

Encore  
Community Development District

Financial Statements  
(Unaudited)

April 30, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

## Encore Community Development District

### Balance Sheet

As of 4/30/2014

(In Whole Numbers)

	General Fund	Chiller Operation	Total
<b>Assets</b>			
Cash In Bank	45,842	113,425	159,266
Accounts Receivable	69,201	348,584	417,785
Prepaid Expenses	0	0	0
Deposits	0	16,215	16,215
Due From Other Funds	0	0	0
Total Assets	<u>115,043</u>	<u>478,224</u>	<u>593,267</u>
<b>Liabilities</b>			
Accounts Payable	5,557	21,517	27,074
Accrued Expenses Payable	2,500	0	2,500
Deferred Revenue	0	0	0
Deposits	0	26,215	26,215
Due To Other Funds	0	0	0
Total Liabilities	<u>8,057</u>	<u>47,731</u>	<u>55,788</u>
<b>Fund Equity &amp; Other Credits</b>			
Beginning Fund Balance	0	0	0
Net Change in Fund Balance	<u>106,986</u>	<u>430,492</u>	<u>537,478</u>
Total Fund Equity & Other Credits	<u>106,986</u>	<u>430,492</u>	<u>537,478</u>
Total Liabilities & Fund Equity	<u>115,043</u>	<u>478,224</u>	<u>593,267</u>

**Encore Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
<b>Revenues</b>					
Contributions & Donations From Private Sources					
Developer Contributions	276,805	169,386	207,604	38,218	25.00%
<b>Total Revenues</b>	<u>276,805</u>	<u>169,386</u>	<u>207,604</u>	<u>38,218</u>	<u>25.00%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	7,000	2,400	4,600	80.00%
Financial & Administrative					
District Management	26,500	15,458	15,458	0	41.66%
District Engineer	40,000	23,333	9,504	13,830	76.24%
Auditing Services	2,300	1,342	0	1,342	100.00%
Travel	500	292	0	292	100.00%
Public Officials Liability Insurance	3,000	3,000	2,026	974	32.46%
Legal Advertising	6,560	3,827	2,553	1,274	61.08%
Bank Fees	250	146	188	(42)	24.92%
Dues, Licenses & Fees	175	102	175	(73)	0.00%
Miscellaneous Fees	760	443	0	443	100.00%
Legal Counsel					
District Counsel	40,000	23,333	19,916	3,417	50.20%
Electric Utility Services					
Utility Services	11,000	6,417	0	6,417	100.00%
Street Lights	10,000	5,833	0	5,833	100.00%
Solar Energy					
Solar System Maintenance	7,000	4,083	0	4,083	100.00%
Stormwater Control					
Stormwater System Maintenance	31,520	18,387	5,850	12,537	81.44%
Other Physical Environment					
General Liability/Property Insurance	16,000	16,000	4,405	11,595	72.46%
Entry & Walls Maintenance	2,000	1,167	0	1,167	100.00%
Landscape Maintenance	34,500	20,125	20,800	(675)	39.71%
Irrigation Maintenance	4,080	2,380	2,380	0	41.66%
Irrigation Repairs	3,000	1,750	3,662	(1,912)	(22.07)%
Street Lighting & Maintenance	3,060	1,785	0	1,785	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,600	3,267	0	3,267	100.00%
Miscellaneous Expense	2,000	1,167	0	1,167	100.00%
Road & Street Facilities					
Street Sign Repair & Replacement	5,000	2,917	0	2,917	100.00%
Contingency					
Miscellaneous Contingency	10,000	5,833	11,300	(5,467)	(13.00)%
<b>Total Expenditures</b>	<u>276,805</u>	<u>169,386</u>	<u>100,618</u>	<u>68,769</u>	<u>63.65%</u>
Excess of Revenue Over (Under) Expenditures	0	(0)	106,986	106,986	0.00%
Excess of Rev./Other Sources Over Expend./Other Uses	0	(0)	106,986	106,986	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>(0)</u>	<u>106,986</u>	<u>106,986</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

