



Rizzetta & Company

World Commerce Community Development District

Board of Supervisors' Meeting July 15, 2025

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.worldcommercecdd.org

**WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT**

St. Augustine - St. Johns County Airport Authority, 4730 Casa Cola Way

St. Augustine, Florida 32095

<https://www.worldcommercecdd.org/>

Board of Supervisors	Curtis Robinson	Chairman
	Elizabeth Pappaceno	Vice Chairman
	Kenneth Hall	Assistant Secretary
	Karen McNairn	Assistant Secretary
	Jeffrey Silagy	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock, LLP
District Engineer	Ryan Stillwell	Prosser

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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 (239) 936-0913. 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.

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.worldcommercecdd.org

Board of Supervisors
World Commerce Community
Development District

July 8, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of World Commerce Community Development District will be held on **July 15, 2025, at 9:00 a.m.** at the **St. Augustine - St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine FL 32095.**

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

3. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 15, 2025 Tab 1
- B. Ratification of the Operation and Maintenance Expenditures for March 2025 through May 2025 Tab 2

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
 - 1. Ratification of Annual Engineer's Report..... Tab 3
- C. Landscape
 - 1. BrightView Landscape Report Tab 4
 - 2. District Irrigation Update
- D. District Manager
 - 1. Charles Aquatics Service Report, Dated June 2025 Tab 5
 - 2. Supervisor of Elections – Registered Voters April 2025..... Tab 6
 - 3. Discussion of Goals and Objectives

5. BUSINESS ITEMS

- A. Discussion of Sidewalks and Roadways
- B. Ratification of BrightView's Hurricane Pre-Approval Letter..... Tab 7
- C. Ratification of BrightView Mainline and Irrigation Repair Proposals Tab 8
- D. Consideration of BrightView Landscape Renewal Proposal..... Tab 9
- E. Consideration of BrightView Plant Replacement Proposal Tab 10
- F. Consideration of Charles' Aquatic Renewal Proposal Tab 11
- G. Ratification of Fountain Repair Proposals Tab 12
- H. Consideration of Resolution 2025-05, Redesignating Assistant Secretary Tab 13
- I. Public Hearing on Fiscal Year 2025-2026 Final Budget
 - 1. Consideration of Resolution 2025-06; Approving FY25-2026 Proposed Budget..... Tab 14
- J. Consideration of Resolution 2025-07; Imposing Special Assessments Tab 15
- K. Acceptance of Addendum to District Management Services And Technology Agreements (*under separate cover*)
- L. Consideration of Resolution 2025-08; Meeting Dates, Time and Location for FY25/26..... Tab 16
- M. *Field Proposals Upon Receipt*

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very Truly Yours,

Lesley Gallagher

District Manager

Tab 1

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

April 15, 2025, Minutes of Meeting

Page 1

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 the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such an appeal is to be based.

**WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of World Commerce Community Development District was held on **April 15, 2025, at 9:00 a.m.** at the **St. Augustine St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine FL 32095.**

Present and constituting a quorum:

Curtis Robinson	Board Supervisor, Chairman
Elizabeth Pappaceno	Board Supervisor, Vice Chairperson
Karen McNairn	Board Supervisor, Assistant Secretary
Kenneth Hall	Board Supervisor, Assistant Secretary
Jeff Silagy	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company
Danielle Wasilewski	Associate District Manager, Rizzetta & Company
Ryan Stillwell	District Engineer, Prosser
Wes Haber	District Counsel, Kutak Rock, LLC
Michael Cills	Steinemann & Company
Steve McAvoy	Account Manager, BrightView Landscaping
Juwan Dupree	Irrigation Manager, BrightView Landscaping

No audience was present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 9:03 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

April 15, 2025, Minutes of Meeting

Page 2

THIRD ORDER OF BUSINESS

**CONSIDERATION OF BOS' SPECIAL
MEETING MINUTES HELD ON
JANUARY 23, 2025**

On a motion by Ms. Pappaceno, seconded by Mr. Robinson, with all in favor, the Board approved the BOS' Special Meeting Minutes held on January 23, 2025, for the World Commerce Community Development District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATIONS
& MAINTENANCE EXPENDITURES
FOR JANUARY & FEBRUARY 2025**

Mr. Silagy inquired about wire damage from the accident highlighted on BrightView's invoice. The Board directed District Management and District Counsel to respond to third party insurance provider and District Insurance provider for further investigation.

District Management presented a quote to replace the missing sidewalk along the World Commerce Parkway. The Board directed staff to reach out to SJC and SJCUD for additional information.

