

Encore
Community Development District

Financial Statements
(Unaudited)

December 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Encore Community Development District

Balance Sheet

As of 12/31/2013

(In Whole Numbers)

	<u>General Fund</u>	<u>Chiller Operation</u>	<u>Total</u>
Assets			
Cash In Bank	92,949	137,373	230,323
Accounts Receivable	0	17,243	17,243
Prepaid Expenses	0	0	0
Deposits	0	16,215	16,215
Due From Other Funds	0	0	0
Total Assets	<u>92,949</u>	<u>170,831</u>	<u>263,780</u>
Liabilities			
Accounts Payable	14,557	9,176	23,732
Accrued Expenses Payable	3,000	7,592	10,592
Deferred Revenue	0	0	0
Deposits	0	13,935	13,935
Due To Other Funds	0	0	0
Total Liabilities	<u>17,557</u>	<u>30,702</u>	<u>48,259</u>
Fund Equity & Other Credits			
Beginning Fund Balance	0	0	0
Net Change in Fund Balance	<u>75,393</u>	<u>140,129</u>	<u>215,522</u>
Total Fund Equity & Other Credits	<u>75,393</u>	<u>140,129</u>	<u>215,522</u>
Total Liabilities & Fund Equity	<u>92,949</u>	<u>170,831</u>	<u>263,780</u>

This statement is unaudited

Encore Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Contributions & Donations From Private Sources					
Developer Contributions	276,805	83,451	138,403	54,951	50.00%
Total Revenues	276,805	83,451	138,403	54,951	50.00%
Expenditures					
Legislative					
Supervisor Fees	12,000	3,000	2,000	1,000	83.33%
Financial & Administrative					
District Management	26,500	6,625	6,625	0	75.00%
District Engineer	40,000	10,000	4,855	5,145	87.86%
Auditing Services	2,300	575	0	575	100.00%
Travel	500	125	0	125	100.00%
Public Officials Liability Insurance	3,000	3,000	2,026	974	32.46%
Legal Advertising	6,560	1,640	1,691	(51)	74.22%
Bank Fees	250	62	81	(19)	67.52%
Dues, Licenses & Fees	175	44	175	(131)	0.00%
Miscellaneous Fees	760	190	0	190	100.00%
Legal Counsel					
District Counsel	40,000	10,000	13,064	(3,064)	67.34%
Electric Utility Services					
Utility Services	11,000	2,750	0	2,750	100.00%
Street Lights	10,000	2,500	0	2,500	100.00%
Solar Energy					
Solar System Maintenance	7,000	1,750	0	1,750	100.00%
Stormwater Control					
Stormwater System Maintenance	31,520	7,880	5,850	2,030	81.44%
Other Physical Environment					
General Liability/Property Insurance	16,000	16,000	4,405	11,595	72.46%
Entry & Walls Maintenance	2,000	500	0	500	100.00%
Landscape Maintenance	34,500	8,625	9,300	(675)	73.04%
Irrigation Maintenance	4,080	1,020	1,020	0	75.00%
Irrigation Repairs	3,000	750	617	133	79.42%
Street Lighting & Maintenance	3,060	765	0	765	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,600	1,400	0	1,400	100.00%
Miscellaneous Expense	2,000	500	0	500	100.00%
Road & Street Facilities					
Street Sign Repair & Replacement	5,000	1,250	0	1,250	100.00%
Contingency					
Miscellaneous Contingency	10,000	2,500	11,300	(8,800)	(13.00)%
Total Expenditures	276,805	83,451	63,010	20,441	77.24%
Excess of Revenue Over (Under) Expenditures	0	(0)	75,393	75,393	0.00%
Excess of Rev./Other Sources Over Expend./Other Uses	0	(0)	75,393	75,393	0.00%
Fund Balance, End of Period	0	(0)	75,393	75,393	0.00%

This statement is unaudited

Encore Community Development District

Statement of Revenues and Expenditures

401 - Chiller Operation

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Charges for Services					
Usage Rate Collections	189,960	47,490	29,913	(17,577)	84.25%
Contributions & Donations From Private Sources					
Developer Contributions - Chiller	407,571	122,953	203,786	80,833	50.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	197	197	0.00%
Total Revenues	597,531	170,443	233,896	63,453	60.86%
Expenditures					
Financial & Administrative					
District Engineer	2,400	600	0	600	100.00%
Rate Consulting Services	3,500	875	0	875	100.00%
Accounting Services	5,000	1,250	1,250	0	75.00%
Bank Fees	250	62	60	2	75.88%
Legal Counsel					
District Counsel	10,000	2,500	0	2,500	100.00%
Electric Utility Services					
Utility Services	180,000	45,000	29,071	15,929	83.84%
Garbage/Solid Waste Control Services					
Garbage/Waste Removal	4,800	1,200	0	1,200	100.00%
Water-Sewer Combination Services					
Utility Services/Sewer Charges	10,000	2,500	0	2,500	100.00%
Other Physical Environment					
Phone Service/Internet	3,000	750	711	39	76.28%
Maintenance Contract	120,500	30,125	27,527	2,598	77.15%
General Liability/Property Insurance	40,000	40,000	35,148	4,852	12.13%
Contingency					
Miscellaneous Contingency	10,000	2,500	0	2,500	100.00%
Total Expenditures	389,450	127,362	93,767	33,595	75.92%
Excess of Revenue Over (Under) Expenditures	208,081	43,081	140,129	97,048	32.65%
Other Financing Sources (Uses)					
Prior Year	11,919	11,919	0	(11,919)	100.00%
Transfer of Plant Reserves	(190,000)	(47,500)	0	47,500	100.00%
Transfer of Pipe Reserves	(30,000)	(7,500)	0	7,500	100.00%
Total Other Financing Sources (Uses)	(208,081)	(43,081)	0	43,081	100.00%
Excess of Rev./Other Sources Over Expend./Other Uses	0	(0)	140,129	140,129	0.00%
Fund Balance, End of Period	0	(0)	140,129	140,129	0.00%

This statement is unaudited

Encore Community Development District
 Summary A/R Ledger
 401 - Chiller Operation
 From 12/1/2013 Through 12/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
12/18/2013	The Ella at Encore, LP	5555-01-01-01 Nov 13	8,863.93
1/15/2014	The Ella at Encore, LP	5555-01-01-01 Dec 13	<u>8,378.83</u>
		Total 401 - Chiller Operation	<u>17,242.76</u>
			<u><u>17,242.76</u></u>
Report Balance			<u><u>17,242.76</u></u>

Encore Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Cardno TBE	1/3/2014	99970	Engineering Services Through 12/27/13	561.25
Hopping Green & Sams	12/27/2013	73981	General/Monthly Legal Services 11/13	4,670.77
Illuminations Holiday Lighting, LLC	12/23/2013	1223E	Final Payment for Christmas Lighting and Decoration	5,825.00
Sunrise Landcare, Inc.	11/24/2013	91145	Landcare Services 12/13	3,215.00
Sunrise Landcare, Inc.	1/9/2014	48890	Irrigation Maintenance 12/13	<u>284.50</u>
			Total 001 - General Fund	14,556.52

Encore Community Development District

Summary A/P Ledger

401 - Chiller Operation

From 12/1/2013 Through 12/31/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Tampa Bay Trane	12/4/2013	095936	HVAC Asset Management Contract 12/13	<u>9,175.58</u>
			Total 401 - Chiller Operation	<u>9,175.58</u>
Report Balance				<u><u>23,732.10</u></u>