**Encore Community Development District**

Statement of Revenues and Expenditures

401 - Chiller Operation

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
<b>Revenues</b>					
Charges for Services					
Usage Rate Collections	189,960	110,810	69,624	(41,186)	63.34%
Contributions & Donations From Private Sources					
Developer Contributions - Chiller	407,571	231,117	525,678	294,561	(28.97)%
Other Miscellaneous Revenues					
Miscellaneous	<u>0</u>	<u>0</u>	<u>197</u>	<u>197</u>	<u>0.00%</u>
<b>Total Revenues</b>	<u>597,531</u>	<u>341,927</u>	<u>595,499</u>	<u>253,572</u>	<u>0.34%</u>
<b>Expenditures</b>					
Financial & Administrative					
District Engineer	2,400	1,400	0	1,400	100.00%
Rate Consulting Services	3,500	2,042	0	2,042	100.00%
Accounting Services	5,000	2,917	2,917	0	41.66%
Bank Fees	250	146	137	9	45.09%
Legal Counsel					
District Counsel	10,000	5,833	0	5,833	100.00%
Electric Utility Services					
Utility Services	180,000	105,000	60,914	44,086	66.15%
Garbage/Solid Waste Control Services					
Garbage/Waste Removal	4,800	2,800	0	2,800	100.00%
Water-Sewer Combination Services					
Utility Services/Sewer Charges	10,000	5,833	0	5,833	100.00%
Other Physical Environment					
Phone Service/Internet	3,000	1,750	1,662	88	44.60%
Maintenance Contract	120,500	70,292	64,229	6,063	46.69%
General Liability/Property Insurance	40,000	40,000	35,148	4,852	12.13%
Contingency					
Miscellaneous Contingency	<u>10,000</u>	<u>5,833</u>	<u>0</u>	<u>5,833</u>	<u>100.00%</u>
<b>Total Expenditures</b>	<u>389,450</u>	<u>243,846</u>	<u>165,007</u>	<u>78,839</u>	<u>57.63%</u>
Excess of Revenue Over (Under) Expenditures	<u>208,081</u>	<u>98,081</u>	<u>430,492</u>	<u>332,411</u>	<u>(106.88)%</u>
<b>Other Financing Sources (Uses)</b>					
Prior Year	11,919	11,919	0	(11,919)	100.00%
Transfer of Plant Reserves	(190,000)	(95,000)	0	95,000	100.00%
Transfer of Pipe Reserves	<u>(30,000)</u>	<u>(15,000)</u>	<u>0</u>	<u>15,000</u>	<u>100.00%</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(208,081)</u>	<u>(98,081)</u>	<u>0</u>	<u>98,081</u>	<u>100.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>0</u>	<u>430,492</u>	<u>430,492</u>	<u>0.00%</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>430,492</u></u>	<u><u>430,492</u></u>	<u><u>0.00%</u></u>

**Encore Community Development District**  
Summary A/R Ledger  
001 - General Fund  
From 4/1/2014 Through 4/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
4/22/2014	Tampa Housing Authority	OM0414-1	<u>69,201.25</u>
		Total 001 - General Fund	69,201.25

**Encore Community Development District**  
 Summary A/R Ledger  
 401 - Chiller Operation  
 From 4/1/2014 Through 4/30/2014

Invoice Date	Customer Name	Invoice Number	Current Balance
2/7/2014	The Ella at Encore, LP	5555-01-01-01 Jan 14 Pen	258.64
3/12/2014	The Ella at Encore, LP	5555-01-01-01 Feb 14	3.88
4/9/2014	The Ella at Encore, LP	5555-01-01-01 Mar 14	7,493.91
4/16/2014	The Trio at Encore 12-07-007	5555-02-02-02 Mar 14	4,252.10
4/22/2014	Tampa Housing Authority	CD0414-2	220,000.00
4/22/2014	Tampa Housing Authority	CO0414-1	101,892.75
4/30/2014	The Ella at Encore, LP	5555-01-01-01 Apr 14	9,978.90
4/30/2014	The Trio at Encore 12-07-007	5555-02-02-02 Apr 14	<u>4,703.82</u>
		Total 401 - Chiller Operation	<u>348,584.00</u>
Report Balance			<u><u>417,785.25</u></u>

**Encore Community Development District**

Summary A/P Ledger

001 - General Fund

From 4/1/2014 Through 4/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	4/29/2014	75858	General/Monthly Legal Services 03/14	1,907.79
Sunrise Landcare, Inc.	3/24/2014	91824	Landcare Services 04/14	3,215.00
The Tampa Tribune	5/4/2014	1341265 04/14	Legal Advertising 04/14	<u>434.20</u>
			Total 001 - General Fund	5,556.99

**Encore Community Development District**

Summary A/P Ledger

401 - Chiller Operation

From 4/1/2014 Through 4/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Tampa Bay Trane	4/7/2014	101599	HVAC Asset Management Contract 04/14	9,175.58
Tampa Electric Company	5/8/2014	0500 2271251 04/14	1200 Nebraska Av N 04/14	<u>12,341.13</u>
			Total 401 - Chiller Operation	21,516.71
				<u>27,073.70</u>
Report Balance				<u><u>27,073.70</u></u>



**Encore Community Development District  
Notes to Unaudited Financial Statements  
April 30, 2014**

**Summary A/R Ledger – Fund 401**

1. Payment for Invoice #5555-01-01-01 Mar 14 for \$7,489.97 was received in May 2014.
2. Payment for Invoice #5555-02-02-02 Mar 14 for \$4,252.10 was received in May 2014.