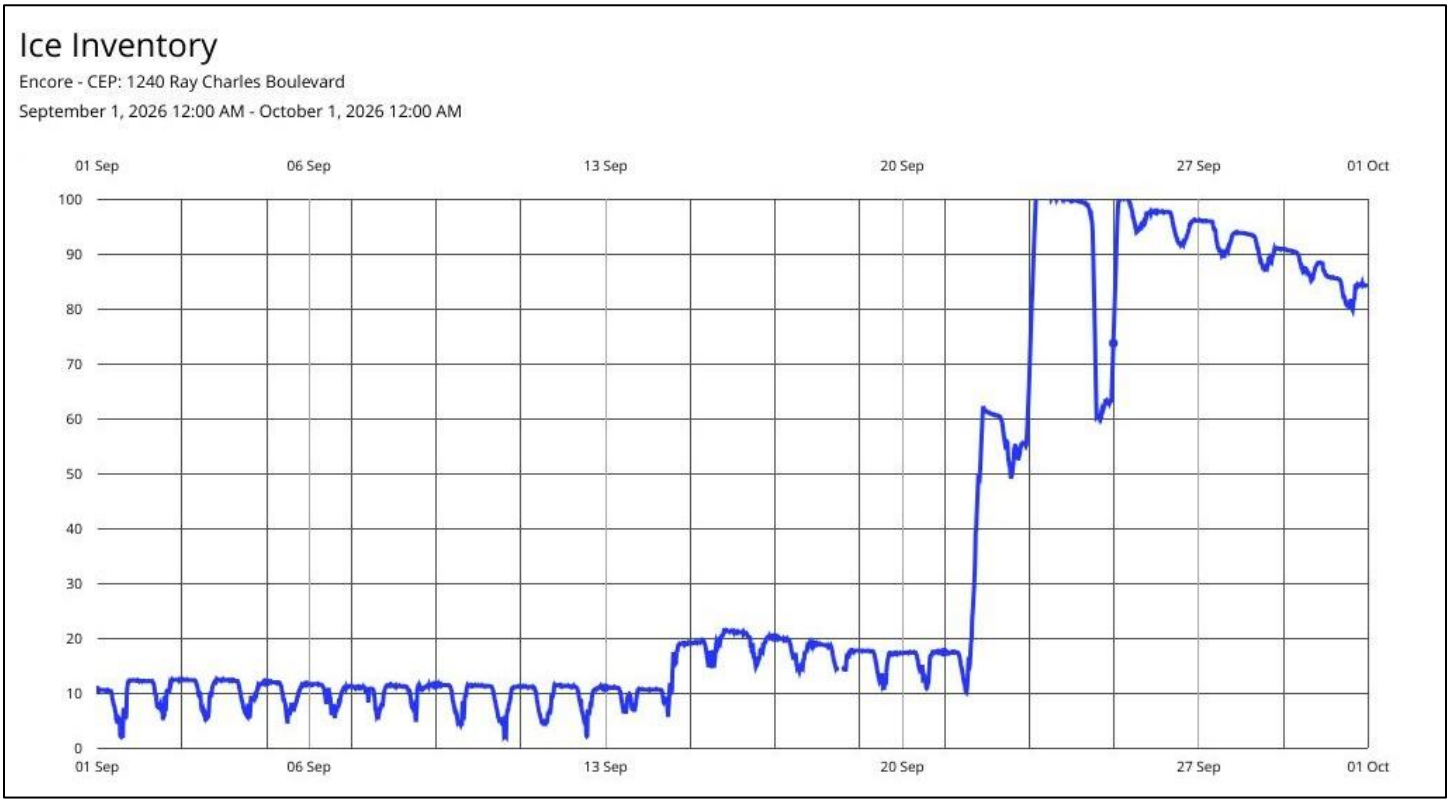
Harrison Plant Side HX1	Average Return Temp	Average Supply Temp	Average Delta T	Average Delta T Setpoint	Average CHWR Flow	Plant Tons	Average Control Valve Signal	Average Control Valve Feedback	Average Diff Pressure PSI
2026									
May	57.6	43.1	14.5	16	113	17,576	45.1	43.8	111.3
Jun	55.0	40.1	14.8	16	150	274,436	54.2	52.8	110.0
Jul	55.2	39.4	15.9	16	205	406,380	75.9	74.3	100.8
Aug	55.1	39.5	15.6	16	193	381,793	73.8	72.1	9.5
Sep	55.3	39.5	15.7	15	225	416,263	84.5	82.7	6.7

Harrison Plant Side HX2	Average Return Temp	Average Supply Temp	Average Delta T	Average Delta T Setpoint	Average CHWR Flow	Plant Tons	Average Control Valve Signal	Average Control Valve Feedback	Average Diff Pressure PSI
2026									
May	57.6	43.4	14.2	16	121	18,587	45.1	44.5	124.9
Jun	55.0	40.5	14.5	16	161	288,423	54.2	53.5	124.9
Jul	55.3	39.8	15.4	16	219	422,497	75.9	75.1	124.9
Aug	56.3	39.7	16.5	16	206	431,221	73.8	73.0	52.7
Sep	56.6	40.3	16.3	15	240	460,793	84.5	83.7	31.4

Harrison Bldg Side HXs	HX1 CHW Return Temp	HX1 CHW Supply Temp	HX1 CHW Delta T	HX1 Diff Pressure	HX2 CHW Return Temp	HX2 CHW Supply Temp	HX2 CHW Delta T	HX2 Diff Pressure
2026								
May	50.7	46.3	4.4	102.9	50.7	46.3	4.3	103.4
Jun	56.6	49.0	7.6	99.4	56.6	49.1	7.5	99.6
Jul	56.4	48.4	8.0	89.0	56.4	48.5	7.9	89.1
Aug	59.5	44.8	14.7	71.9	59.2	45.2	14.0	72.3
Sep	58.6	43.8	14.8	93.3	58.6	44.1	14.5	93.5

SECTION 3: Ice Generation and Usage

Ice Inventory September 2026



Ice Inventory - September 2026				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	23	5	53	Ice calibration and testing in April
Minimum Ice Level	2	2	N/A	
Average Days on Ice	0	0.2	N/A	
Maximum Days on Ice	0.1	2.1	N/A	
Maximum Hours on Ice	2.3	51	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
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
Jun	48.4	52.5	45.3	53.2	47.8	53.1	45.8	53.5	23.1	2.0	219	29	684
Jul	48.9	52.4	45.9	53.2	48.4	52.7	46.1	53.5	31.0	0.1	285	1	863
Aug	48.4	52.5	46.5	53.2	48.5	52.7	47.0	53.6	28.1	20.2	303	223	1,020
Sep	51.1	51.6	64.0	67.1	51.2	51.7	64.1	67.5	3.4	3.7	42	44	148

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Time of Use Electric Rates

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

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

SECTION 4: Water Treatment

CHEMTEX

Service Report

Monthly Water Treatment Service Report
Tuesday, October 6, 2026 7:50 PM EDT

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

Report Number: **684730**
Recorded By: **Chris Long**
(952) 469-4965
clong@chemtexcorp.com
On-Site Time: **9:00 AM EDT to 10:00 AM EDT**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water	New Softener	
Conductivity (as µmhos)	810 Record	3535 1000 - 5500	1138 1000 max	
Controller Conductivity Reading		3454 Record		
pH	7.85 6 - 8.5	8.86 Record	7.77 7.5 - 8	
Hardness, total (ppm as $CaCO_3$)	1 5 max	50 150 max	1 6 max	
On-Trac, ppb		220 80 min		
Temperature (^oF)		81 60 - 100		

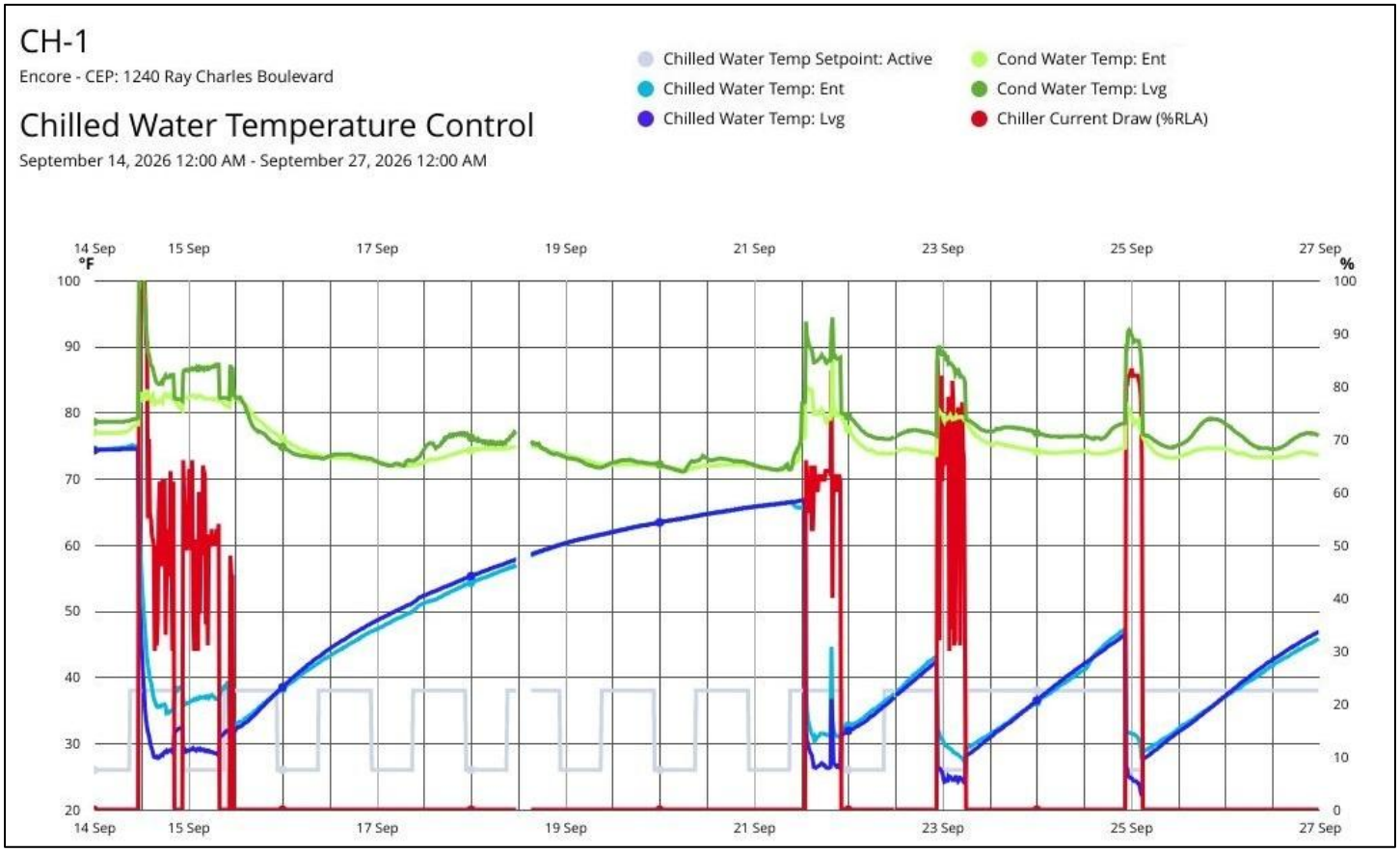
Opening Comment

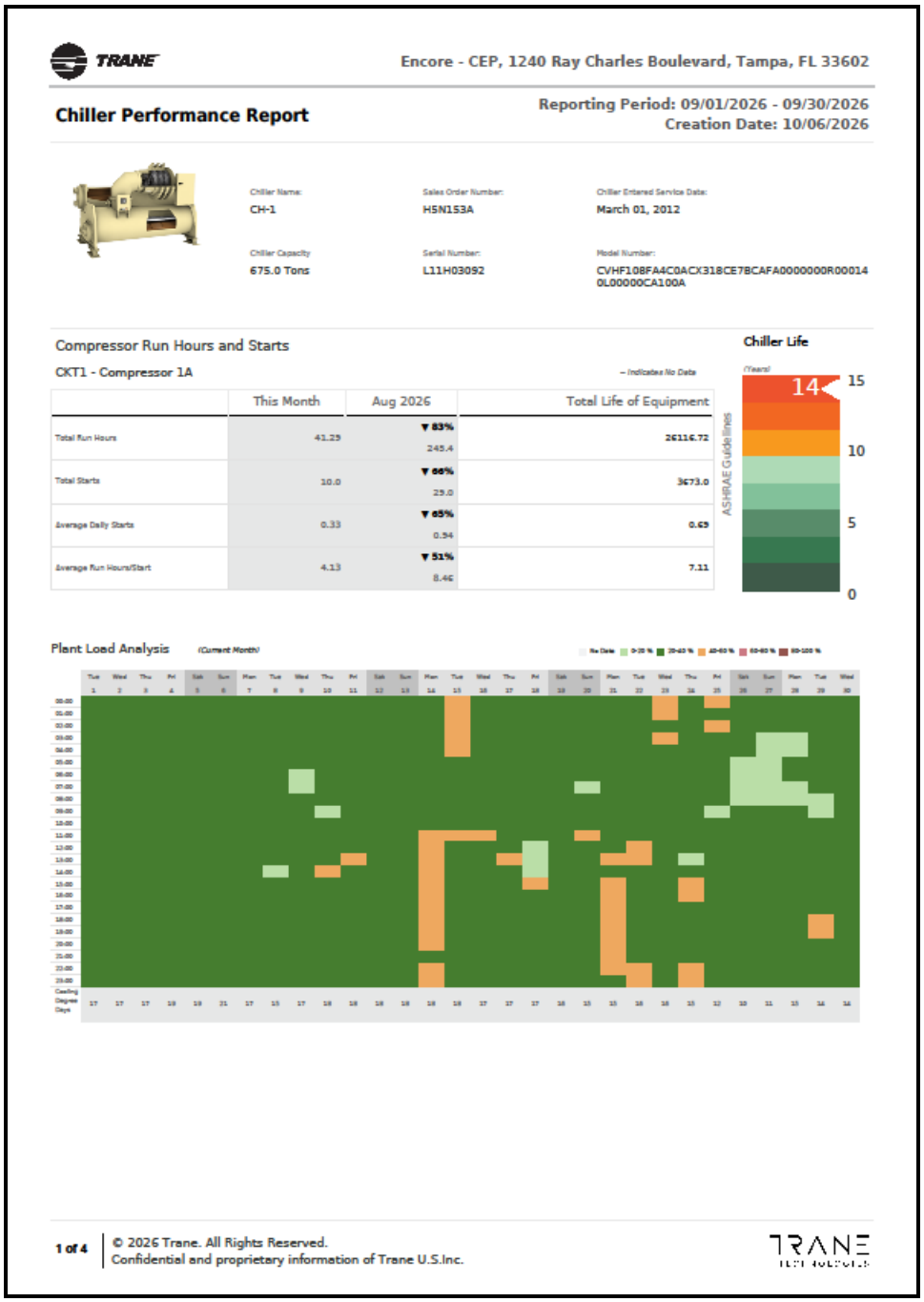
Chemtex was on site to perform monthly testing of the cooling water system. While on site I spoke with Steve Mullins:
1) The conductivty probe was checked to ensure it was within calibration limits. No calibration was needed during the visit.
2) The PTSA probe was calibrated to ensure the system has better control of the chemistry
3) All tanks were filled to ensure the system stays at optimal levels.

