

Encore
Community Development District

Financial Statements
(Unaudited)

October 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Encore Community Development District

Balance Sheet

As of 10/31/2013

(In Whole Numbers)

	<u>General Fund</u>	<u>Chiller Operation</u>	<u>Total</u>
Assets			
Cash In Bank	19,436	50,859	70,295
Accounts Receivable	0	27,324	27,324
Prepaid Expenses	0	0	0
Deposits	0	16,215	16,215
Due From Other Funds	0	0	0
Total Assets	<u>19,436</u>	<u>94,399</u>	<u>113,834</u>
Liabilities			
Accounts Payable	8,806	0	8,806
Accrued Expenses Payable	2,000	12,254	14,254
Deferred Revenue	0	0	0
Deposits	0	13,935	13,935
Due To Other Funds	0	0	0
Total Liabilities	<u>10,806</u>	<u>26,189</u>	<u>36,996</u>
Fund Equity & Other Credits			
Beginning Fund Balance	0	0	0
Net Change in Fund Balance	<u>8,629</u>	<u>68,209</u>	<u>76,839</u>
Total Fund Equity & Other Credits	<u>8,629</u>	<u>68,209</u>	<u>76,839</u>
Total Liabilities & Fund Equity	<u>19,436</u>	<u>94,399</u>	<u>113,834</u>

This statement is unaudited

Encore Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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>
Revenues					
Contributions & Donations From Private Sources					
Developer Contributions	276,805	40,484	32,823	(7,660)	88.14%
Total Revenues	<u>276,805</u>	<u>40,484</u>	<u>32,823</u>	<u>(7,660)</u>	<u>88.14%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	800	200	93.33%
Financial & Administrative					
District Management	26,500	2,208	2,208	0	91.66%
District Engineer	40,000	3,333	2,781	552	93.04%
Auditing Services	2,300	192	0	192	100.00%
Travel	500	42	0	42	100.00%
Public Officials Liability Insurance	3,000	3,000	2,026	974	32.46%
Legal Advertising	6,560	547	0	547	100.00%
Bank Fees	250	21	31	(11)	87.43%
Dues, Licenses & Fees	175	15	175	(160)	0.00%
Miscellaneous Fees	760	63	0	63	100.00%
Legal Counsel					
District Counsel	40,000	3,333	2,369	965	94.07%
Electric Utility Services					
Utility Services	11,000	917	0	917	100.00%
Street Lights	10,000	833	0	833	100.00%
Solar Energy					
Solar System Maintenance	7,000	583	0	583	100.00%
Stormwater Control					
Stormwater System Maintenance	31,520	2,627	5,850	(3,223)	81.44%
Other Physical Environment					
General Liability/Property Insurance	16,000	16,000	4,405	11,595	72.46%
Entry & Walls Maintenance	2,000	167	0	167	100.00%
Landscape Maintenance	34,500	2,875	2,875	0	91.66%
Irrigation Maintenance	4,080	340	470	(130)	88.48%
Irrigation Repairs	3,000	250	203	47	93.23%
Street Lighting & Maintenance	3,060	255	0	255	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,600	467	0	467	100.00%
Miscellaneous Expense	2,000	167	0	167	100.00%
Road & Street Facilities					
Street Sign Repair & Replacement	5,000	417	0	417	100.00%
Contingency					
Miscellaneous Contingency	10,000	833	0	833	100.00%
Total Expenditures	<u>276,805</u>	<u>40,484</u>	<u>24,194</u>	<u>16,290</u>	<u>91.26%</u>
Excess of Revenue Over (Under) Expenditures	0	(0)	8,629	8,629	0.00%
Excess of Rev./Other Sources Over Expend./Other Uses	0	(0)	8,629	8,629	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(0)</u>	<u>8,629</u>	<u>8,629</u>	<u>0.00%</u>

This statement is unaudited

Encore Community Development District

Statement of Revenues and Expenditures

401 - Chiller Operation

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Charges for Services					
Usage Rate Collections	189,960	15,830	12,671	(3,159)	93.32%
Contributions & Donations From Private Sources					
Developer Contributions - Chiller	407,571	41,372	112,594	71,221	72.37%
Other Miscellaneous Revenues					
Miscellaneous	0	0	197	197	0.00%
Total Revenues	597,531	57,202	125,461	68,259	79.00%
Expenditures					
Financial & Administrative					
District Engineer	2,400	200	0	200	100.00%
Rate Consulting Services	3,500	292	0	292	100.00%
Accounting Services	5,000	417	417	0	91.66%
Bank Fees	250	21	20	0	91.84%
Legal Counsel					
District Counsel	10,000	833	0	833	100.00%
Electric Utility Services					
Utility Services	180,000	15,000	12,254	2,746	93.19%
Garbage/Solid Waste Control Services					
Garbage/Waste Removal	4,800	400	0	400	100.00%
Water-Sewer Combination Services					
Utility Services/Sewer Charges	10,000	833	0	833	100.00%
Other Physical Environment					
Phone Service/Internet	3,000	250	237	13	92.09%
Maintenance Contract	120,500	10,042	9,176	866	92.38%
General Liability/Property Insurance	40,000	40,000	35,148	4,852	12.13%
Contingency					
Miscellaneous Contingency	10,000	833	0	833	100.00%
Total Expenditures	389,450	69,121	57,252	11,869	85.30%
Excess of Revenue Over (Under) Expenditures	208,081	(11,919)	68,209	80,128	67.21%
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)	(208,081)	11,919	0	(11,919)	100.00%
Excess of Rev./Other Sources Over Expend./Other Uses	0	0	68,209	68,209	0.00%
Fund Balance, End of Period	0	0	68,209	68,209	0.00%

This statement is unaudited

Encore Community Development District

Statement of Revenues and Expenditures

405 - Enterprise Reserve Fund

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

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Contingency				
Capital Reserves/Plant	190,000	0	190,000	100 %
Capital Reserves/Pipe	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>100 %</u>
Total Expenditures	<u>220,000</u>	<u>0</u>	<u>220,000</u>	<u>100 %</u>
Excess of Revenue Over (Under) Expenditures	<u>(220,000)</u>	<u>0</u>	<u>220,000</u>	<u>(100)%</u>
Other Financing Sources (Uses)				
Transfer of Plant Reserves	190,000	0	(190,000)	(100)%
Transfer of Pipe Reserves	<u>30,000</u>	<u>0</u>	<u>(30,000)</u>	<u>(100)%</u>
Total Other Financing Sources (Uses)	<u>220,000</u>	<u>0</u>	<u>(220,000)</u>	<u>(100)%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

This statement is unaudited

Encore Community Development District
 Summary A/R Ledger
 401 - Chiller Operation
 From 10/1/2013 Through 10/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/11/2013	The Ella at Encore, LP	5555-01-01-01 Sep 13	14,653.69
11/7/2013	The Ella at Encore, LP	5555-01-01-01 Oct 13	<u>12,670.65</u>
		Total 401 - Chiller Operation	<u>27,324.34</u>
Report Balance			<u><u>27,324.34</u></u>

Encore Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Cardno TBE	10/31/2013	99955	Engineering Services Through 10/25/13	2,781.25
Department of Economic Opportunity	10/1/2013	29424	Special District Fee 13/14	175.00
Team Development Corporation	11/1/2013	13003-2	System Pond Maintenance Cleaning	<u>5,850.00</u>
			Total 001 - General Fund	<u>8,806.25</u>
Report Balance				<u><u>8,806.25</u></u>