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board ratified the January Operations & Maintenance Expenditures in the amount of \$35,422.94, and February 2025 Operations & Maintenance Expenditures in the amount of \$25,654.52, for the World Commerce Community Development District.

Mr. Haber arrived in person after calling in at 9:11 am.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

The streetlights are installed and in the "blinking" phase before they are fully operational. Mr. Stilwell reviewed and addressed concerns surrounding pond maintenance and will work with BrightView regarding the northerly pond.

Ms. Gallagher stated the annual District Engineer's report is due July 1, 2025.

On a motion by Ms. McNairn, seconded by Ms. Pappaceno, with all in favor, the Board approved District Manager to accept the annual District Engineers report due July 1, 2025, for the World Commerce Community Development District.

C. Landscape Manager

1.) BrightView Landscape Report, Dated March 31, 2025

Mr. McAvoy read through the QSA report and highlighted the increased amount of debris being collected each week. Board requested District Staff to order and post "No Fishing/No Watercraft/No Swimming/No Recreational Use" signs in necessary areas.

On a motion by Ms. McNairn, seconded by Ms. Pappaceno, with all in favor, the Board approved a Not to Exceed in the amount of \$1,500 for deterrence signage, for the World Commerce Community Development District.

Mr. McAvoy will report back with the credited amount to District for services not provided on small pond. The Board tabled tree trimming until notified by County.

2.) District Irrigation Update

Mr. Dupree updated the Board on the irrigation status and issues. Since the construction of Home Depot is complete, the irrigation repairs can begin. Mr. Dupree reviewed the two (2) newest mainline breaks, one of which is covered under warranty and nearest to Home Depot.

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board approved irrigation for annuals proposal in the amount of \$4,000 and the mainline break Not to Exceed proposal in the amount of \$1,500, for the World Commerce Community Development District.

3.) Consideration of Landscape Enhancement Proposals

Mr. McAvoy reviewed proposals to remove and replace the wax myrtles at the three (3) lift stations.

On a motion by Ms. McNairn, seconded by Ms. Pappaceno, with all in favor, the Board approved the BrightView wax myrtles replacement proposals at Lift Stations #1 in the amount of \$2,255.98 and at Lift Station #2 in the amount of \$2,039.98, for the World Commerce Community Development District.

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

April 15, 2025, Minutes of Meeting

Page 4

Mr. McAvoy reviewed the island enhancement proposals. The Board approved enhancements for islands 1-4 with garlic society, dwarf bottle brush, and jack frost. BrightView to update proposals to reflect updates and resend.

On a motion by Ms. McNairn, seconded by Ms. Pappaceno, with all in favor, the Board approved the BrightView Island Enhancement proposals for islands 1-4, for the World Commerce Community Development District.

Mr. Stilwell left the meeting in progress.

D. District Manager

- 1.) Charles Aquatics Service Report, Dated March 26, 2025**
- 2.) Innovative Fountain Report, Dated March 31, 2025**
- 3.) Discussion Regarding Banking Opportunities**
 - i. Consideration of Resolution 2025-03, Redesignating Public Depository**

Ms. White, the Director of Client Accounting Services with Rizzetta & Company, gave the Board an update on banking opportunities with Bank United. The Board discussed fraud, positive pay, and interest.

On a motion by Mr. Silagy, seconded by Mr. Robinson, with all in favor, the Board approved Resolution 2025-03, Redesignating a Public Depository, for the World Commerce Community Development District.

The Board discussed transferring investment funds to Vally Bank with a 3.25% earning rate.

On a motion by Mr. Silagy, seconded by Mr. Robinson, with all in favor, the Board approved transferring investment funds to Valley Bank, for the World Commerce Community Development District.

Mr. Hall left the meeting in progress.

SIXTH ORDER OF BUSINESS

Consideration of Fountain Repair Proposals

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board approved Innovative Fountain Repair Proposals in the amount of \$895.00 and in the amount of \$790 (Exhibit A) for a total of \$1,885.00, for the World Commerce Community

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

April 15, 2025, Minutes of Meeting

Page 5

Development District.

**SEVENTH ORDER OF BUSINESS Presentation of Proposed Budget for Fiscal
Year 2025-2026**

**1.) Consideration of Resolution 2025-04; Approving the Proposed
Budget for Fiscal Year 2025-2026 and Setting a Public Hearing**

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board approved Resolution 2025-04; Approving the Proposed Budget for Fiscal Year 2025-2026 and Setting the Public Hearing on July 15, 2025, for the World Commerce Community Development District.