SECTION 5: Chiller Performance

Chiller #1 Performance

Trane Model # CVHF108, Serial # L11H03092





TRANE

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

Chiller Performance Report

Reporting Period: 09/01/2026 - 09/30/2026
Creation Date: 10/06/2026

Chiller Name: CH-1
Sales Order Number: H5N153A
Chiller Entered Service Date: March 01, 2012
Chiller Capacity: 675.0 Tons
Serial Number: L11H03092
Model Number: CVHF108FA4C0ACX318CE7BCAFA0000000R000140L00000CA100A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

-- Indicates No Data

	This Month	Aug 2026	Total Life of Equipment
Total Run Hours	41.29	▼ 83% 245.4	26116.72
Total Starts	10.0	▼ 66% 25.0	3673.0
Average Daily Starts	0.33	▼ 65% 0.94	0.63
Average Run Hours/Start	4.13	▼ 51% 8.46	7.11

Chiller Life

(Years)

14

ASHRAE Guidelines

15
10
5
0

Plant Load Analysis (Current Month)

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TRANE

Chiller #1 Performance Report Double click the document above to open.

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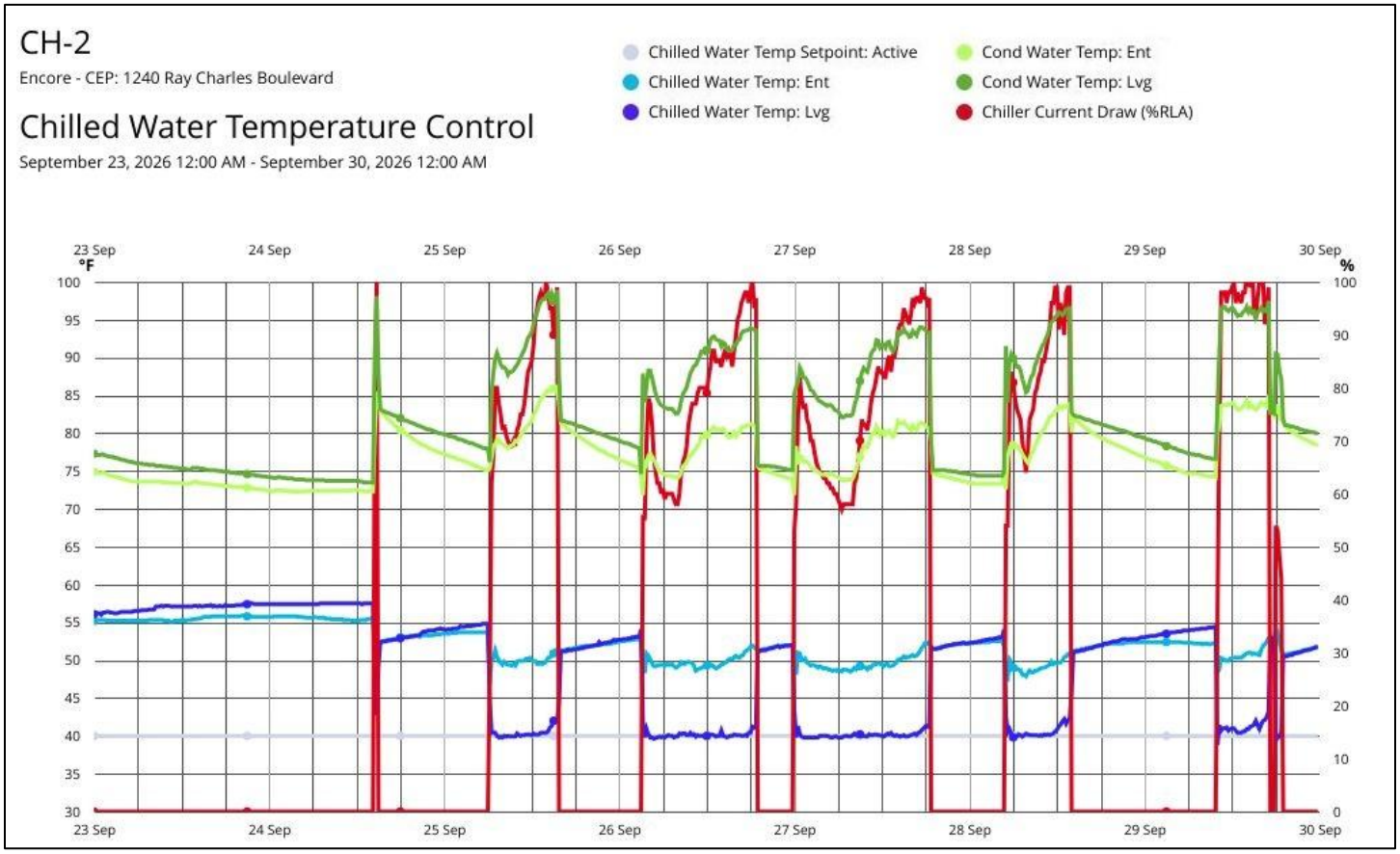
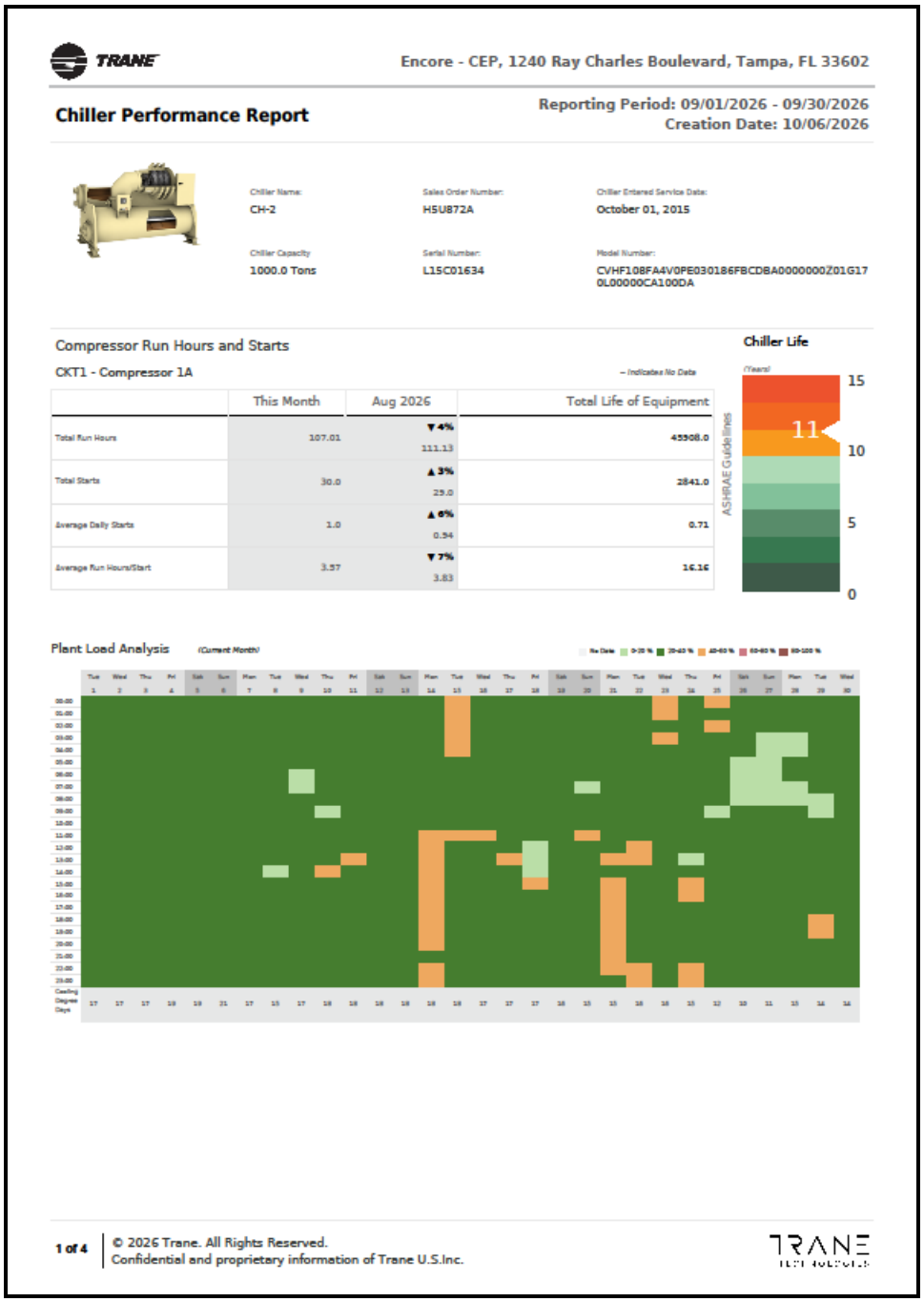
Chiller #2 Performance

Trane Model # CVHF108, Serial # L15C01634





TRANE

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

Chiller Performance Report

Reporting Period: 09/01/2026 - 09/30/2026
Creation Date: 10/06/2026

Chiller Name: CH-2
Sales Order Number: H5U872A
Chiller Entered Service Date: October 01, 2015
Chiller Capacity: 1000.0 Tons
Serial Number: L15C01634
Model Number: CVHF108FA4V0PE030186FBCDBA0000000Z01G170L00000CA100DA

Compressor Run Hours and Starts

CKT1 - Compressor 1A

-- Indicates No Data

	This Month	Aug 2026	Total Life of Equipment
Total Run Hours	107.01	▼4% 111.13	45908.0
Total Starts	30.0	▲3% 25.0	2841.0
Average Daily Starts	1.0	▲6% 0.94	0.71
Average Run Hours/Start	3.57	▼7% 3.83	16.16

Chiller Life

(Years)

ASHRAE Guidelines

15
11
10
5
0

Plant Load Analysis (Current Month)

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Chiller #2 Performance Report Double click the document above to open.

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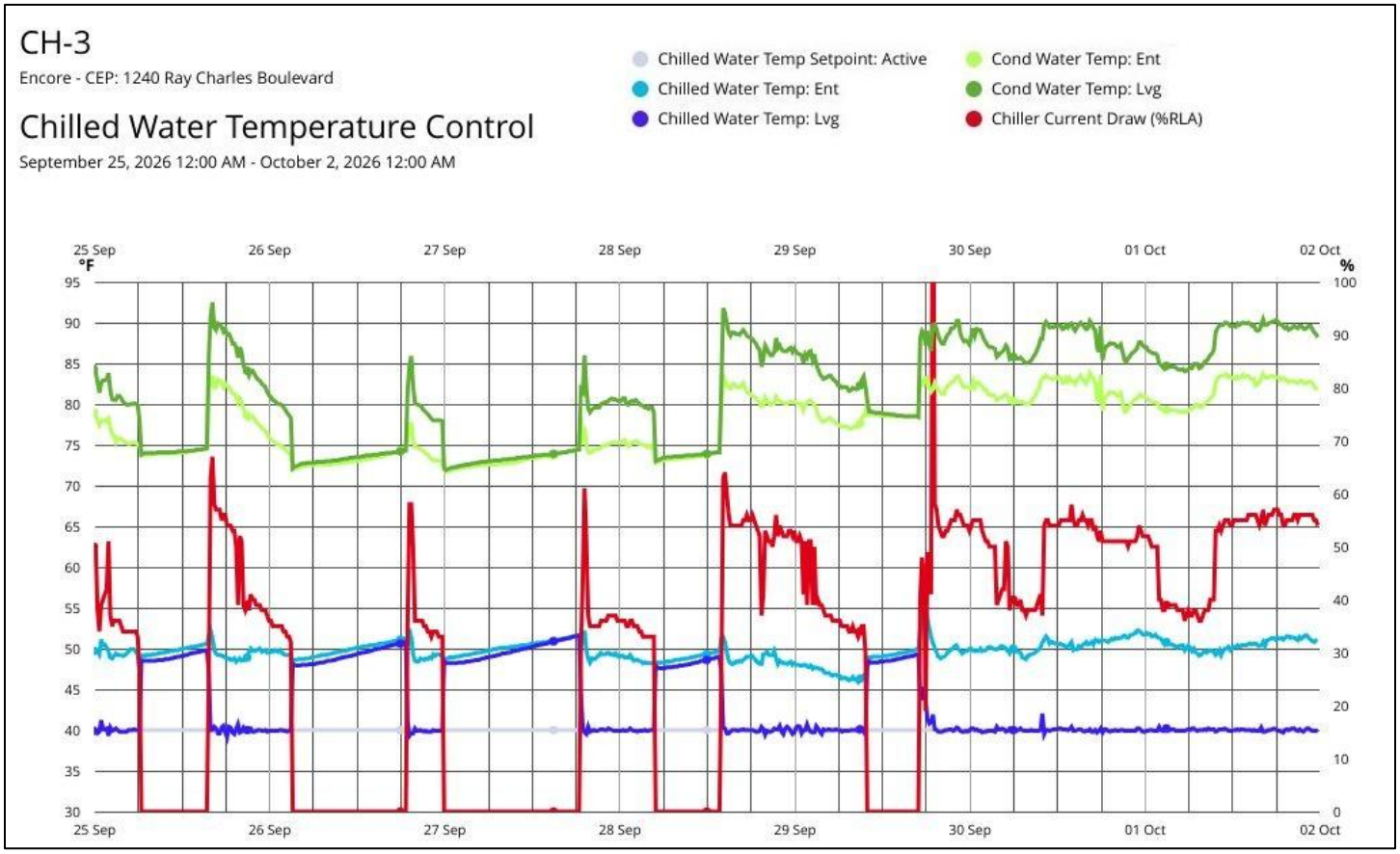
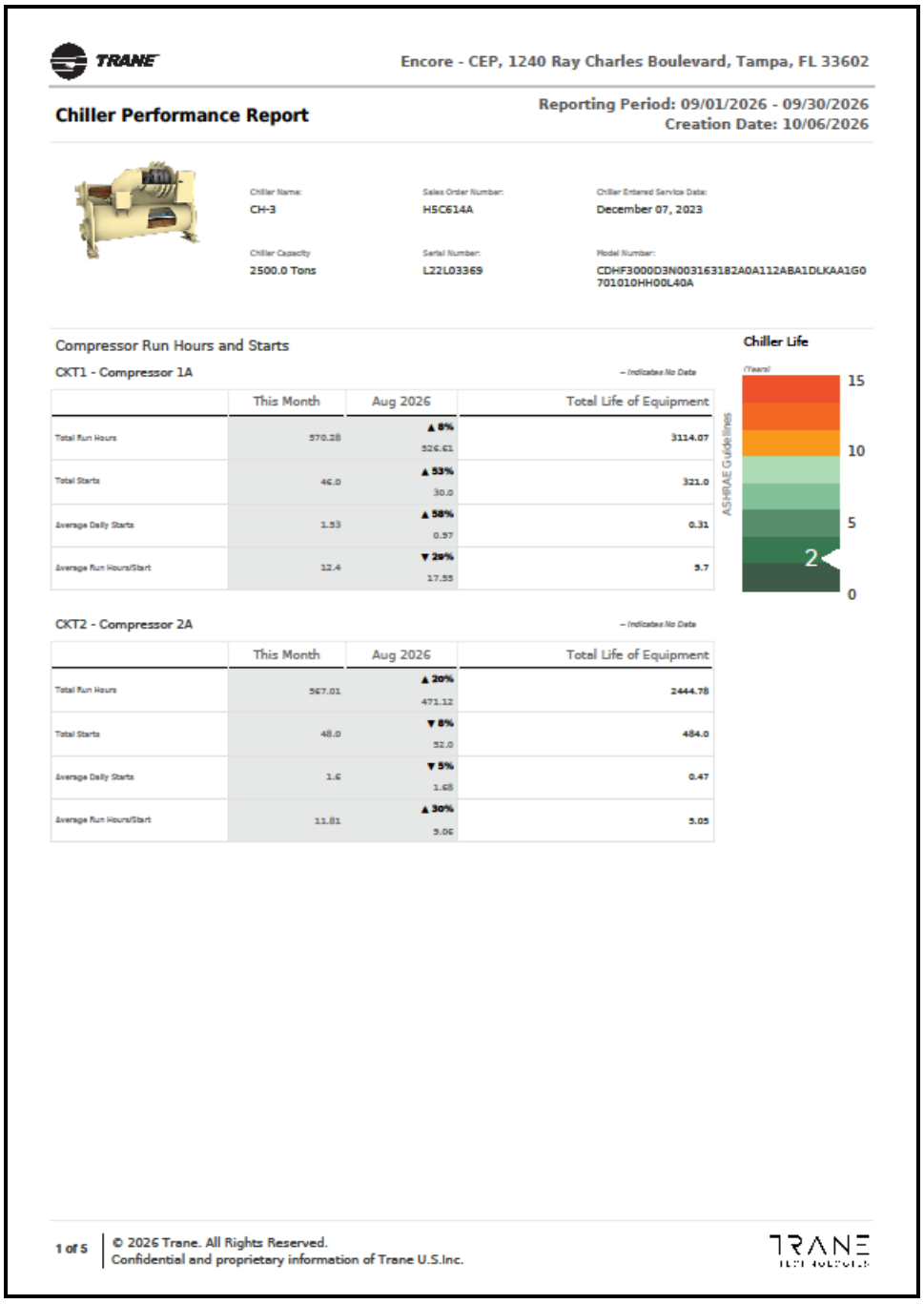
Chiller #3 Performance

