

Encore
Community Development District

Financial Statements
(Unaudited)

November 30, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Encore Community Development District

Balance Sheet

As of 11/30/2013

(In Whole Numbers)

	<u>General Fund</u>	<u>Chiller Operation</u>	<u>Total</u>
Assets			
Cash In Bank	2,923	52,585	55,508
Accounts Receivable	105,579	112,726	218,306
Prepaid Expenses	0	0	0
Deposits	0	16,215	16,215
Due From Other Funds	0	0	0
Total Assets	<u>108,502</u>	<u>181,526</u>	<u>290,028</u>
Liabilities			
Accounts Payable	12,718	18,400	31,118
Accrued Expenses Payable	3,500	0	3,500
Deferred Revenue	0	0	0
Deposits	0	13,935	13,935
Due To Other Funds	0	0	0
Total Liabilities	<u>16,218</u>	<u>32,335</u>	<u>48,553</u>
Fund Equity & Other Credits			
Beginning Fund Balance	0	0	0
Net Change in Fund Balance	<u>92,284</u>	<u>149,191</u>	<u>241,475</u>
Total Fund Equity & Other Credits	<u>92,284</u>	<u>149,191</u>	<u>241,475</u>
Total Liabilities & Fund Equity	<u>108,502</u>	<u>181,526</u>	<u>290,028</u>

Encore Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(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	61,967	138,403	76,435	50.00%
Total Revenues	276,805	61,967	138,403	76,435	50.00%
Expenditures					
Legislative					
Supervisor Fees	12,000	2,000	1,400	600	88.33%
Financial & Administrative					
District Management	26,500	4,417	4,417	0	83.33%
District Engineer	40,000	6,667	4,294	2,373	89.26%
Auditing Services	2,300	383	0	383	100.00%
Travel	500	83	0	83	100.00%
Public Officials Liability Insurance	3,000	3,000	2,026	974	32.46%
Legal Advertising	6,560	1,093	1,691	(598)	74.22%
Bank Fees	250	42	54	(13)	78.20%
Dues, Licenses & Fees	175	29	175	(146)	0.00%
Miscellaneous Fees	760	127	0	127	100.00%
Legal Counsel					
District Counsel	40,000	6,667	8,893	(2,227)	77.76%
Electric Utility Services					
Utility Services	11,000	1,833	0	1,833	100.00%
Street Lights	10,000	1,667	0	1,667	100.00%
Solar Energy					
Solar System Maintenance	7,000	1,167	0	1,167	100.00%
Stormwater Control					
Stormwater System Maintenance	31,520	5,253	5,850	(597)	81.44%
Other Physical Environment					
General Liability/Property Insurance	16,000	16,000	4,405	11,595	72.46%
Entry & Walls Maintenance	2,000	333	0	333	100.00%
Landscape Maintenance	34,500	5,750	6,425	(675)	81.37%
Irrigation Maintenance	4,080	680	810	(130)	80.14%
Irrigation Repairs	3,000	500	203	297	93.23%
Street Lighting & Maintenance	3,060	510	0	510	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,600	933	0	933	100.00%
Miscellaneous Expense	2,000	333	0	333	100.00%
Road & Street Facilities					
Street Sign Repair & Replacement	5,000	833	0	833	100.00%
Contingency					
Miscellaneous Contingency	10,000	1,667	5,475	(3,808)	45.25%
Total Expenditures	276,805	61,968	46,118	15,849	83.34%
Excess of Revenue Over (Under) Expenditures	0	(0)	92,284	92,284	0.00%
Excess of Rev./Other Sources Over Expend./Other Uses	0	(0)	92,284	92,284	0.00%
Fund Balance, End of Period	0	(0)	92,284	92,284	0.00%