**EIGHTH ORDER OF BUSINESS Ratification of Requisitions
CR 253-CR 261**

On a motion by Mr. Robinson, seconded by Ms. Pappaceno, with all in favor, the Board ratified requisitions CR253 – CR261, for the World Commerce Community Development District.

**NINTH ORDER OF BUSINESS Ratification of Acceptance of Fiscal
Year 2023/2024 Audit**

On a motion by Ms. Pappaceno, seconded by Mr. Silagy, with all in favor, the Board ratified the acceptance of Fiscal Year 2023/2024 Audit, for the World Commerce Community Development District.

**TENTH ORDER OF BUSINESS Acceptance of LLS Tax Solutions
Arbitrage Report Series 2007**

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board accepted LLS Tax Solutions Arbitrage Report Series 2007, for the World Commerce Community Development District.

**ELEVENTH ORDER OF BUSINESS Consideration of LLS Tax Solutions
Arbitrage Engagement Letter, Series
2007 from January 31, 2025 -
January 31, 2028**

On a motion by Ms. Pappaceno, seconded by Ms. McNairn, with all in favor, the Board approved LLS Tax Solutions Arbitrage Engagement Letter, Series 2007 from January 31, 2025-January 31, 2028, for the World Commerce Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Sidewalk
Replacement Estimate**

The Board tabled this time as previously discussed earlier in the meeting.

THIRTEENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND
AUDIENCE COMMENTS**

SUPERVISORS

No supervisor requests.

AUDIENCE COMMENTS

Mr. Cills updated the Board that correspondence and forward progress regarding Bass Pro tree removal request is nearing an agreement.

FORTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Ms. McNairn, seconded by Mr. Robinson, with all in favor, the Board adjourned the meeting at 10:45 a.m., for the World Commerce Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

ESTIMATE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017



Bill to

World Commerce Center
World Commerce CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Estimate details

Estimate no.: 4188
Estimate date: 04/11/2025

#	Product or service	Description	Amount
1.	Fountain Service	Innovative Fountain Services propose to furnish all materials, labor, and tools to install two new timing relays, one for low-level and one for the filling circuit. Install one new 120V solenoid and waterproof connector on the WCC fountain.	\$790.00
Total			\$790.00

Accepted date

Accepted by

Tab 2

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA · (904) 436-6270

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

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Operation and Maintenance Expenditures

March 2025

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2025 through March 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,613.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	100325	9268538	Landscape Maintenance 03/25	\$ 11,641.98
Buchanan Sign & Flag	100324	R-32373	Custom Flag 02/25	\$ 3,521.50
Charles Aquatics, Inc.	100328	52880	Aquatic Maintenance 03/25	\$ 475.00
Florida Power & Light Company	20250311-1	74760-43505 02/25		
Florida Power & Light Company	20250311-1	ACH	Electric Services 02/25	\$ 2,199.76
Florida Power & Light Company	20250304-1	80501-11205 02/25		
Florida Power & Light Company	20250304-1	ACH	Electric Services 02/25	\$ 27.27
Florida Power & Light Company	20250331-1	80501-11205 03/25		
Florida Power & Light Company	20250331-1	ACH	Electric Services 03/25	\$ 27.11
Florida Power & Light Company	20250326-1	Monthly Summary		
	20250326-1	03/25 ACH 640	Electric Services 03/25	\$ 498.41
Innovative Fountain Services	100329	2028425	Fountain Maintenance 02/25	\$ 335.00
Kutak Rock, LLP	100327	3535722	Legal Services 01/25	\$ 976.50
			Arbitrage Services-Special Assessment	
LLS Tax Solutions, Inc.	100330	003668	Bond Series 2007 03/25	\$ 500.00
			Engineering Services - Project	
Prime AE Group, Inc.	100332	54197	P0101029.60 01/25	\$ 1,186.50
Rizzetta & Company, Inc.	100323	INV0000097460	District Management Fees 03/25	\$ 5,784.17
		5244989-114648 02/25		
St Johns Utility Department	20250318-1	ACH	Water-Sewer Services 02/25	\$ 594.50

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Home Depot Real Estate Tax	100326	022825 Refund	Overpayment Due to Property Owner FY24-25	\$ 0.60
U.S. Bank	100331	7655620	Trustee Fees Series 2007 02/01/25-01/31/26	<u>\$ 3,845.60</u>
Report Total				<u><u>\$ 31,613.90</u></u>