Trane Model # CDHF3000, Serial # L22L03369





TRANE

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

Chiller Performance Report

Reporting Period: 09/01/2026 - 09/30/2026
Creation Date: 10/06/2026

Chiller Name: CH-3
Sales Order Number: H5C614A
Chiller Entered Service Date: December 07, 2023
Chiller Capacity: 2500.0 Tons
Serial Number: L22L03369
Model Number: CDHF3000D3N003163182A0A112ABA1DLKAA1G0701010HH00L40A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

– Indicates No Data

	This Month	Aug 2026	Total Life of Equipment
Total Run Hours	570.28	▲ 8% 526.61	3114.07
Total Starts	46.0	▲ 53% 30.0	321.0
Average Daily Starts	1.53	▲ 58% 0.97	0.31
Average Run Hours/Start	12.4	▼ 29% 17.55	9.7

CKT2 - Compressor 2A

– Indicates No Data

	This Month	Aug 2026	Total Life of Equipment
Total Run Hours	567.01	▲ 20% 471.12	2444.78
Total Starts	48.0	▼ 8% 52.0	484.0
Average Daily Starts	1.6	▼ 5% 1.68	0.47
Average Run Hours/Start	11.81	▲ 30% 9.06	5.05

Chiller Life

(Years)

ASHRAE Guidelines

15
10
5
2
0

1 of 5

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TRANE TECHNOLOGIES

Chiller #3 Performance Report Double click the document above to open.

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
Jun	2.8	95.2	0.1	-10.8	24.1	0.0	22.8	120.4	0.0	154
Jul	2.8	95.5	0.1	-10.8	24.4	0.0	22.8	120.7	0.0	200
Aug	2.7	94.4	0.1	-10.1	30.0	0.0	22.8	121.1	3902.4	245
Sep	2.6	92.2	0.1	-10.4	27.4	0.0	22.6	121.5	1052.4	41

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
Jun	3.0	90.8	2.7	-9.2	37.3	3.2	25.9	124.2	0.0	164
Jul	4.0	93.9	2.7	-9.3	36.9	3.8	25.6	126.7	0.0	61
Aug	3.6	92.7	2.5	-9.3	37.2	3.2	25.8	125.3	0.0	110
Sep	3.3	91.7	2.1	-9.1	38.1	2.4	25.8	125.5	0.0	107

Chiller #3 Refrigeration and Mechanical Performance

Chiller 3 Ckt 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temp	Purge Minutes	Run Hours
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
Jun	15.8	88.6	1.1	5.8	42.5	-2.4	23.2	109.7	0.6	483
Jul	16.1	89.6	1.5	5.8	43.0	-2.9	23.3	109.9	0.0	595
Aug	16.4	90.5	1.6	5.8	42.9	-2.8	23.2	110.0	0.0	529
Sep	16.1	89.6	1.8	5.8	42.7	-2.7	23.3	110.9	0.0	571

Chiller 3 Ckt 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
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
Jun	15.0	83.7	-4.5	5.2	38.0	2.0	22.5	115.2	0.6	401
Jul	15.1	83.9	-4.3	5.1	37.9	2.1	22.4	115.2	1.2	542
Aug	15.3	84.4	-4.7	5.1	37.9	2.1	22.6	115.2	0.6	474
Sep	15.1	84.1	-3.4	5.1	37.9	2.1	22.8	114.8	7.8	567

SECTION 6: Maintenance and Repair Status

Completed Maintenance & Repairs	
Legacy SC 9/3/26	Tech: Jazmine Light arrived on site to address an issue with the SC-02 BLDG METERS. The unit was not operating as intended. The Legacy plant UC600 controller was not communicating, preventing the chiller plant from receiving data to control the chilled water differential set point. Troubleshooting revealed the base SC was frozen and unable to communicate with the application SC. I reset the system controller and unit controller. Synchronized the base SC to the application SC. Refreshed the equipment. Validated the SC-02 was sending psi data to the CEP SC. The unit is now operating as intended. The chilled water plant is controlling to the correct PSI. No additional work needs to be quoted.
Chiller-1 8/28/26	Tech: Steve Mullins arrived on site to address issues with CH-1. CH-1 was not operating as intended. Found the chiller was surging and unable to run. Identified that the chiller purge adaptive system was not reacting to air induction. Set the purge to 'on' and initiated a 72-hour bypass. CH-1 is now running, cooling air by approximately 10-12 degrees. I will return Monday to check CH-1 after the 72-hour air removal bypass period. The unit is not yet operating as intended upon my departure. No additional work needs to be quoted at this time.
GCHWP-6 8/3/26	Tech: Steven Mullins arrived on site to address issues with the GCHWP-6. Found the GCHWP-6 not operating. Identified a tripped overload and a reset clock. Reset the overload to test the drive. Observed the pump drawing over 150 A at startup. Noted the drive/motor drawing over 150 A at 60 Hz. Adjusted the motor overload setting from 135 A to 160 A, considering the motor's full amp rating of 145 A. Reset the clock. Returned the drive to auto mode for operational testing. The GCHWP-6 is now operating as intended. No additional work requires a quote.
Ella UC600 7/8/26	Tech: Josh Soderlund arrived on site to address issues with the unit. The unit was not operating as intended. UC600 sensors and values were in fault. Multiple sensors were reading incorrectly. Values from VFD feedback were incorrect. The UC600 showed problems from a previous power loss. Replaced the UC600 with truck stock. Installed a backup of the heat EX controller. Wired the new controller. The unit is still not operating as intended. No additional work needs to be quoted.
Ella Sensors 6/23 & 7/8/26	Tech: Javier Suris - Remote connect to the building SC and CEP SC-02. The sensor in question is reading the bldg side in the plant UC600. The sensor is out of range and needs to be replaced. The Bldg UC600 reads properly. Ordered Siemens temp sensors. Temporarily offset the temp sensors and fixed the sensors in the graphic.
Modera 6/13 thru 7/11/26	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. 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. 7/11/1026: Work with Ed Wright troubleshooting the PepLink Cell Router. Reset the router. Had lights working on the device, but still no connection to the hub. I will contact Tech Support on Monday.
Glycol Pump 6 6/9/26	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.
Chiller 2 6/9/26	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.
Plant HX Temp Sensor 6/5 & 6/12/26	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. 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.

Tab 2

ENCORE

COMMUNITY ASSET MANAGEMENT REPORT



October 27, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, E. Scott St, N. Governor St, Ray Charles Blvd

Summary, General Updates, Recent & Upcoming Maintenance Events

- In the month of **November**: Focus on this month for transitioning into the next years plant health and growth, and property appearance:
  - Turf Health – Continue mowing and edging, repair turf damage, and treat seasonal pest issues.
  - Irrigation Efficiency – Complete a full Wet-Check and provide a comprehensive plan for repairing all irrigation before the winter months.
  - Weed Management – Get ahead of the cool-season weeds and eliminate the current torpedo grass, stinkvine, bittermelon, nutsedge, Caesar weed.
  - Tree and Shrub Safety – Remove dead, damage, declining limbs and plants. Be proactive before hurricane season.
- Water restrictions have extended until March 31st 2027.

The following are action items for Cross Point Landscape 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. **E. Scott St:** Just east of Central Avenue, the jasmines are thinning out. Avoid a late fall feeding or heavy pruning, we have a small window. Fertilize using a slow-release or organic feed, but most importantly, we need irrigation working. Perform a wet-check to ensure they are getting adequately watered in. The soil was dry during my inspection. (Pic 1a, 1b>)





2. **N. Governor St. and Ray Charles Blvd.:** At the northeast corner, break out some of the leaf litter and lightly tip the jasmine to start promoting lateral growth. Also, if the jasmine are not taking, use landscape staples to hold them to the ground in order for them to root in quicker.

3. **Palms:** Several of the Bismarck palms are fruiting, if not have already fruited,…(Nxt pg)

Hank Ballard St, Ray Charles Blvd

(#3 Cont.)…as well as browning fronds. Remove and clean debris from below if the seeds have already dropped. (Pic 3)



4. **Hank Ballard St. and Ray Charles Blvd.:** The turf in the center, between Blanche Armwood and Governor, has confirmed chinch bugs in the turf. Although late in the season both chinch bugs have been destroying turf throughout my properties. Additionally, chinch bugs are becoming immune to the current pesticide treatments. Several combination products that contain pyrethroids and neonicotinoids (e.g., bifenthrin + imidacloprid) may provide initial high knock-down rates followed by longer systemic control. Spectracide Triazicide is a widely available alternative.
(Pics 4a, 4b>, 4c>)



5. **General Note:** The dahoon hollies need to be lifted over the walkways, especially along Ray Charles Blvd. and Hank Ballard St. (Pics 5)







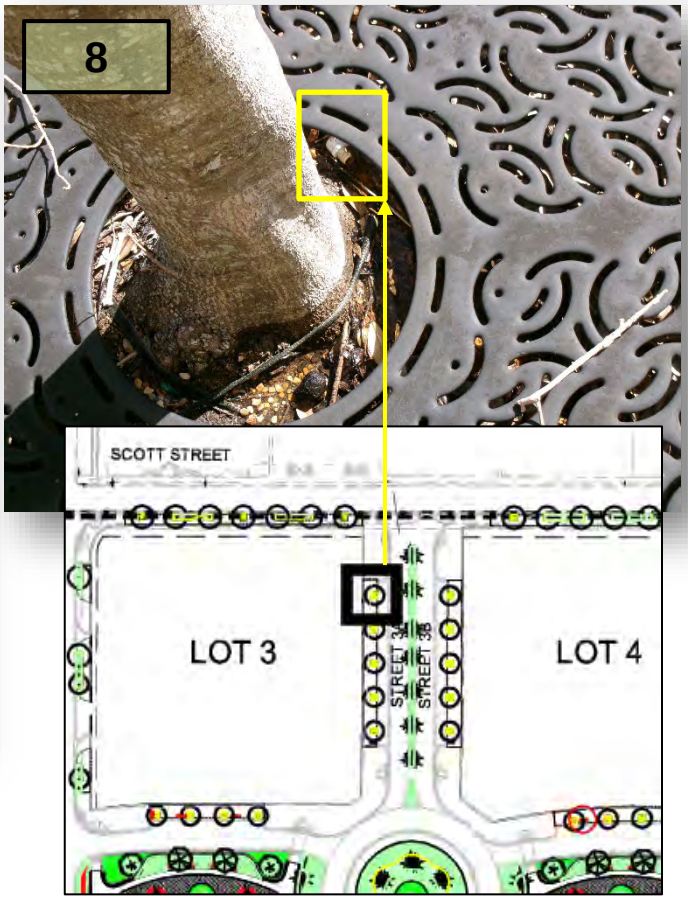
6. **Ray Charles Blvd. and Blanche Armwood St.:** The jasmine are beginning to thin out along this bullnose. Break up the dead material within the vines. At this point, I would recommend removing the top layer of mulch, adding a nutrient-based soil, installing new jasmine plugs, using landscape staples to pin them to the ground, and applying a fresh layer of mini pine bark nuggets. In order to fill out this bed. (Pic 6)



7. **Same area as above:** At the northeast tip, there is an exposed drip line. It does have several cuts, possibly from squirrel damage. Perform a wet check to ensure this whole area is properly irrigated, and replace if too damaged. (Pic 7)



8. **Hank Ballard St. and E. Scott St.:** Place the end cap on the bubbler located on the west side of Hank Ballard closest to Scott Street. (Pic 8)



9. **E. Scott St. and Governor St.:** The jasmine along Scott Street, just east of Governor Street, have just a few thinning patches and very few weeds. Continue detailing the beds. They are looking good.

10. **Central Avenue and Ray Charles Blvd.:** Along the north side of Ray Charles, just east of Central, treat the spider mites in the lantana. (Pic 10>)

11. **Central Avenue:** Along the east side of the street, the newly planted jasmine appear to be dry. Is irrigation working over here? If so, what are the run dates? Also, a lot of these are being chewed on by little rodents, most likely squirrels. Begin a fertilizer treatment to promote vigorous growth and….(Nxt pg)

Central Ave, E Scott St

(#11 Cont.)….begin using landscape staples on several of the longer vines to help promote lateral growth and quicker rooting. Additionally, when installing these plantings, the driplines need to be buried under the mulch. This helps to water the plants in and help from sun damage. (Pics 11a, 11b>)





12. **Central Avenue and Ray Charles Blvd.:** At the northwest corner of the middle park, irrigation appears dry. I pumped the sprinkler head a few times and no water came out at all. Is irrigation running?

13. **In the same area:** On the south side of the park, we also have active chinch bugs feeding on the St. Augustine turf. (Pic 13>)

14. **Same area as above:** Near the history museum, treat the nutsedge with Sedge-….



(#14 Cont.)….-Hammer. Fertilize with a complete fertilizer and pre-emergent. Be sure irrigation is working properly so it can water the products into the soil. (Pic 14)





Governor St, Ray Charles Blvd, Central Ave, Hank Ballard St

15. **General Note:** There are quite a few leaves throughout the turf, grasses, and gutters. These should be blown into the bare spots of the garden spaces. They can act as a natural nutrient source once broken down.