See Notes to Unaudited Financial Statements

Encore Community Development District

Statement of Revenues and Expenditures

401 - Chiller Operation

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Charges for Services					
Usage Rate Collections	189,960	31,660	21,535	(10,125)	88.66%
Contributions & Donations From Private Sources					
Developer Contributions - Chiller	407,571	54,662	203,786	149,123	50.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	197	197	0.00%
Total Revenues	<u>597,531</u>	<u>86,322</u>	<u>225,517</u>	<u>139,195</u>	<u>62.26%</u>
Expenditures					
Financial & Administrative					
District Engineer	2,400	400	0	400	100.00%
Rate Consulting Services	3,500	583	0	583	100.00%
Accounting Services	5,000	833	833	0	83.33%
Bank Fees	250	42	41	1	83.72%
Legal Counsel					
District Counsel	10,000	1,667	0	1,667	100.00%
Electric Utility Services					
Utility Services	180,000	30,000	21,479	8,521	88.06%
Garbage/Solid Waste Control Services					
Garbage/Waste Removal	4,800	800	0	800	100.00%
Water-Sewer Combination Services					
Utility Services/Sewer Charges	10,000	1,667	0	1,667	100.00%
Other Physical Environment					
Phone Service/Internet	3,000	500	474	26	84.19%
Maintenance Contract	120,500	20,083	18,351	1,732	84.77%
General Liability/Property Insurance	40,000	40,000	35,148	4,852	12.13%
Contingency					
Miscellaneous Contingency	10,000	1,667	0	1,667	100.00%
Total Expenditures	<u>389,450</u>	<u>98,242</u>	<u>76,326</u>	<u>21,915</u>	<u>80.40%</u>
Excess of Revenue Over (Under) Expenditures	208,081	(11,919)	149,191	161,110	28.30%
Other Financing Sources (Uses)					
Prior Year	11,919	11,919	0	(11,919)	100.00%
Transfer of Plant Reserves	(190,000)	0	0	0	100.00%
Transfer of Pipe Reserves	(30,000)	0	0	0	100.00%
Total Other Financing Sources (Uses)	<u>(208,081)</u>	<u>11,919</u>	<u>0</u>	<u>(11,919)</u>	<u>100.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	0	(0)	149,191	149,191	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(0)</u>	<u>149,191</u>	<u>149,191</u>	<u>0.00%</u>

Encore Community Development District
Summary A/R Ledger
001 - General Fund
From 11/1/2013 Through 11/30/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/30/2013	Tampa Housing Authority	OM1113-1	<u>105,579.09</u>
		Total 001 - General Fund	105,579.09

Encore Community Development District
 Summary A/R Ledger
 401 - Chiller Operation
 From 11/1/2013 Through 11/30/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/7/2013	The Ella at Encore, LP	5555-01-01-01 Oct 13	12,670.65
11/30/2013	Tampa Housing Authority	CO1113-1	91,191.91
12/18/2013	The Ella at Encore, LP	5555-01-01-01 Nov 13	<u>8,863.93</u>
		Total 401 - Chiller Operation	<u>112,726.49</u>
Report Balance			<u><u>218,305.58</u></u>

Encore Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Brenda J. Dohring	11/21/2013	BH112113	Board of Supervisors Meeting 11/21/13	200.00
Cardno TBE	12/4/2013	99965	Engineering Services Through 11/29/13	1,512.50
Christine M. Burdick	11/21/2013	CB112113	Board of Supervisors Meeting 11/21/13	200.00
Hazel S. Harvey	11/21/2013	HH112113	Board of Supervisors Meeting 11/21/13	200.00
Hopping Green & Sams	11/30/2013	73571	General/Monthly Legal Services 10/13	5,024.43
Sunrise Landcare, Inc.	10/24/2013	90819	Landcare Services 11/13	3,215.00
Sunrise Landcare, Inc.	10/31/2013	90996	Trim Palm	675.00
The Tampa Tribune	12/1/2013	1341265 11/13	Legal Advertising 11/13	<u>1,690.90</u>
			Total 001 - General Fund	12,717.83

Encore Community Development District

Summary A/P Ledger

401 - Chiller Operation

From 11/1/2013 Through 11/30/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Tampa Bay Trane	11/4/2013	094427	HVAC Asset Management Contract 11/13	9,175.58
Tampa Electric Company	12/9/2013	0500 2271251 11/13	1200 Nebraska Av N 11/13	<u>9,224.78</u>
			Total 401 - Chiller Operation	<u>18,400.36</u>
Report Balance				<u><u>31,118.19</u></u>

Encore Community Development District
Notes to Unaudited Financial Statements
November 30, 2013

Summary A/R Ledger – Fund 001

1. Payment for Invoice #OM1113-1 for \$105,579.09 was received in December 2013.

Summary A/R Ledger – Fund 401

2. Payment for Invoice #CO1113-1 for \$91,191.91 was received in December 2013.
3. Payment for Invoice #5555-01-01-01 Oct 13 for \$12,670.65 was received in December 2013.