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures

April 2025

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,754.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	100334	9302778	Landscape Maintenance 04/25	\$ 11,641.98
Charles Aquatics, Inc.	100341	53087	Aquatic Maintenance 04/25	\$ 475.00
Curtis J Robinson	100336	CR041525	Board of Supervisors Meeting 04/15/25	\$ 200.00
Elizabeth Pappaceno	100337	EP041525	Board of Supervisors Meeting 04/15/25	\$ 200.00
Florida Power & Light Company	20250408-1	74760-43505 03/25 ACH	Electric Services 03/25	\$ 2,199.76
Florida Power & Light Company	20250429-1	80501-11205 04/25 ACH	Electric Services 04/25	\$ 27.16
Florida Power & Light Company	20250428-1	Monthly Summary 04/25 ACH 640	Electric Services 04/25	\$ 395.99
Gannett Florida LocaliQ	100335	0007038986	Account# 764119 Legal Advertising 03/25	\$ 76.80
Innovative Fountain Services	100342	2028580	Fountain Maintenance 03/25	\$ 340.00
Jeffrey J. Silagy	100338	JS041525	Board of Supervisors Meeting 04/15/25	\$ 200.00
Karen L. McNairn	100339	KM041525	Board of Supervisors Meeting 04/15/25	\$ 200.00
Kenneth O. Hall II	100340	KH041525	Board of Supervisors Meeting 04/15/25	\$ 200.00
Rizzetta & Company, Inc.	100333	INV0000098305	District Management Fees 04/25	\$ 5,784.17

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
School Now	100343	INV-SN-723	Quarterly Website & Compliances Services 04/25	\$ 384.38
St Johns Utility Department	20250418-1	524989-114648 03/25 ACH	Water-Sewer Services 03/25	<u>\$ 429.33</u>
Report Total				<u><u>\$ 22,754.57</u></u>

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures

May 2025

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,287.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	100346	9338665	Landscape Maintenance 05/25	\$ 11,641.98
BrightView Landscape Services, Inc.	100346	9346658	Irrigation Repair 04/25	\$ 2,500.00
BrightView Landscape Services, Inc.	100346	9346661	Irrigation Repair 04/25	\$ 4,000.00
BrightView Landscape Services, Inc.	300002	9360042	Irrigation Repair 05/25	\$ 718.89
Charles Aquatics, Inc.	300001	53282	Aquatic Maintenance 05/25	\$ 475.00
Florida Power & Light Company	20250507-1	74760-43505 04/25 ACH	Electric Services 04/25	\$ 2,199.76
Florida Power & Light Company	20250528-1	80501-11205 05/25 ACH	Electric Services 05/25	\$ 27.31
Florida Power & Light Company	20250528-1	Monthly Summary 05/25 ACH 640	Electric Services 05/25	\$ 383.56
Kutak Rock, LLP	100344	3555031	Legal Services 02/25	\$ 308.50
Prime AE Group, Inc.	300000	54492	Engineering Services - Project P0101029.60 03/25	\$ 232.35
Rizzetta & Company, Inc.	100345	INV0000098930	District Management Fees 05/25	\$ 5,784.17
St Johns Utility Department	20250519-1	524989-114648 04/25 ACH	Water-Sewer Services 04/25	<u>\$ 15.80</u>
Report Total				<u><u>\$ 28,287.32</u></u>

Tab 3



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

June 30, 2025

Cynthia Lascano
U.S. Bank, N.A.
633 West 5th Street, 24th Floor
Los Angeles, CA 90071

**PROJECT: World Commerce Community Development District
PRIME AE Project No. 101029.60**

SUBJECT: Consulting Engineer's Report 2025

Dear Ms. Lascano:

In accordance with Section 9.21 of the Master Trust Indenture for the World Commerce Community Development District ("District"), PRIME AE ("PRIME AE"), the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District, and such portion appears to have been maintained in good repair, working order and condition.

The fiscal year 2024/2025, budget along with current reserves are sufficient, in our opinion, to provide for operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, PRIME AE has reviewed the property schedule stating the current limits of insurance coverage and the policy appears to adequately cover the value of the District owned improvements.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,



A handwritten signature in blue ink, appearing to read "Ryan P. Stilwell".

Ryan P. Stilwell, P.E.
Vice President

Tab 4

Quality Site Assessment

Prepared for: **World Comm Center**

General Information

DATE: Thursday, Jul 03, 2025

NEXT QSA DATE: Monday, Sep 29, 2025

CLIENT ATTENDEES: Danielle Wasilewski, German Martinez Jr.