16. **Governor St. and Ray Charles Blvd.:** Near the southeast side of the park, grass is dying back. I suspect it to be chinch bugs, as that is becoming the highest case number throughout my properties. Again, treat aggressively and thoroughly, and provide a fertilizer treatment plan to make sure we are getting the full scope of the complete fertilizer program for the month of October.

17. **Ray Charles Blvd.:** Along the boulevard, be sure that the crape myrtles on the north side of Ray Charles are pruned away from the buildings. A few trees are touching the canopies or the actual brick building. (Pic 17)



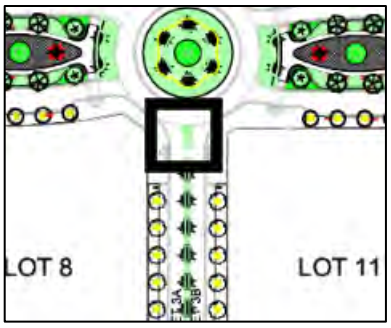
18. **General Note:** In the same area as above, I am noticing quite a bit of creeping beggarweed within the lantana. However, this will not necessarily crowd out the plantings since it is a seasonal weed. It is a good reminder for next season to treat with a pre-emergent before the seeds germinate for the following growing season.

19. **Central Avenue:** Just south of Harrison Street, along the east side of the….

(#19 Cont.)…. rights-of-way, limb out the broken branches from the street trees. (Pic 19)



20. **Hank Ballard St. and Ray Charles Blvd.:** South of the large park, in the median, the firebush shrubs were limbed up; however, they still block approximately half the height of a vehicle. They need to be trimmed down at least another 6-8 inches for full line-of-sight clearance. See map for location.



21. **Sabal Palms:** Limb up the spent fruit pods (up to 10-feet for the contractual height) along Harrison Street on every sabal palm. This should also include lifting trees along roadways and walkways.

Tab 3

Encore CDD - Pet Waste Management Service

Encore CDD
1210 Ray Charles Blvd
Tampa, FL 33602

Rachel Welborn
rwelborn@rizzetta.com
813.533.2950

Reference: 20261029-122941077
Quote created: October 29, 2026
Quote expires: April 27, 2027
Quote created by: Kara Kelsey
Regional Manager
kkelsey@doodycalls.com
+19419815268

Comments from Kara Kelsey

Five Reasons Why Communities Love DoodyCalls

Communities across America keep pet waste at bay with the help of DoodyCalls. Here's why:

Unmatched Expertise

With more than a decade of experience helping communities, homeowner associations, apartment complexes, local governments and municipalities successfully manage pet waste, DoodyCalls is the definitive subject matter expert on all things related to the "fecal" matter.

Comprehensive Pet Waste Management Plans

Eliminating pet waste takes a well-rounded approach. When you work with DoodyCalls, you get a comprehensive pet waste management plan that is tailored to meet the specific needs and budget of your community.

A Flexible Approach

As our technicians service your community, we keep a close eye on station usage, monitoring fluctuations as seasons and other factors change, and making recommendations to keep your service levels optimized for efficiency and cost effectiveness.

We Go Beyond Pet Waste Pickup

At DoodyCalls, we openly share our expertise by making available an extensive library of professionally written newsletter articles designed to educate residents about the importance of keeping pet waste off the ground. We also have a Pet Waste Management Handbook, which helps community managers like yourself design and implement comprehensive pet waste management plans.

Caring For the Community at Large

DoodyCalls is dedicated to making the world a better place to live, one scoop at a time. With our environmentally friendly pet waste management practices, we not only keep your community clean and safe for families and pets to enjoy, but we work to improve the local environment as well.

Pet Waste Health and Environmental Impact

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's pet waste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.

Products & Services

Item & Description	Quantity	Unit Price	Total
Pet Waste Station Service 2x a Week Pet Waste Station Service DoodyCalls Pet Waste Station Service includes: Removing the existing waste can liner and replacing it with a new liner. Restocking the litter bag dispenser as needed. Inspecting the station for functionality and defects that may cause a service, aesthetic, or safety concern to the community. Communicating any issues to the Community Manager. Thoroughly disinfect stations to ensure a nice clean look and proper sanitation. Removing waste left on the ground within a 6-foot radius of the pet waste station.	4	$28.00 / week	$112.00 / week
Trash Can Service 2x a Week Trash Can Service	12	$20.00 / week	$240.00 / week

Weekly subtotal	$352.00
Total	**$352.00**

Purchase terms

1. Pet waste bags are included in the cost of service.
2. DoodyCalls requires the approval of pet waste station locations before they can be installed.
3. We believe the estimate for common area cleaning allows sufficient time to clean all designated common areas. If some areas have so much trash or waste that we cannot complete all areas as noted above, we will clean the remaining areas on subsequent scheduled visits. If the cleaning is scheduled for one time only, we will obtain approval before continuing.
4. Equipment prices do not include state and local sales tax.
5. Waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.
6. DoodyCalls reserve the right to charge an annual Administrative Fee of up to $125*
7. Requests to be listed as an addition insured may incur an annual fee of up $150*
8. DoodyCalls will provide the community with 60 days' notice of any price changes. Either party may cancel the work with 60 days written notice.
9. This proposal is valid for 90 days.
10. Term Net 30

*These items fluctuate depending on the Encore CDD vendor requirements.

Signature

_____ _____

Signature Date

_____

Printed name

Questions? Contact me



Kara Kelsey
Regional Manager
kkelsey@doodycalls.com
+19419815268

Doody Calls on the Suncoast
Parrish, FL 34219

Tab 4

MINUTES OF MEETING

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

ENCORE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, October 8, 2026, at 1:38 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Present and constituting a quorum:

Julia Jackson	**Board Supervisor, Chairman**
Michael Randolph	**Board Supervisor, Vice Chairman**
Mae Walker	**Board Supervisor, Assistant Secretary**
Irma Ruiz	**Board Supervisor, Assistant Secretary**
Carol Jones	**Board Supervisor, Assistant Secretary**

Also present were:

Rachel Welborn	**District Manager, Rizzetta & Company, Inc.**
Sarah Sandy	**District Counsel, Kutak Rock** *(via conference call)*
Greg Woodcock	**District Engineer, Stantec** *(via conference call)*
Hunter Harley	**District Counsel, Kutak Rock** *(via conference call)*
Dylan Campbell	**Landscape Inspection Specialist, Rizzetta & Company, Inc.**
Lorenzo Reed	**Developer, Project Manager., THA** *(via conference call)*
Leroy Moore	**Developer, Sr, VP, THA** *(via conference call)*
Jeff Watson	**Trane Representative**
Audience	**None**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Welborn called the meeting to order at 1:38 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS **Audience Comments**

No comments.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Chiller System Manager

1. Presentation of Central Energy Plant Report – Trane

The Board reviewed the report with no comments or questions.

B. Community Asset Manager's Report

Mr. Campbell presented his report, and no formal board action was taken,

C. Landscape Vendor Report

No report was available, and the Board requested proposals for renovating and maintaining the butterfly garden.

D. Springer Environmental

No report was available.

E. District Engineer

No report was available.

F. District Counsel

No updates were made.

G. Tampa Housing Authority Update

A discussion ensued on street sign repairs and Lot 10 parking.

H. District Manager

Ms. Welborn advised that the next meeting is scheduled for November 12, 2026, at 1:30 p.m.

The Board requested proposals on cleaning services, streetlights, and landscape lighting.

1. Presentation of the 3rd Quarter Website Audit Report

The Report was presented to the Board no formal action was taken.

FOURTH ORDER OF BUSINESS **Business Items**

A. NONE

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes of the Board of Supervisors Public Hearing and Regular Meeting Held on August 13, 2026

On a Motion by Ms. Jackson, seconded by Mr. Randolph, with all in favor, the Board approved the Public Hearing and Regular Meeting Held on August 13, 2026, for the Encore Community Development District. 4-0

DRAFT

B. Consideration of Minutes of the Board of Supervisors Regular Meeting Held on September 10, 2026

> On a Motion by Mr. Randolph, seconded by Ms. Jackson, with all in favor, the Board approved the Regular Meeting Held on September 10, 2026, for the Encore Community Development District. 4-0

C. Consideration of Operations and Maintenance Expenditures for August 2026

> On a Motion by Mr. Randolph, seconded by Ms. Jackson, with all in favor, the Board approved the Operations and Maintenance Expenditures for August 2026 ($30,921.34), for the Encore Community Development District. 4-0

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

> On a Motion by Ms. Jackson, seconded by Ms. Jones, with all in favor, the Board approved the Chiller Fund Operations and Maintenance Expenditures for August 2026 ($145,196.26), for the Encore Community Development District. 4-0

E. Ratification of Copperline Proposal for Repairs and Replacement of GFCI on Grass Islands

> On a Motion by Ms. Jackson, seconded by Ms. Jones, with all in favor, the Board ratified Copperline Proposal for Repairs and Replacement of GFCI on Grass Islands, for the Encore Community Development District. 4-0

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Some general concerns were raised regarding Board member attendance.

SEVENTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

> On a Motion by Ms. Jackson, seconded by Ms. Jones, with all in favor, the Board of Supervisors approved adjourning the meeting at 3:11 p.m., for the Encore Community Development District. 4-0

_____ _____

Assistant Secretary Chairman/Vice Chairman

DRAFT

Tab 5

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$117,466.57**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Carol Jean Jones	20260916-2	CJ091026	Board of Supervisors Meeting 09/10/26	$ 200.00
Crosspoint Landscape & Design, Inc.	300234	13952	Monthly Landscape Maintenance 08/26	$ 5,950.00
Crosspoint Landscape & Design, Inc.	300234	14023	Irrigation Repair 06/26	$ 1,284.80
Crosspoint Landscape & Design, Inc.	300234	14024	Irrigation Repair 07/26	$ 449.05
Crosspoint Landscape & Design, Inc.	300243	14133	Monthly Landscape Maintenance 09/26	$ 5,950.00
Crosspoint Landscape & Design, Inc.	300243	14229	Irrigation Repair 09/26	$ 357.50
Crosspoint Landscape & Design, Inc.	300243	14260	Landscape Replacement 09/26	$ 2,274.00
Egis Insurance Advisors, LLC	300242	33706	Insurance Policy 10/01/26-10/01/27	$ 78,218.00
Irma Ruiz	300240	IR091026	Board of Supervisors Meeting 09/10/26	$ 200.00
Mae F. Walker	20260916-1	MW091026	Board of Supervisors Meeting 09/10/26	$ 200.00
Michael Randolph	300241	MR091026	Board of Supervisors Meeting 09/10/26	$ 200.00
Office Dynamics	300238	00043312	CDD Book Copies 09/26	$ 269.90

Encore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Rizzetta & Company, Inc.	300237	INV0000112110	Accounting Services 09/26	$	5,599.82
School Now	300239	INV-SN-1596	Website Compliance & Management 09/26	$	384.38
School Now	300239	INV-SN-1643	Website Compliance & Management 09/26	$	395.91
Stantec Consulting Services, Inc.	300235	2603597	Miscellaneous Expense 08/26	$	15,000.00
TECO	20260925-1	211006275344-090326	Electric Services 08/26	$	42.83
TECO	20260925-1	211006275609-090326	Electric Services 08/26	$	83.09
TECO	20260925-1	211006276102-090326	Electric Services 08/26	$	55.49
TECO	20260925-1	211006276375-090326	Electric Charges 08/26	$	39.27
TECO	20260925-1	211006276698-090326	Electric Services 08/26	$	33.58
TECO	20260925-1	211006277001-090326	Electric Services 08/26	$	100.48
TECO	20260925-1	211006277597-090326	Electric Services 08/26	$	38.76
TECO	20260928-1	221007736350-090426	Electric Services 08/26	$	25.92

Encore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20260924-1	221009630650-090226	Electric Services 08/26	$ 43.79
The Observer Group, Inc.	300236	26-03160H	Legal Advertising 06/26	$ 70.00
Total				**$ 117,466.57**

ENCORE CDD

Meeting Date: September 10, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Carol Jones	✓
Mae Walker	✓
Julia Jackson	
Irma Ruiz	✓
Michael Randolph	✓ phone

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:31 PM
Meeting End Time:	3:35 PM
Total Meeting Time:	2:04 PM

Time Over **3** Hours:	

Total at **$175.00** per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.725
Mileage to Charge	$0.00

DM Signature: _____

INVOICE

Please make all checks payable to:

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

Date:	8/1/2026
Invoice #:	13952
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 Iquiries:
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 - August 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**

INVOICE

Please make all checks payable to:

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

Date:	7/31/2026
Invoice #:	14023
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 Iquiries:
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 - 6/12/2026 & 6/25/2026		
Irrigation Main Line Repairs: - 6/12/2026	759.00	759.00
- irrigation crew dispatched to repair reported main line leak located in median at Tempo at Encore property across from church - repair irrigation main line leak located on zone #23 - repair drip line leak located on Zone #25 - includes PVC fittings, solvent, weld, primer and all misc. materials to complete these irrigation repairs		
Irrigation Repairs: - 6/25/2026	525.80	525.80
- irrigation crew dispatched to conduct repairs discovered during irrigation inspection to restore proper irrigation system functionality - repair multiple cuts in drip irrigation line throughout Zone #24 - repair (2) clogged nozzles full of sediment located in Zone #29 - replace (1) damaged 6" pop-up spray & (1) faulty solenoid in Zone #34 to restore proper irrigation system operation - includes PVC fittings, solvent, weld, primer and all misc. materials to complete these irrigation repairs		
*includes all parts & labor to complete repairs		

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	$1,284.80
Payments/Credits	$0.00
Balance Due	**$1,284.80**

INVOICE

Please make all checks payable to:

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

Date:	7/31/2026
Invoice #:	14024
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 Iquiries:
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 Main Line Repairs ~ Encore CDD - 7/21/2026		
Irrigation Main Line Repairs:	449.05	449.05
- irrigation crew dispatched to conduct repairs discovered during irrigation inspection to restore proper irrigation system functionality - replace (1) faulty 1.5" Irritrol valve not responding to controller input - repair multiple drip line leaks in various locations throughout property - replace (1) damaged 6" pop-up spray & nozzle - includes PVC fittings, solvent, weld, primer and all misc. materials to complete these irrigation repairs		
*includes all parts & labor to complete repairs		

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

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

Total	$449.05
Payments/Credits	$0.00
Balance Due	**$449.05**

INVOICE

Please make all checks payable to:

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

Date:	9/1/2026
Invoice #:	14133
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 - September 2026	5,950.00	5,950.00

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

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

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

INVOICE

Please make all checks payable to:

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

Date:	9/11/2026
Invoice #:	14229
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 - 8/19/2026		
Irrigation Repairs:	357.50	357.50
- irrigation crew dispatched to conduct repairs discovered during irrigation inspection to restore proper irrigation system functionality - replace (17) clogged nozzles and multiple drip leaks - includes PVC fittings, solvent, weld, primer and all misc. materials to complete these irrigation repairs		
*includes all parts & labor to complete repairs		

Thank You!
We APPRECIATE your business!

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	$357.50
Payments/Credits	$0.00
Balance Due	**$357.50**

INVOICE

Please make all checks payable to:

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

Date:	9/16/2026
Invoice #:	14260
Terms:	Net 45
Project:	Flowers

Bill To:

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

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

Contact Information

For Billing Inquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Unit Price	Amount
SCOPE: ** APPROVED PROPOSAL #5292 **		
Fall Flower Rotation ~ Encore CDD Remove declining flowers and replace with fresh new flowers for the new season. Add fresh, new planting soil to refresh the flower beds and utilize Bloom Buster fertilizer and fungicide to enhance the beauty of the newly installed flowers. Haul away debris and trash for disposal.		
Fall Flower Mix	2.95	2,124.00
Organic Potting Soil - 2 cubic yards	75.00	150.00

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

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

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

INVOICE

Customer	Encore Community Development District
Acct #	758
Date	09/01/2026
Customer Service	Dionna Humphery
Page	1 of 1

Encore Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	$ 78,218.00
Payment Amount	
Payment for:	Invoice#33706
100126614	

Thank You

Please detach and return with payment

Customer: Encore Community Development District

Invoice	Effective	Transaction	Description	Amount
33706	10/01/2026	Renew policy	Policy #100126614 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/1/2026	78,218.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 78,218.00

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/01/2026

OFFICE dynamics
not your average print shop!

6720 E. Fowler Ave. • Tampa, FL 33617

INVOICE

(813) 980-3494
www.OfficeDynamicsTampa.com

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

Invoice #: 00043312
Date: 9/4/2026
Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda bookets 81 color copies, 84 Black & white copies 12 Tabs and coil bound with clear front and White Back	$244.95
	ups	$24.95

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

Sales Tax:	$0.00
Total Amount:	$269.90
Amount Applied:	$0.00
Balance Due:	$269.90

Terms: Net 10

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

Invoice

Date	Invoice #
9/2/2026	INV0000112110

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,497.66	$1,497.66
Administrative Services	1.00	$410.33	$410.33
Landscape Consulting Services	1.00	$1,000.00	$1,000.00
Management Services	1.00	$2,581.83	$2,581.83
Website Compliance & Management	1.00	$110.00	$110.00

Subtotal	$5,599.82
Total	$5,599.82

INVOICE

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

Invoice #	INV-SN-1596
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$150.00

	Subtotal:	$384.38
Subscription start: 10/1/2025	Tax Total:	
Subscription end: 9/30/2026	Total:	$384.38
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$384.38**

Click Here to pay with Credit Card

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

INVOICE

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

Invoice #	INV-SN-1643
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$241.41
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$154.50

	Subtotal:	$395.91
Subscription start: 9/18/2026	Tax Total:	
Subscription end: 9/17/2027	Total:	$395.91
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$395.91**

Click Here to pay with Credit Card

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

Stantec

INVOICE

Invoice Number	2603597
Invoice Date	August 18, 2026
Purchase Order	238202359
Customer Number	183039
Project Number	238202359

Bill To
Encore Community Development District
Rachel Welborn
2700 South Falkenburg Road,
Suite 2745
Riverview FL 33578
United States

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

Project Description: WA 13 – Stormwater Permit Modification Services

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$15,000.00
Bill Through Date:	August 7, 2026

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number 2603597
Project Number 238202359

Top Task 100 Stormwater Permit Svs

Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
15,000.00 X 100.00 % Complete	15,000.00	0.00	15,000.00
Progress Charge Subtotal			**15,000.00**

Top Task 100 Total **15,000.00**

Total Fees & Disbursements $15,000.00

INVOICE TOTAL (USD) **$15,000.00**

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 03, 2026

Amount Due:	$42.83

Due Date: September 24, 2026
Account #: 211006275344

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$43.28
Payment(s) Received Since Last Statement	-$43.28
Current Month's Charges	**$42.83**
Amount Due by September 24, 2026	**$42.83**

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

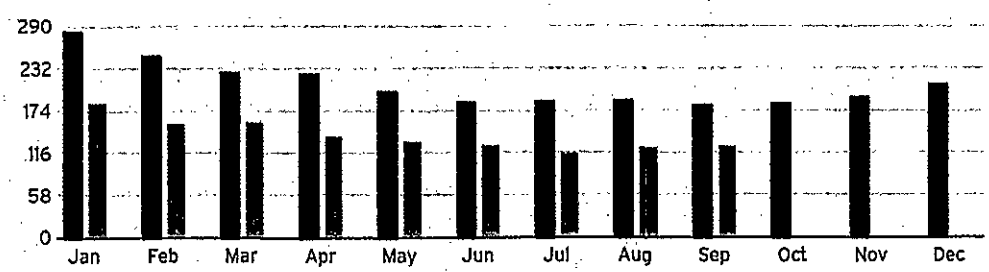
Your Energy Insight

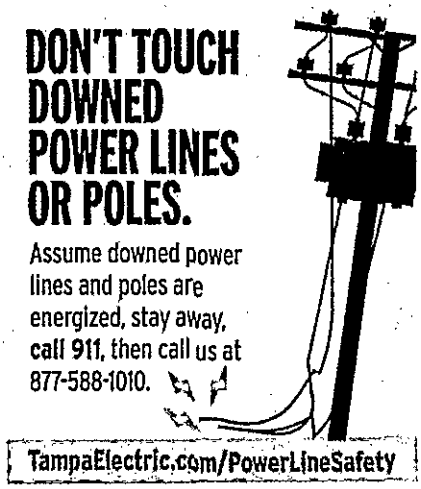
Your average daily kWh used was **33.33% lower** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*





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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211006275344
Due Date: September 24, 2026

Amount Due:	$42.83

Payment Amount: $ _____

611878587685

Your account will be drafted on September 24, 2026

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006275344
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Meter Location: # A

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	08/28/2026	46,924		46,800		124 kWh	1	29 Days

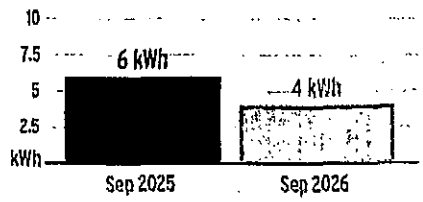
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*124 kWh @ $0.09202/kWh*	$11.41
Fuel Charge	*124 kWh @ $0.03516/kWh*	$4.36
Storm Protection Charge	*124 kWh @ $0.00568/kWh*	$0.70
Clean Energy Transition Mechanism	*124 kWh @ $0.00418/kWh*	$0.52
Florida Gross Receipt Tax		$0.93
Electric Service Cost		**$37.06**
Franchise Fee		$2.43
State Tax		$3.34
Total Electric Cost, Local Fees and Taxes		**$42.83**

Total Current Month's Charges **$42.83**

Avg kWh Used Per Day



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Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 03, 2026

Amount Due:	$83.09

Due Date: September 24, 2026
Account #: 211006275609

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$77.55
Payment(s) Received Since Last Statement	-$77.55
Current Month's Charges	**$83.09**
Amount Due by September 24, 2026	**$83.09**

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

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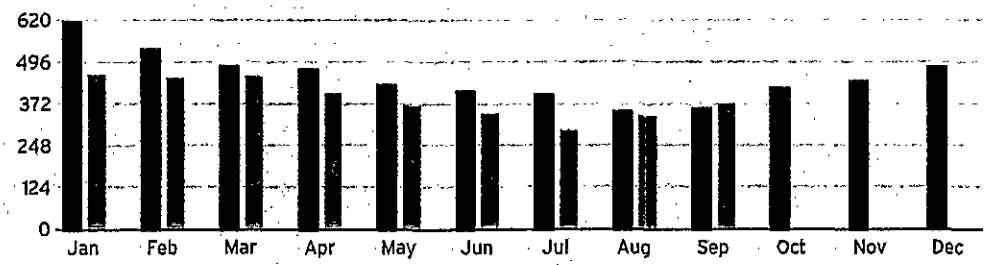
Your Energy Insight

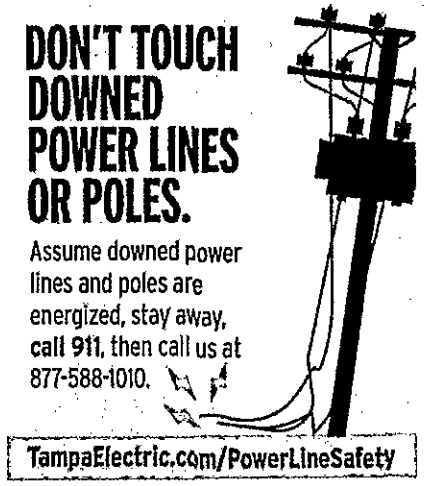
Your average daily kWh used was **8.33% higher** than the same period last year.

Your average daily kWh used was **18.18% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006275609
Due Date: September 24, 2026

Amount Due:	$83.09
Payment Amount: $_____	

611878587686

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

Your account will be drafted on September 24, 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006275609
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Meter Location: # B

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000291870	08/28/2026	63,376	63,004	372 kWh	1	29 Days

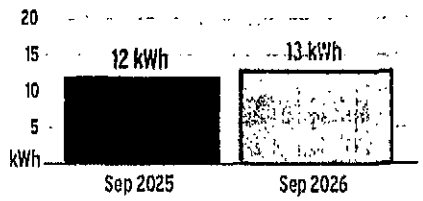
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*372 kWh @ $0.09202/kWh*	$34.23
Fuel Charge	*372 kWh @ $0.03516/kWh*	$13.08
Storm Protection Charge	*372 kWh @ $0.00568/kWh*	$2.11
Clean Energy Transition Mechanism	*372 kWh @ $0.00418/kWh*	$1.55
Florida Gross Receipt Tax		$1.80
Electric Service Cost		**$71.91**
Franchise Fee		$4.71
State Tax		$6.47
Total Electric Cost, Local Fees and Taxes		**$83.09**

Total Current Month's Charges **$83.09**

Avg kWh Used Per Day



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Ways To Pay Your Bill

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

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

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

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

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 03, 2026

Amount Due:	$55.49

Due Date: September 24, 2026
Account #: 211006276102

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$56.11
Payment(s) Received Since Last Statement	-$56.11
Current Month's Charges	**$55.49**
Amount Due by September 24, 2026	**$55.49**

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

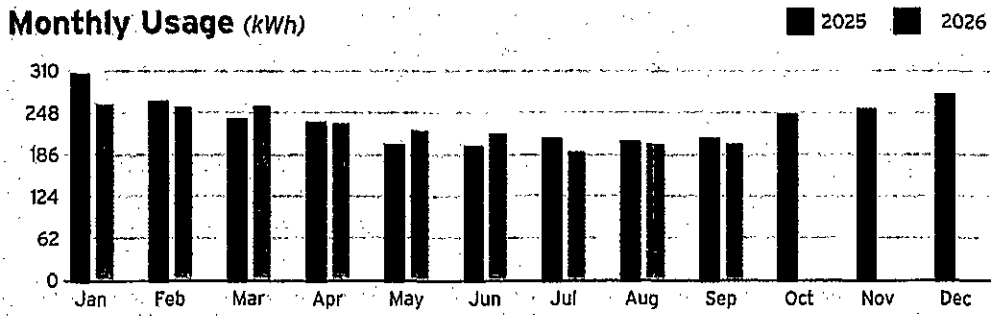
Your Energy Insight

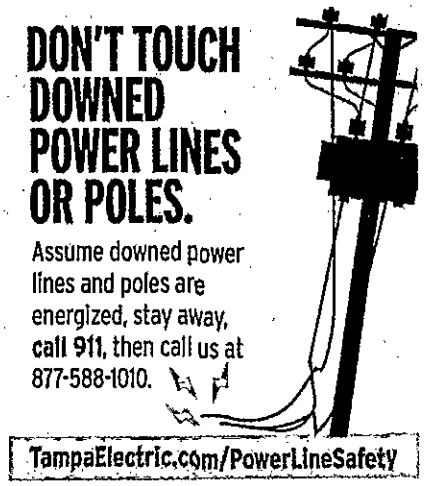
Your average daily kWh used was **0% higher** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211006276102
Due Date: September 24, 2026

Amount Due:	$55.49

Payment Amount: $ _____

611878587687

Your account will be drafted on September 24, 2026

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006276102
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	08/28/2026	54,579		54,377		202 kWh	1	29 Days

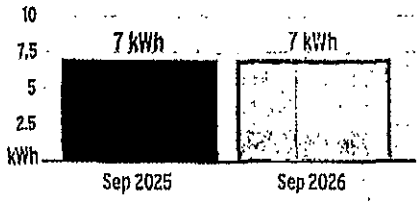
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*202 kWh @ $0.09202/kWh*	$18.59
Fuel Charge	*202 kWh @ $0.03516/kWh*	$7.10
Storm Protection Charge	*202 kWh @ $0.00568/kWh*	$1.15
Clean Energy Transition Mechanism	*202 kWh @ $0.00418/kWh*	$0.84
Florida Gross Receipt Tax		$1.20
Electric Service Cost		**$48.02**
Franchise Fee		$3.15
State Tax		$4.32
Total Electric Cost, Local Fees and Taxes		**$55.49**

Total Current Month's Charges **$55.49**

Avg kWh Used Per Day



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Ways To Pay Your Bill

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 03, 2026

Amount Due:	**$39.27**

Due Date: September 24, 2026
Account #: 211006276375

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$28.02
Payment(s) Received Since Last Statement	-$28.02
Current Month's Charges	**$39.27**
Amount Due by September 24, 2026	**$39.27**

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

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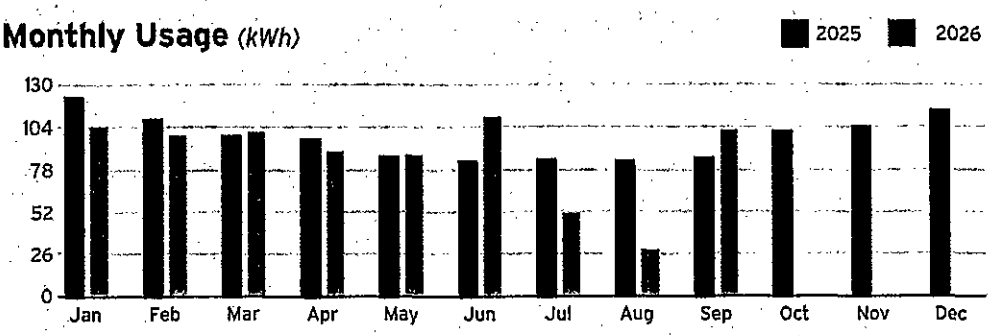
Your Energy Insight

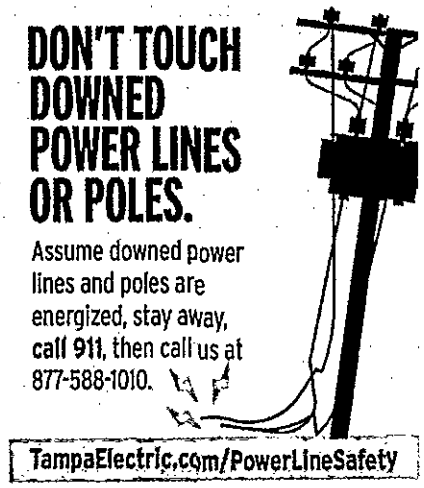
Your average daily kWh used was **33.33% higher** than the same period last year.