BRIGHTVIEW ATTENDEES: Steve McAvoy

Customer Focus Areas

East and West Entrance areas

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



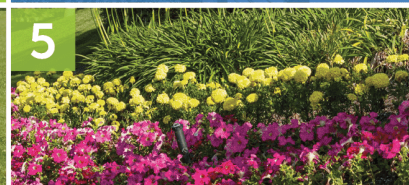
Weed Free



Green Turf



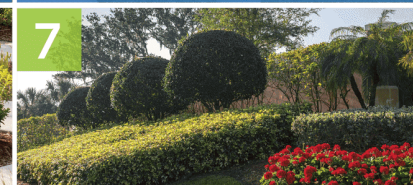
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

World Comm Center

Maintenance Items



- 1** We continue to Elevate Center Island trees for a better line of site
- 2** Hard and soft surfaces are being edged on a weekly rotation
- 3** There's some oak trees on the west side of the property that are starting to show signs of drought stress and or squirrels are eating at some of the bark seeking moisture. We will continue to monitor.
- 4** Starting to see a few crack and bed weeds popping up along center islands near center of property. This is on next week's rotation schedule

QUALITY SITE ASSESSMENT

World Comm Center

Maintenance Items



- 5** Crêpe myrtle trees are starting to shed their bark in some areas. We will get with our team to rake up as needed during their next few visits
- 6** Pond is scheduled to be mowed next Tuesday and Wednesday July 8th & 9th
- 7** Trimming is being completed on a weekly rotation
- 8** There is some low hanging moss in some of the Holly trees across from Ring power. We will get with our team and have this removed during next visit.

QUALITY SITE ASSESSMENT

World Comm Center

Maintenance Items



9 Mulch has been installed. We will return next week to touch up some areas

10 Palm pruning is scheduled to be completed this month. We will follow up upon completion.

11 Oak tree located behind fountain should be elevated. We will get with our team and have this completed in July.

12 Turf color is looking good around fountain area

Maintenance Items



13 Summer flowers have been installed and are looking good

14 Trash continues to be an issue on Site, but we are removing weekly.

Recommendations for Property Enhancements



- 1** We will be sending over a quote to restore area where Irrigation was repaired.
- 2** We have forwarded over a proposal to replace roses located at West entrance. These roses have been on steady decline for several years

QUALITY SITE ASSESSMENT

World Comm Center

Notes to Owner / Client



- 1** Schillings are starting to fill in from a few months ago when a vehicle drove through the center. We will continue to monitor.
- 2** Holly trees north of fountain have developed galls and should be removed and replaced. We will look into other options as well and present to the board.
- 3** Plant installs located at islands one through four have been completed
- 4** Viburnum installs located at lift stations one and two have been completed

QUALITY SITE ASSESSMENT

World Comm Center

Completed Items



1 Trash and debris are being picked up weekly

2 Summer annuals are being installed June 17. We will follow up with a Fungicide and insecticide application. We will also be applying fertilizer to promote the health of annuals



COMMUNICATION REPORT

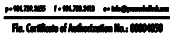
LOCATION: World Commerce Center SITE# 2100 DATE: 7/1/2025

The following landscape maintenance services were performed on your property today.
If you have any questions about your service please call us at: 904-292-0716

TURF	LANDSCAPE BEDS	FERTILIZATION	PEST CONTROL
Mowing <input type="checkbox"/> Edging <input type="checkbox"/> curbs <input checked="" type="checkbox"/> beds <input type="checkbox"/> Weedeating <input checked="" type="checkbox"/> Lakes mowed <input type="checkbox"/> Blowing <input type="checkbox"/>	Pruning <input type="checkbox"/> Hedging <input type="checkbox"/> Handpull weeds <input checked="" type="checkbox"/> Trees <input type="checkbox"/> pruning <input type="checkbox"/> Palms <input type="checkbox"/> pruning <input type="checkbox"/>	Turf <input type="checkbox"/> Trees <input type="checkbox"/> Shrubs <input type="checkbox"/> Annuals <input type="checkbox"/>	Turf <input type="checkbox"/> insects <input type="checkbox"/> weeds <input type="checkbox"/> disease <input type="checkbox"/> Shrubs <input type="checkbox"/> insects <input type="checkbox"/> disease <input type="checkbox"/> Trees <input type="checkbox"/> insects <input type="checkbox"/> disease <input type="checkbox"/> Fire ants <input type="checkbox"/> Weed beds <input type="checkbox"/> spray <input checked="" type="checkbox"/>
IRRIGATION	PLANTING	CLEANUP	OTHER SERVICES PERFORMED
Inspect <input type="checkbox"/> Adjust <input type="checkbox"/> Repair <input type="checkbox"/>	Annuals <input type="checkbox"/> Shrubs <input type="checkbox"/> Mulch <input type="checkbox"/>	Trash <input checked="" type="checkbox"/> Leaves & debris <input checked="" type="checkbox"/>	Grass Cutback_____ <input type="checkbox"/> Interior Gardens weeded <input type="checkbox"/> Annual beds checked & cleaned <input type="checkbox"/>