Your average daily kWh used was **344.44% 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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211006276375
Due Date: September 24, 2026

Amount Due:	**$39.27**
Payment Amount: $ _____	

611878587688

Your account will be drafted on September 24, 2026

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006276375
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000744074	08/28/2026	25,780	25,678	102 kWh	1	29 Days

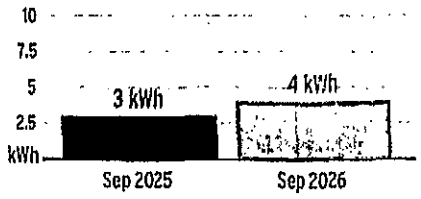
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*102 kWh @ $0.09202/kWh*	$9.39
Fuel Charge	*102 kWh @ $0.03516/kWh*	$3.59
Storm Protection Charge	*102 kWh @ $0.00568/kWh*	$0.58
Clean Energy Transition Mechanism	*102 kWh @ $0.00418/kWh*	$0.43
Florida Gross Receipt Tax		$0.85
Electric Service Cost		**$33.98**
Franchise Fee		$2.23
State Tax		$3.06
Total Electric Cost, Local Fees and Taxes		**$39.27**

Total Current Month's Charges **$39.27**

Avg kWh Used Per Day



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

Statement Date: September 03, 2026

Amount Due:	$33.58

Due Date: September 24, 2026
Account #: *211006276698*

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$45.87
Payment(s) Received Since Last Statement	-$45.87
Current Month's Charges	**$33.58**
Amount Due by September 24, 2026	**$33.58**

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

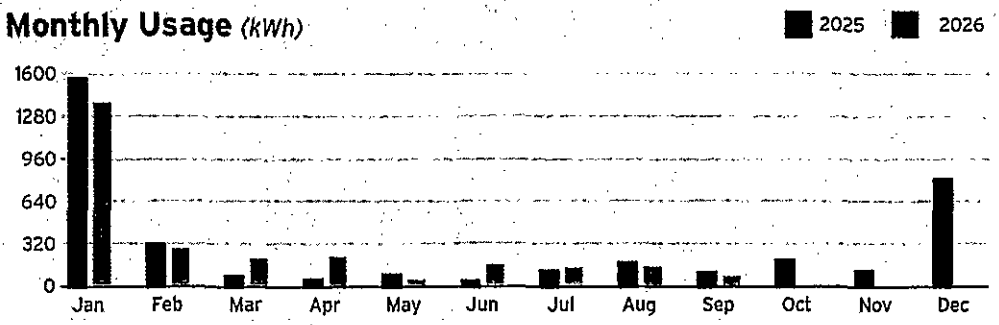
Your Energy Insight

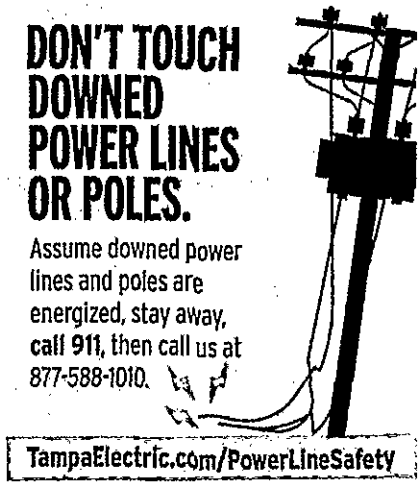
Your average daily kWh used was **33.33% lower** than the same period last year.

Your average daily kWh used was **60% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211006276698
Due Date: September 24, 2026

Amount Due:	$33.58
Payment Amount: $ _____	

611878587689

Your account will be drafted on September 24, 2026

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006276698
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799340	08/05/2026	16,424	16,410	14 kWh	1	5 Days
2000151165	08/28/2026	53	0	53 kWh	1	24 Days

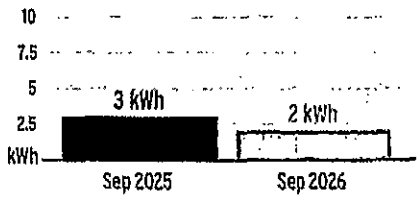
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*67 kWh @ $0.09202/kWh*	$6.17
Fuel Charge	*67 kWh @ $0.03516/kWh*	$2.36
Storm Protection Charge	*67 kWh @ $0.00568/kWh*	$0.38
Clean Energy Transition Mechanism	*67 kWh @ $0.00418/kWh*	$0.28
Florida Gross Receipt Tax		$0.73
Electric Service Cost		**$29.06**
Franchise Fee		$1.90
State Tax		$2.62
Total Electric Cost, Local Fees and Taxes		**$33.58**

Total Current Month's Charges **$33.58**

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 03, 2026

Amount Due:	$100.48

Due Date: September 24, 2026
Account #: 211006277001

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$170.28
Payment(s) Received Since Last Statement	-$170.28
Current Month's Charges	**$100.48**
Amount Due by September 24, 2026	**$100.48**

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

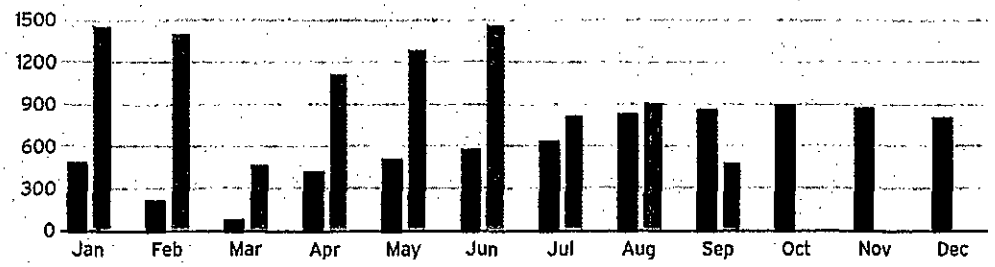
Your Energy Insight

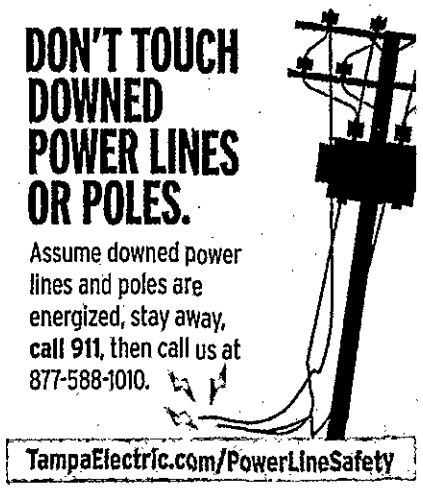
Your average daily kWh used was **41.38% lower** than the same *period last year.*

Your average daily kWh used was **43.33% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006277001
Due Date: September 24, 2026

Amount Due:	$100.48

Payment Amount: $ _____

611878587690

Your account will be drafted on September 24, 2026

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006277001
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000812515	08/05/2026	51,864	51,800	64 kWh	1	5 Days
2000149323	08/28/2026	415	0	415 kWh	1	24 Days

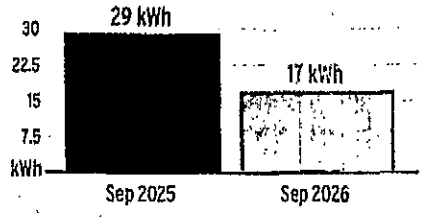
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*479 kWh @ $0.09202/kWh*	$44.08
Fuel Charge	*479 kWh @ $0.03516/kWh*	$16.84
Storm Protection Charge	*479 kWh @ $0.00568/kWh*	$2.72
Clean Energy Transition Mechanism	*479 kWh @ $0.00418/kWh*	$2.00
Florida Gross Receipt Tax		$2.17
Electric Service Cost		**$86.95**
Franchise Fee		$5.70
State Tax		$7.83
Total Electric Cost, Local Fees and Taxes		**$100.48**

Total Current Month's Charges **$100.48**

Avg kWh Used Per Day



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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

Statement Date: September 03, 2026

Amount Due:	$38.76

Due Date: September 24, 2026
Account #: 211006277597

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$34.68
Payment(s) Received Since Last Statement	-$34.68
Current Month's Charges	**$38.76**
Amount Due by September 24, 2026	**$38.76**

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

Your Energy Insight

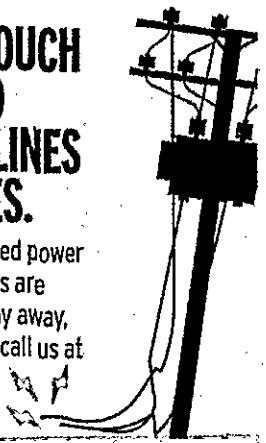
Your average daily kWh used was **81.25% lower** than the same period last year.

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

Scan here to view your account online.

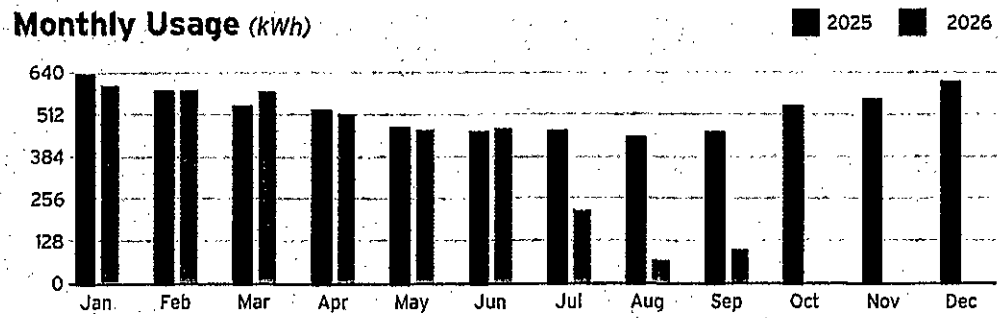
DON'T TOUCH DOWNED POWER LINES OR POLES.

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)*



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211006277597
Due Date: September 24, 2026

Amount Due:	$38.76
Payment Amount: $ _____	

611878587691

Your account will be drafted on September 24, 2026

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006277597
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000291902	08/28/2026	16,014	15,915	99 kWh	1	29 Days

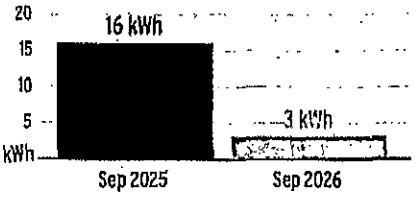
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*99 kWh @ $0.09202/kWh*	$9.11
Fuel Charge	*99 kWh @ $0.03516/kWh*	$3.48
Storm Protection Charge	*99 kWh @ $0.00568/kWh*	$0.56
Clean Energy Transition Mechanism	*99 kWh @ $0.00418/kWh*	$0.41
Florida Gross Receipt Tax		$0.84
Electric Service Cost		**$33.54**
Franchise Fee		$2.20
State Tax		$3.02
Total Electric Cost, Local Fees and Taxes		**$38.76**

Total Current Month's Charges **$38.76**

Avg kWh Used Per Day



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

Statement Date: September 04, 2026

Amount Due:	**$25.92**

Due Date: September 25, 2026
Account #: 221007736350

DO NOT PAY. Your account will be drafted on September 25, 2026

Account Summary

Current Service Period: July 31, 2026 - August 28, 2026

Previous Amount Due	$26.70
Payment(s) Received Since Last Statement	-$26.70
Current Month's Charges	**$25.92**
Amount Due by September 25, 2026	**$25.92**

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

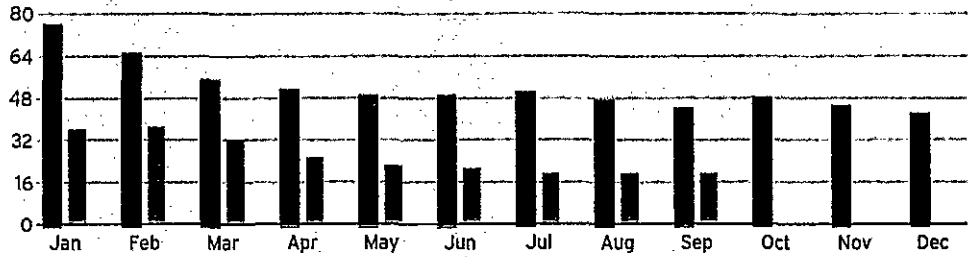
Your Energy Insight

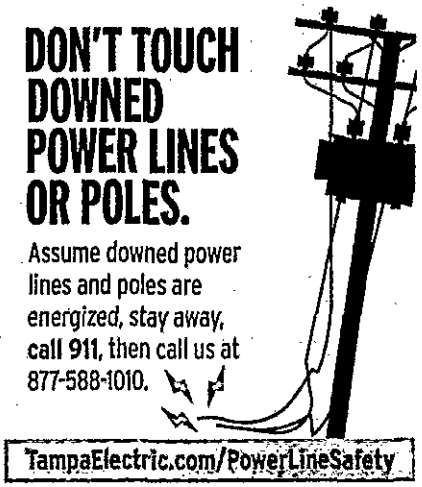
Your average daily kWh used was **65% lower** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221007736350
Due Date: September 25, 2026

Amount Due:	**$25.92**
Payment Amount: $_____	

674841267896

Your account will be drafted on September 25, 2026

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

Account #: 221007736350
Statement Date: September 04, 2026
Charges Due: September 25, 2026

Meter Read

Service Period: Jul 31, 2026 - Aug 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	08/28/2026	4,545 (Estimated)		4,525		20 kWh	1	29 Days

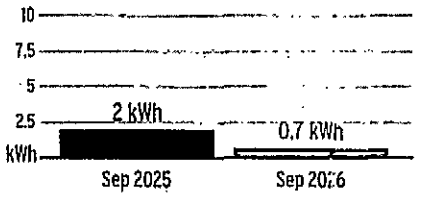
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*20 kWh @ $0.09202/kWh*	$1.84
Fuel Charge	*20 kWh @ $0.03516/kWh*	$0.70
Storm Protection Charge	*20 kWh @ $0.00568/kWh*	$0.11
Clean Energy Transition Mechanism	*20 kWh @ $0.00418/kWh*	$0.08
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.43**
Franchise Fee		$1.47
State Tax		$2.02
Total Electric Cost, Local Fees and Taxes		**$25.92**

Total Current Month's Charges **$25.92**

Avg kWh Used Per Day



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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

Statement Date: September 02, 2026

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

SEP 08 2026

Amount Due:	**$43.79**

Due Date: September 23, 2026
Account #: 221009630650

DO NOT PAY - Your account will be drafted on September 23, 2026

Your Energy Insight

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

Account Summary

Current Service Period: July 30, 2026 - August 27, 2026

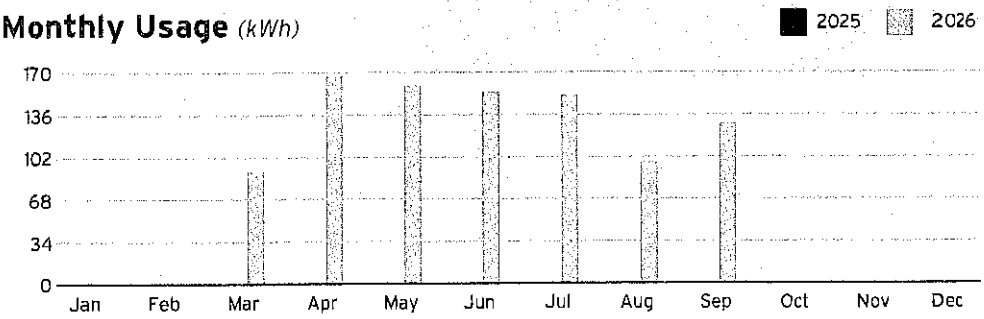
Previous Amount Due	$39.54
Payment(s) Received Since Last Statement	-$39.54
Current Month's Charges	**$43.79**
Amount Due by September 23, 2026	**$43.79**

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

Scan here to view your account online.

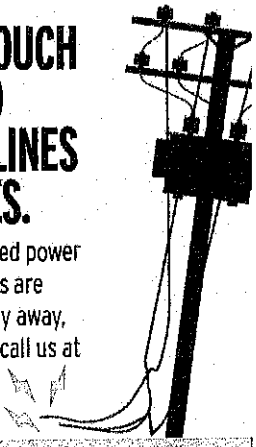
00003171-0006760-Page 1 of 4

Monthly Usage *(kWh)*



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

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

---

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009630650
Due Date: September 23, 2026

Amount Due:	**$43.79**
Payment Amount: $_____	

602002110858

Your account will be drafted on September 23, 2026

Pay your bill online at TampaElectric.com

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

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

00003171 FTECO109022623543710 00000 03 00000000 17103 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

[redacted]

Meter Read

Service Period: Jul 30, 2026 - Aug 27, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000737720	08/27/2026	960		830		130 kWh	1	29 Days

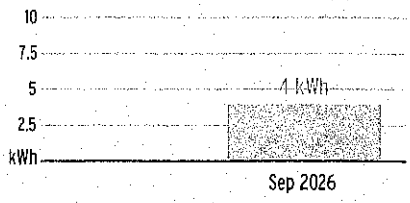
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*130 kWh @ $0.09202/kWh*	$11.96
Fuel Charge	*130 kWh @ $0.03516/kWh*	$4.57
Storm Protection Charge	*130 kWh @ $0.00568/kWh*	$0.74
Clean Energy Transition Mechanism	*130 kWh @ $0.00418/kWh*	$0.54
Florida Gross Receipt Tax		$0.95
Electric Service Cost		**$37.90**
Franchise Fee		$2.48
State Tax		$3.41
Total Electric Cost, Local Fees and Taxes		**$43.79**

Total Current Month's Charges **$43.79**

Avg kWh Used Per Day



00003171-0006760-Page 2 of 4

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

Ways To Pay Your Bill

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

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

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

All Other Correspondences:
Tampa Electric
P.O. Box 111
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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-03160H **Date 08/28/2026**

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 # 26-03160H **Notice of Regular Meeting** **RE:** Encore CDD Board of Supervisors Meeting on 9/10/26 at 1:30 PM **Published:** 8/28/2026	$70.00

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

Paid	()
Total	**$70.00**

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

ENCORE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS'

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 **September 10, 2026, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602.** The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District
Rachel Welborn, District Manager
August 28, 2026 26-03160H

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Serial Number
26-03160H

Business Observer

AUG 3 1 2026

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin 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 Regular Meeting

in the matter of Encore CDD Board of Supervisors Meetiug ou 9/10/26 at 1:30 PM

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

issues of 8/28/2026

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.

Holly Botkin

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

28th day of August, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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Encore Community Development District
Rachel Welborn, District Manager
August 28, 2026 26-03160H

Encore CDD Rizzetta
3434 Colwell Avenue Suite 200
Tampa, FL 33614

FILE COPY

Serial Number
26-03160H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

AUG 31 2026

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

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28th day of August, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

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velopment District

26-03160H

Tab 6

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2026
For Board Approval
Chiller Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$164,148.47**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa Utilities	20260930-3	2175375-091426	Water Services 08/26	$ 4,841.15
Frontier Communications of FL	20260928-1	81322371010924125-090126	Telephone, Internet & Cable 09/26	$ 525.07
Stantec Consulting Services, Inc.	300081	2603590	Engineering Services 07/26	$ 2,365.84
Tampa Bay Trane	20260909-1	316056070	Monthly Billing #3117815 08/26	$ 30,416.68
Tampa Bay Trane	20260909-1	990518821	Maintenance & Repair 05/26	$ 7,019.00
TECO	20260930-2	211006277308-090826	Electric Services 08/26	$ 34,514.94
TECO	20260925-1	211006278348-090326	Electric Services 08/26	$ 31,589.79
TECO	20260930-1	221009277932-090826	Electric Services 08/26	$ 52,876.00
Total				**$ 164,148.47**

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

Amount Now Due
$4,841.15

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375

BILL DATE: 09/14/2026
PAY NEW CHARGES BY: AUTO PAY

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

0000 2175375 0000484115

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: 09/14/2026

Service For:
ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 09/09/2026

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	854	852	30	2	1
10111234	WATER	11131	11131	30	0	0
17063414	WATER	8225	7436	32	789	590
12024493	WATER	194	194	32	0	0
12011270	WATER	2682	2682	32	0	0

LAST BILLING			4,315.42
LESS PAYMENTS			4,315.42 CR
WATER BASE CHARGE 3"	1 Meter @	120.00	120.00
WATER TIER 1 CHARGE	2.0 @	4.14	8.28
TBW PASS-THROUGH	2.0 @	0.07	0.14
WATER SUBTOTAL	128.42		
UTILITY TAX 10%			12.84
WASTEWATER BASE CHARGE 3"	1 Meter @	120.00	120.00
WASTEWATER CHARGE INSIDE	791.0 @	5.79	4,579.89

Amount Now Due
$4,841.15

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
SEP	592
AUG	524
JUL	509
JUN	510
MAY	373
APR	262
MAR	105
FEB	60
JAN	378
DEC	4
NOV	343
OCT	435
SEP	1139

Pay This Amount → **$4,841.15**

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 09-28-2026

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

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

Billing Date: **Sep 01, 2026**

Billing Period: **Sep 01 - Sep 30, 2026**

Hi ENCORE COMMUNITY DEVELOPMENT,

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

Total balance
$525.07
Auto Pay is scheduled
Sep 25

Bill history

Previous balance	$525.07
Payment received by Sep 01, thank you	-$525.07

Service summary

	Previous month	Current month
Bundle	$441.85	$441.85
Other	$4.50	$4.50
Taxes and Fees	$78.72	$78.72
Total services	**$525.07**	**$525.07**
Total balance		**$525.07**

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

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

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

6790 0107 DY RP 01 09022026 NNYNNN 01 010035 0043

ENCORE COMMUNITY DEVELOPMENT
PO BOX 32414
CHARLOTTE NC 28232-2414

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

10900181322371010924120000000000000525075

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

Billing Date: **Sep 01, 2026**

Billing Period: **Sep 01 - Sep 30, 2026**

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

Bundle

Monthly Charges			
09.01-09.30		FiberOptic Internet for Business 25/25	$145.98
		Solutions Bundle Discount	-$22.00
		Valued Customer Fiber 500 Upgrade	$0.00
		Solutions Bundle Line	$141.00
		Additional Line Unlimited	$134.00
	(2)	Federal Primary Carrier Multi Line Charge	$29.98
		Carrier Cost Recovery Surcharge	$13.99
	(2)	Multi-Line Federal Subscriber Line Charge	$18.40
	(2)	Access Recovery Charge Multi-Line Business	$6.00
		Frontier Roadwork Recovery Surcharge	$4.50
		Additional Line Discount	-$30.00
Bundle Total			**$441.85**

Other Charges

Monthly Charges			
09.01-09.30		Printed Bill Fee	$4.50
Other Charges Total			**$4.50**

Taxes and Fees

		FCA Long Distance - Federal USF Surcharge	$24.83
		Federal USF Recovery Charge	$9.46
		Federal Excise Tax	$0.88
		Federal Taxes	**$35.17**
		Tampa Utility Tax	$19.89
		FL State Communications Services Tax	$16.22
		FL State Gross Receipts Tax	$6.05
	(2)	Hillsborough County 911 Surcharge	$0.80
		FL State Gross Receipts Tax	$0.43
	(2)	FL Telecommunications Relay Service	$0.16
		State Taxes	**$43.55**
Taxes and Fees Total			**$78.72**

Total current month charges **$525.07**

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 $369.34 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.

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

Billing Date: **Sep 01, 2026**

Billing Period: **Sep 01 - Sep 30, 2026**

Account Activity

8132237101

Qty	Description	Order number	Effective date	Charge
	Additional Line Discount		2026-09-01	-$30.00
	Solutions Bundle Discount		2026-09-01	-$22.00
Total				-$52.00

Frontier Bundled Video Service

Total Video Programming Charges

	Additional Line Discount	-$30.00
Total		**-$30.00**

813-223-7101

88/KQXA/166347/ /VZFL

Stantec

INVOICE

Invoice Number	2603590
Invoice Date	August 18, 2026
Purchase Order	238202247
Customer Number	183039
Project Number	238202247

Bill To
Encore Community
Development District
PO BOX 32414
Charlotte, NC 28232
United States

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

Project Description: Encore Community Development District_

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$2,365.84
Bill Through Date:	August 7, 2026

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number 2603590
Project Number 238202247

Top Task 2026 FY 2026 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Garcia Herreros, Stephanie Ann	0.50	158.00	79.00
	0.50		**79.00**
Rankin, Ashley Alexandra	0.75	198.00	148.50
Rankin, Ashley Alexandra	0.25	214.00	53.50
	1.00		**202.00**
Woodcock, Braydon	8.00	144.00	1,152.00
	8.00		**1,152.00**
Woodcock, Gregory (Greg)	4.25	200.00	850.00
	4.25		**850.00**
Professional Services Subtotal	**13.75**		**2,283.00**

Disbursements

	Current Amount
Direct - Vehicle (mileage)	82.84
Disbursements Subtotal	**82.84**

Top Task 2026 FY Total **2,365.84**

Total Fees & Disbursements	$2,365.84
INVOICE TOTAL (USD)	**$2,365.84**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-07-16	238202247	2026 FY	Direct - Regular	GARCIA HERREROS, STEPHANIE ANN	0.25	158.00	39.50	PM SUPPORT
2026-07-23	238202247	2026 FY	Direct - Regular	GARCIA HERREROS, STEPHANIE ANN	0.25	158.00	39.50	PROJECT COORDINATION
				Total employee: GARCIA HERREROS, STEPHANIE ANN	**0.50**		**$79.00**	
2026-07-16	238202247	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	198.00	99.00	PM SUPPORT
2026-07-22	238202247	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	198.00	49.50	PM SUPPORT
2026-08-07	238202247	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	214.00	53.50	PM SUPPORT
				Total employee: RANKIN, ASHLEY ALEXANDRA	**1.00**		**$202.00**	
2026-07-14	238202247	2026 FY	Direct - Regular	WOODCOCK, BRAYDON	8.00	144.00	1,152.00	PAVER REVIEW
				Total employee: WOODCOCK, BRAYDON	**8.00**		**$1,152.00**	
2026-07-07	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	200.00	300.00	REVIEW EMAILS AND INFORMATION RELATED TO BRICK PAVER REPAIRS. COORDINATE WITH RACHAEL AND CONTRACTORS TO OBTAIN PROPOSALS. SEND PROPOSALS TO RACHAEL.
2026-07-08	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	200.00	100.00	CALL WITH ADS TO REVIEW PROPOSAL AND SCHEDULE FOR PAVER WORK.
2026-07-09	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.75	200.00	350.00	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2026-07-14	238202247	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	200.00	100.00	CALL WITH ADS REGARDING PAVER WORK TO BE COMPLETED TODAY. REVIEW PROJECT WITH STAFF TO MEET WITH CONTRACTOR ONSITE.
				Total employee: WOODCOCK, GREGORY (GREG)	**4.25**		**$850.00**	
				Total Labor:	**13.75**		**$2,283.00**	
				Total Professional Services	**13.75**		**$2,283.00**	
2026-07-14	238202247	2026 FY	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	82.84	1.00	82.84	ENCORE ONSITE INSPECTION
				Total Direct - Vehicle (mileage)	**82.84**		**$82.84**	
				Total Disbursements	**82.84**		**$82.84**	
				Total subTask 2026 FY	**96.59**		**$2,365.84**	
				Total Top Task 2026 FY	**96.59**		**$2,365.84**	
			Total Project		**96.59**		**$2,365.84**	

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

Invoice

Invoice Number	**316056070**

For questions please contact:

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

Remit Payment To

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

Invoice Date	06-AUG-2026
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	20-Sep-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
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

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

1394119967

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	30416.68	0.00	0.00	0.00	30416.68

Special Instructions	MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		06-AUG-2026	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2026	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2026	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2026	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 08/01/2026	1			

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

Invoice

Invoice Number	**990518821**

For questions please contact:

Tampa TCS Ind 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	18-MAY-2026
Customer No.	958479
Reference No.	S13287477
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	02-Jul-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 Ind SO, FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

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

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

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

1377895922

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	7019.00	0.00	0.00	0.00	7019.00

Special Instructions	US26-S13287477 FOR QUESTIONS, PLEASE CONTACT LINDSEY.LAFLAMBOY@TRANE.COM COOLINT TOWER INSTALL SUPPORTS COOLING TOWER REPAIRS

Contract/Call No.	Order Date	Ship Date	Purchase Order
26-13287477		13-APR-2026	N:RACHEL WELBORN

Date	Description	Quantity	UOM	Unit Price	Extended Price
04/13/2026	*Subcontractor Services COOLING TOWER REPAIRS	7019	EA	1.000	7,019.00
				Subtotal	7,019.00

TRANE TECHNOLOGIES

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 08, 2026

Amount Due:	**$34,514.94**

Due Date: September 29, 2026
Account #: 211006277308

DO NOT PAY. Your account will be drafted on September 29, 2026

Account Summary

Current Service Period: August 04, 2026 - September 01, 2026

Previous Amount Due	$26,142.77
Payment(s) Received Since Last Statement	-$26,142.77
Current Month's Charges	**$34,514.94**
Amount Due by September 29, 2026	**$34,514.94**

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

Your Energy Insight

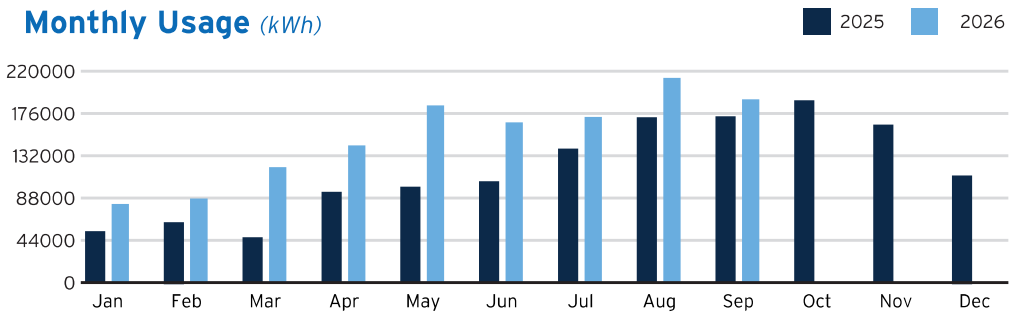
Your average daily kWh used was **22.74% higher** than the same period last year.