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:
During this week's visit our team edge curveds, line trimmed and blow. Hand pull weeds in beds across from Sevilla, sprayed for weeds in phase 1, removed palm boots behind Lorapet Hedge (near Home Depot), and removed trash.
Next week we will be mowing, edging beds, line trimming, blowing, trimming hedges as needed, spraying for weeds in phase 2 and some areas again in phase 1, hand pulling weeds from annuals and continue to remove trash.

Service provided by: German Martinez Jr. Received by: _____



**WORLD
COMMERCE
CENTER**

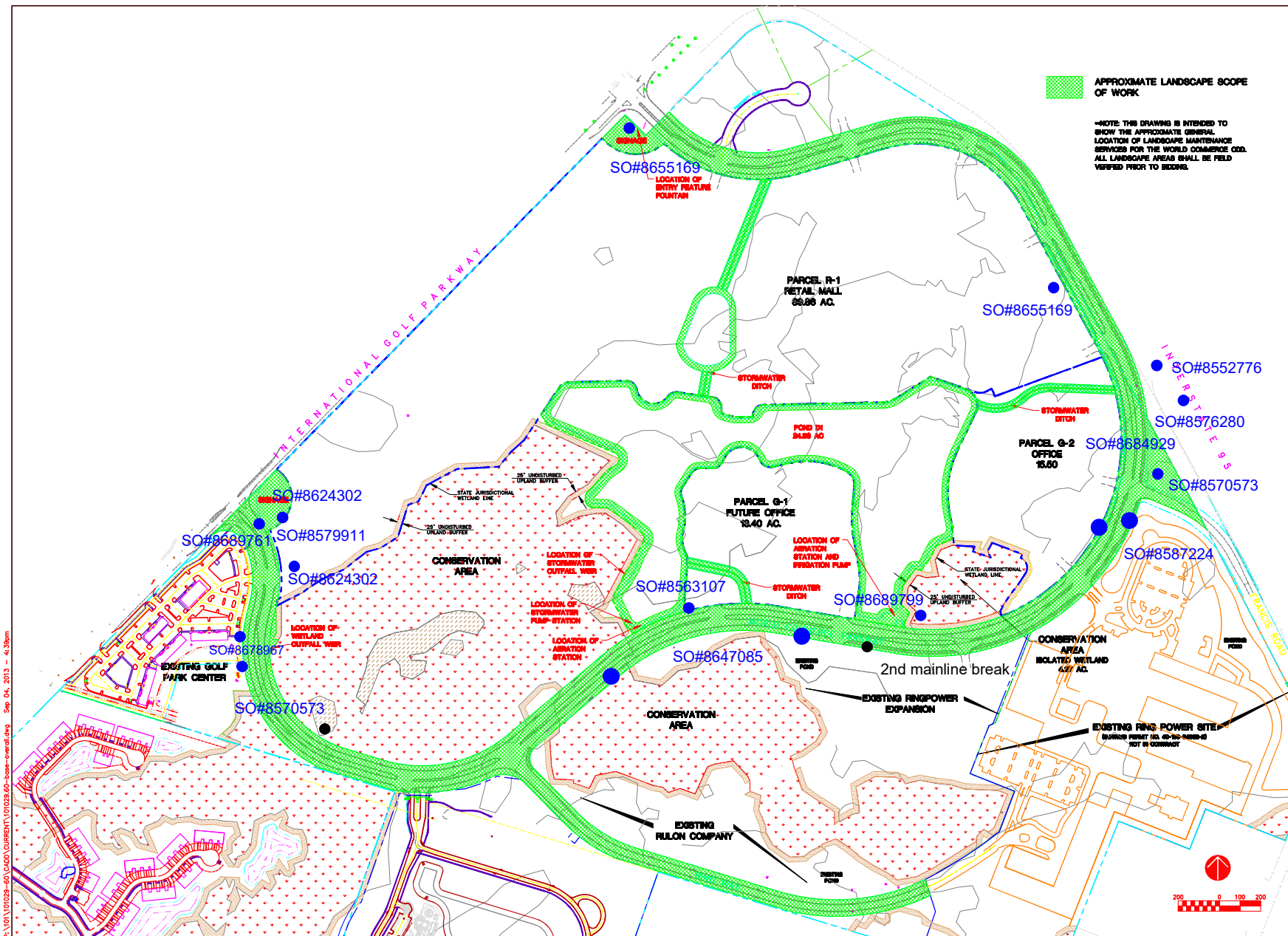
THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED
ABOVE

SHORT TITLE

**APPROXIMATE
LANDSCAPE
SCOPE**

C1.0

S H E E T



Tab 5



6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: June 17, 2025

Biologist: Mike Liddell

Client: World Commerce CDD

Waterways: 1 lake, 1 pond and 1 canal

Lake 1: The lake was in good condition. No invasive species noted. The outflow structure was good.



Canal and pond: Treated canal for overgrown vegetation.



Tab 6

April 16, 2025

World Commerce CDD
Attn: Lesley Gallagher, District Manager
3434 Colwell Ave, Suite 130
Tampa, FL 33614

Dear Lesley Gallagher:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

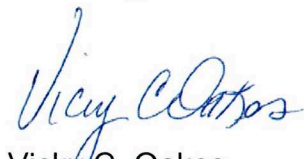
World Commerce CDD

1358 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

Tab 7

Let Us Help You Weather the Storm.

2025 Hurricane season is upon us again. No matter what Mother Nature may bring, your BrightView team is looking out for you. To ensure we are able to provide you with a swift, seamless response following severe weather, we recommend the following:

- ▶ **Pre-Authorize Post-Storm Clean-up**
Pre-authorization of hurricane clean-up services allows us to immediately begin work post-storm, getting you back to business-as-usual as soon as possible. Learn more below about the action plan we mobilize on your behalf and indicate your authorization with a signature on the next page.
- ▶ **Keep Us Apprised of Your Insurance Requirements**
Let us know of any special needs or requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will help make your job easier by taking photo documentation of representative damage and journaling manpower, equipment and the work provided in our repairs.
- ▶ **Let us Know How to Reach You**
Previous years' storms have shown us how vulnerable communications can be during and after severe weather. Please update your contact information below so we can keep you apprised during emergency response situations.
- ▶ **Prepare Your Trees**
Most maintenance contracts cover tree pruning to provide traffic clearance, but this does not prepare trees for hurricanes or excessive wind. Dramatically reduce the risk of damage and injury by structurally pruning weak or dead branches and opening canopies to reduce resistance. Schedule an assessment with our certified arborists to ensure your trees are ready.

Have Peace Of Mind With Pre-Authorized Storm Clean-Up.

Your BrightView team's action plan proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm passes and quickly dispatching the appropriate landscape and tree care services teams to address any issues, prioritizing safety first:

Only highlighted approved

- ▶ Vehicle access is cleared, allowing emergency personnel access.
- ▶ Debris from structural dwellings that may pose immediate risk is cleared.
- ▶ Plant material that may have a chance of surviving is replanted.
- ▶ Hazardous damaged limbs remaining in trees are trimmed and removed.
- ▶ Tree limbs, root balls, or large wood debris remaining on the ground chipped and removed.
- ▶ Final restoration of any remaining damages or losses resulting from the storm is performed.

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses based on the material, size and weight.

Contact Us Today:

(904) 348-0542

www.brightview.com

Approval for Clean-up Services:

	As authorized by Chairman
	World Commerce CDD
Signature	Property Name
Lesley Gallagher, District Manager	6/17/25
Print Name / Title	Date
Emergency Contact Number:	904-657-4637
Lesley Gallagher	
Name	Phone

Driver/Foreman.....	\$125/Hour
General Labor.....	\$85/Hour
Chipper & Truck:.....	\$315/ Hour
Loader & Truck:	\$275/Hour
Climber & Groundman 2-man crew	\$275/Hour
***Dump Fees, Stumps, & Other Services.....	To Be Quoted

Tab 8

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Lesley Gallagher
Property Address	500 World Commerce Pkwy Saint Augustine, FL 32092	To	World Commerce Center CDD
		Billing Address	c/o Rizzetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name World Comm Center: Mainline Repair

Project Description World Comm Center: Mainline Repair

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Not to exceed 2,500.00 to repair the mainline break at (29.97636 N, 81.46283 W)	\$2,500.00	\$2,500.00

For internal use only

SO# 8647085
JOB# 460802100
Service Line 150

Total Price \$2,500.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer As approved by the board and in accordance with the terms of the current agreement 4/15/25