Your peak billing demand was **13.73% 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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006277308
Due Date: September 29, 2026

Amount Due:	**$34,514.94**
Payment Amount: $ _____	

636569857245

Your account will be drafted on September 29, 2026

Pay your bill online at TampaElectric.com

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006277308
Statement Date: September 08, 2026
Charges Due: September 29, 2026

Meter Read

Service Period: Aug 04, 2026 - Sep 01, 2026 **Rate Schedule:** General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	09/01/2026	190,650 kWh	1002 kW	29 Days

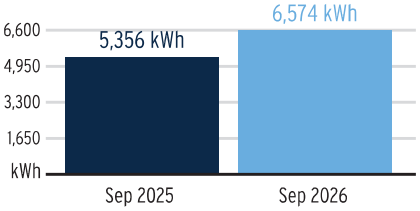
Charge Details

Electric Charges

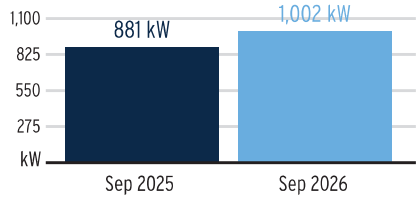
Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*1,002 kW @ $6.73000/kW*	$6,743.46
Peak Demand Charge	*806 kW @ $12.34000/kW*	$9,946.04
Energy Charge - On Peak	*24,231 kWh @ $0.01322/kWh*	$320.33
Energy Charge - Off Peak	*166,419 kWh @ $0.00633/kWh*	$1,053.43
Fuel Charge		
On-Peak	*24,231 kWh @ $0.03822/kWh*	$926.11
Off-Peak	*166,419 kWh @ $0.03376/kWh*	$5,618.31
Capacity Charge	*1,002 kW @ $0.72000/kW*	$721.44
Storm Protection Charge	*1,002 kW @ $2.02000/kW*	$2,024.04
Energy Conservation Charge	*1,002 kW @ $0.79000/kW*	$791.58
Environmental Cost Recovery	*190,650 kWh @ $0.00072/kWh*	$137.27
Clean Energy Transition Mechanism	*1,002 kW @ $1.15000/kW*	$1,152.30
Florida Gross Receipt Tax		$755.56
Electric Service Cost		**$30,222.35**
Franchise Fee		$1,979.56
State Tax		$2,313.03
Total Electric Cost, Local Fees and Taxes		**$34,514.94**

Total Current Month's Charges $34,514.94

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 03, 2026

Amount Due:	**$31,589.79**

Due Date: September 24, 2026
Account #: 211006278348

DO NOT PAY. Your account will be drafted on September 24, 2026

Account Summary

Current Service Period: July 31, 2026 - August 29, 2026

Previous Amount Due	$30,658.27
Payment(s) Received Since Last Statement	-$30,658.27
Current Month's Charges	**$31,589.79**
Amount Due by September 24, 2026	**$31,589.79**

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

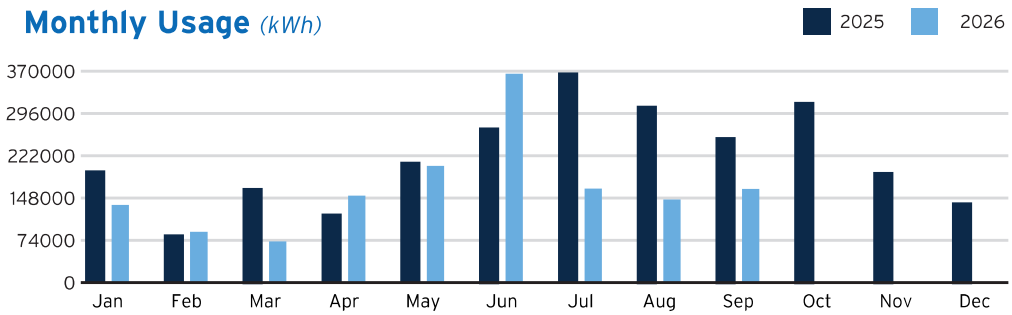
Your Energy Insight

Your average daily kWh used was **37.07% lower** than the same period last year.

Your peak billing demand was **6.35% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006278348
Due Date: September 24, 2026

Amount Due:	**$31,589.79**
Payment Amount: $ _____	

611878587692

Your account will be drafted on September 24, 2026

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CHARLOTTE, NC 28232-2414

Mail payment to:
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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006278348
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Meter Read

Service Period: Jul 31, 2026 - Aug 29, 2026 **Rate Schedule:** General Service Demand -Time of Day

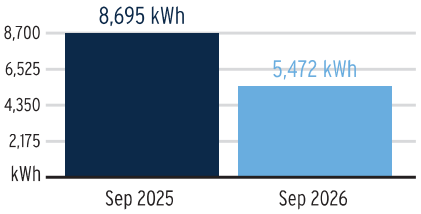
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000000851	08/29/2026	1,235		1,041		31,040 kWh	160.0000	30 Days
2000000851	08/29/2026	8,285		7,259		164,160 kWh	160.0000	30 Days
2000000851	08/29/2026	5.23		0		836.64 kW	160.0000	30 Days
2000000851	08/29/2026	1.85		0		295.36 kW	160.0000	30 Days

Charge Details

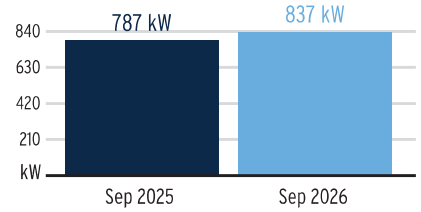
Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*837 kW @ $6.73000/kW*	$5,633.01
Peak Demand Charge	*837 kW @ $12.34000/kW*	$10,328.58
Energy Charge - On Peak	*31,040 kWh @ $0.01322/kWh*	$410.35
Energy Charge - Off Peak	*133,120 kWh @ $0.00633/kWh*	$842.65
Fuel Charge		
On-Peak	*31,040 kWh @ $0.03822/kWh*	$1,186.35
Off-Peak	*133,120 kWh @ $0.03376/kWh*	$4,494.13
Capacity Charge	*837 kW @ $0.72000/kW*	$602.64
Storm Protection Charge	*837 kW @ $2.02000/kW*	$1,690.74
Energy Conservation Charge	*837 kW @ $0.79000/kW*	$661.23
Environmental Cost Recovery	*164,160 kWh @ $0.00072/kWh*	$118.20
Clean Energy Transition Mechanism	*837 kW @ $1.15000/kW*	$962.55
Florida Gross Receipt Tax		$691.38
Electric Service Cost		**$27,655.41**

Avg kWh Used Per Day



Billing Demand (kW)



Billing information continues on next page →

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863-299-0800 (Polk County)
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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006278348
Statement Date: September 03, 2026
Charges Due: September 24, 2026

Charge Details *Continued...*

Franchise Fee	$1,811.43
State Tax	$2,122.95
Total Electric Cost, Local Fees and Taxes	**$31,589.79**

Total Current Month's Charges **$31,589.79**

Load Factor



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST
TAMPA, FL 33602

Statement Date: September 08, 2026

Amount Due:	**$52,876.00**

Due Date: September 29, 2026
Account #: 221009277932

DO NOT PAY. Your account will be drafted on September 29, 2026

Account Summary

Current Service Period: August 04, 2026 - September 01, 2026

Previous Amount Due	$52,018.85
Payment(s) Received Since Last Statement	-$52,018.85
Current Month's Charges	**$52,876.00**
Amount Due by September 29, 2026	**$52,876.00**

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

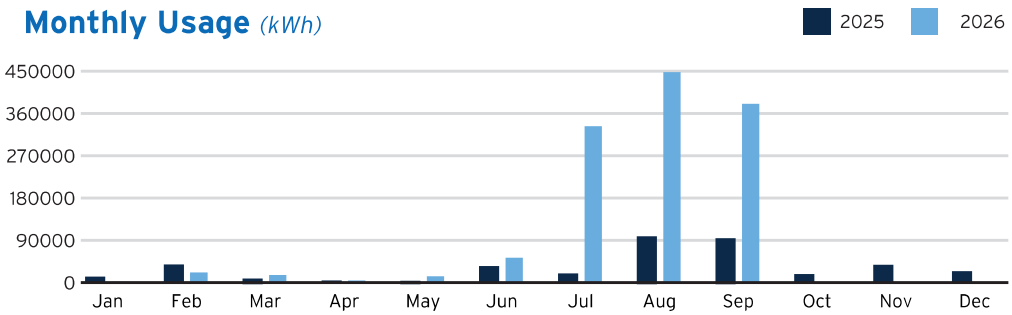
Your Energy Insight

Your average daily kWh used was **355.67% higher** than the same period last year.

Your peak billing demand was **45.55% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*





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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009277932
Due Date: September 29, 2026

Amount Due:	**$52,876.00**
Payment Amount: $ _____	

687186879725

Your account will be drafted on September 29, 2026

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
1237 E HARRISON ST
TAMPA, FL 33602

Account #: 221009277932
Statement Date: September 08, 2026
Charges Due: September 29, 2026

Meter Read

Meter Location: CHILLER
Service Period: Aug 04, 2026 - Sep 01, 2026 **Rate Schedule:** General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C31245	09/01/2026	380,055 kWh	1291 kW	29 Days

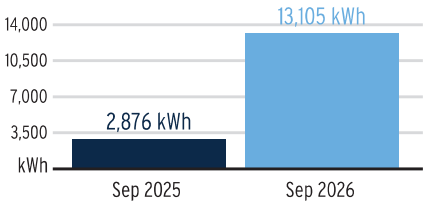
Charge Details

Electric Charges

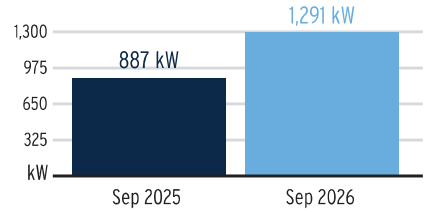
Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*1,291 kW @ $6.73000/kW*	$8,688.43
Peak Demand Charge	*1,121 kW @ $12.34000/kW*	$13,833.14
Energy Charge - On Peak	*94,320 kWh @ $0.01322/kWh*	$1,246.91
Energy Charge - Off Peak	*285,735 kWh @ $0.00633/kWh*	$1,808.70
Fuel Charge		
On-Peak	*94,320 kWh @ $0.03822/kWh*	$3,604.91
Off-Peak	*285,735 kWh @ $0.03376/kWh*	$9,646.41
Capacity Charge	*1,291 kW @ $0.72000/kW*	$929.52
Storm Protection Charge	*1,291 kW @ $2.02000/kW*	$2,607.82
Energy Conservation Charge	*1,291 kW @ $0.79000/kW*	$1,019.89
Environmental Cost Recovery	*380,055 kWh @ $0.00072/kWh*	$273.64
Clean Energy Transition Mechanism	*1,291 kW @ $1.15000/kW*	$1,484.65
Florida Gross Receipt Tax		$1,158.37
Electric Service Cost		**$46,334.87**
Franchise Fee		$3,034.93
State Tax		$3,506.20
Total Electric Cost, Local Fees and Taxes		**$52,876.00**

Total Current Month's Charges **$52,876.00**

Avg kWh Used Per Day



Billing Demand (kW)



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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

Tab 7

Elegant ACCENTS
YOUR LANDSCAPE LIGHTING SPECIALISTS

ESTIMATE	#24455
ESTIMATE DATE	Oct 8, 2026
EXPIRATION DATE	Nov 7, 2026
TOTAL	$3,250.00

Encore Community Development
1210 Ray Charles Blvd
Tampa, FL 33602

(813) 533-2950
RWelborn@rizzetta.com

CONTACT US

5553 West Waters Avenue, Suite 313
Tampa, FL 33634

(813) 629-2228
info@elegantaccentsinc.com

ESTIMATE

Option #1

See your financing options
Prequalify to find out how much you can borrow within minutes and pay as low as $148.33/mo*. Your credit score will not be affected.

Services	qty	unit price	amount
Holiday Services - Holiday Light Design Details Provide 15 foot Tree of Lights (Green) with Star topper for Center Island	1.0	$3,250.00	$3,250.00

Total **$3,250.00**

Thank you for choosing Elegant Accents!

Rachel Welborn
Digitally signed by Rachel Welborn
Date: 2026.10.08 13:00:10 -04'00'

Tab 8

Encore CDD - Station Replacement

Encore CDD
1210 Ray Charles Blvd
Tampa, FL 33602

Rachel Welborn
rwelborn@rizzetta.com
813.533.2950

Reference: 20261102-181522210
Quote created: November 2, 2026
Quote expires: April 27, 2027
Quote created by: Kara Kelsey
Regional Manager
kkelsey@doodycalls.com
+19419815268

Comments from Kara Kelsey

Five Reasons Why Communities Love DoodyCalls

Communities across America keep pet waste at bay with the help of DoodyCalls. Here's why:

Unmatched Expertise

With more than a decade of experience helping communities, homeowner associations, apartment complexes, local governments and municipalities successfully manage pet waste, DoodyCalls is the definitive subject matter expert on all things related to the "fecal" matter.

Comprehensive Pet Waste Management Plans

Eliminating pet waste takes a well-rounded approach. When you work with DoodyCalls, you get a comprehensive pet waste management plan that is tailored to meet the specific needs and budget of your community.

A Flexible Approach

As our technicians service your community, we keep a close eye on station usage, monitoring fluctuations as seasons and other factors change, and making recommendations to keep your service levels optimized for efficiency and cost effectiveness.

We Go Beyond Pet Waste Pickup

At DoodyCalls, we openly share our expertise by making available an extensive library of professionally written newsletter articles designed to educate residents about the importance of keeping pet waste off the ground. We also have a Pet Waste Management Handbook, which helps community managers like yourself design and implement comprehensive pet waste management plans.

Caring For the Community at Large

DoodyCalls is dedicated to making the world a better place to live, one scoop at a time. With our environmentally friendly pet waste management practices, we not only keep your community clean and safe for families and pets to enjoy, but we work to improve the local environment as well.

Pet Waste Health and Environmental Impact

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's pet waste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.

Products & Services

Item & Description	Quantity	Unit Price	Total
Standard Dog Waste Station Heavy-duty, commercial-grade pet waste station designed for reliable, long-lasting waste management in residential communities, parks, and commercial properties. Includes a high-visibility aluminum sign, 12-gauge galvanized steel post, lockable aluminum bag dispenser, and aluminum trash receptacle with lid.	4	$299.00	$1,196.00

Item & Description	Quantity	Unit Price	Total
Station Removal Remove and disposal of existing station.	4	$25.00	$100.00
Installation Professional installation of pet waste station, including placement, ground excavation, and secure mounting of the station post using Quikrete concrete for long-term stability and durability. Includes complete station assembly and installation.	4	$100.00	$400.00

One-time subtotal	$1,696.00
Total	**$1,696.00**

Purchase terms

1. Pet waste bags are included in the cost of service.
2. DoodyCalls requires the approval of pet waste station locations before they can be installed.
3. We believe the estimate for common area cleaning allows sufficient time to clean all designated common areas. If some areas have so much trash or waste that we cannot complete all areas as noted above, we will clean the remaining areas on subsequent scheduled visits. If the cleaning is scheduled for one time only, we will obtain approval before continuing.
4. Equipment prices do not include state and local sales tax.
5. Waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.
6. DoodyCalls reserve the right to charge an annual Administrative Fee of up to $125*
7. Requests to be listed as an addition insured may incur an annual fee of up $150*
8. DoodyCalls will provide the community with 60 days' notice of any price changes. Either party may cancel the work with 60 days written notice.
9. This proposal is valid for 90 days.
10. Term Net 30

*These items fluctuate depending on the Encore CDD vendor requirements.

Signature

Rachel Welborn

Signature

11/2/2026

Date

Rachel Welborn

Printed name

Questions? Contact me



Kara Kelsey
Regional Manager
kkelsey@doodycalls.com
+19419815268

Doody Calls on the Suncoast
Parrish, FL 34219