Property Manager	
Signature	Title
Lesley Gallagher	April 16, 2025
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager	
Signature	Title
Juwan Lamar Dupree	April 16, 2025
Printed Name	Date

Job #:	460802100		
SO #:	8647085	Proposed Price:	\$2,500.00

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Lesley Gallagher
Property Address	500 World Commerce Pkwy Saint Augustine, FL 32092	To	World Commerce Center CDD
		Billing Address	c/o Rizzetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name World Comm center: Repair and retrofit the irrigation at the west entrance after traffic light

Project Description World Comm center: Repair and retrofit the irrigation at the west entrance after traffic light

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	World Comm center: Repair and retrofit the irrigation at the west entrance after traffic light install. Not to exceed \$4,000.00	\$4,000.00	\$4,000.00

Other

west entrance traffic light construction



For internal use only

SO# 8624302
JOB# 460802100
Service Line 150

Total Price \$4,000.00

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5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

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4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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Customer

as approved by the Board 4/15/25 and in accordance with the terms of the existing agreement

		Property Manager	
Signature		Title	
Lesley Gallagher		April 16, 2025	
Printed Name		Date	

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager	
Signature		Title	
Juwan Lamar Dupree		April 16, 2025	
Printed Name		Date	

Job #:	460802100		
SO #:	8624302	Proposed Price:	\$4,000.00

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		Billing Address	c/o Rizzetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name World Comm Center: Mainline Repairs

Project Description World Comm Center: Mainline Repairs

Scope of Work

Not to exceed 3,000.00 to repair the mainline breaks at (29.97652 N, 81.47234 W)
(29.97625 N, 81.47237 W)

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	2" Valves Misc. PVC pipe and fittings	\$1,194.44	\$1,194.44
20.00	HOURL	Labor	\$86.40	\$1,728.00

For internal use only

SO# 8678967
JOB# 460802100
Service Line 150

Total Price \$2,922.44

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5811 County Rd 305, Elkton, FL 32033 ph. fax

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Customer

Property Manager

Signature _____ Title _____

Lesley Gallagher
Printed Name _____

May 30, 2025
Date _____

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature _____ Title _____

Juwan Lamar Dupree
Printed Name _____

May 30, 2025
Date _____

Job #: 460802100

SO #: 8678967

Proposed Price: \$2,922.44

WORK AUTHORIZATION NUMBER 2025-06
FOR LANDSCAPE ENHANCEMENT SERVICES

THIS WORK AUTHORIZATION ("Work Authorization"), dated June 17, 2025, authorizes additional work in accordance with that certain *Agreement between the World Commerce Community Development District and BrightView Landscape Services, Inc. for Landscape and Irrigation Maintenance Services*, dated October 10, 2022, as amended and supplemented from time to time (collectively, the "Agreement"), by and between:

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation, with offices located at 11530 Davis Creek Court, Jacksonville, Florida 32256 ("Contractor").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, Contractor will provide one-time service related to landscape enhancement, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that compensation for the Additional Services under this Work Authorization shall not exceed Eight Thousand Nine Hundred Forty Six Dollars and Fifty Cents (**\$8,946.50**) as such work is further described in **Exhibit A**. The District shall be invoiced upon the completion of Additional Services. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This Work Authorization, together with the Agreement, any Exhibits, Amendments and Work Authorizations thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first written above.

ATTEST:

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation

Print Name: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services
Exhibit B: Scope of Additional Services

Exhibit A

Proposal/Scope of Additional Services

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Lesley Gallagher
Property Address	500 World Commerce Pkwy Saint Augustine, FL 32092	To	World Commerce Center CDD
		Billing Address	c/o Rizzetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name WCC: Mainline at the West entrance (29.5840 N, 81.2820 W)

Project Description WCC: Mainline at the West entrance (29.5840 N, 81.2820 W)

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	4" Mechanical Sleeves, Mega lugs Transition Gaskets and sch 80 pipe	\$3,225.00	\$3,225.00
1.00	LUMP SUM	Trench box to prevent cave in	\$537.50	\$537.50
60.00	HOURL	Labor	\$86.40	\$5,184.00

For internal use only

SO# 8689761
JOB# 460802100
Service Line 150

Total Price \$8,946.50

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature _____ Title _____

Lesley Gallagher
Printed Name _____

June 11, 2025
Date _____

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature _____ Title _____

Juwan Lamar Dupree
Printed Name _____

June 11, 2025
Date _____

Job #: 460802100

SO #: 8689761

Proposed Price: \$8,946.50

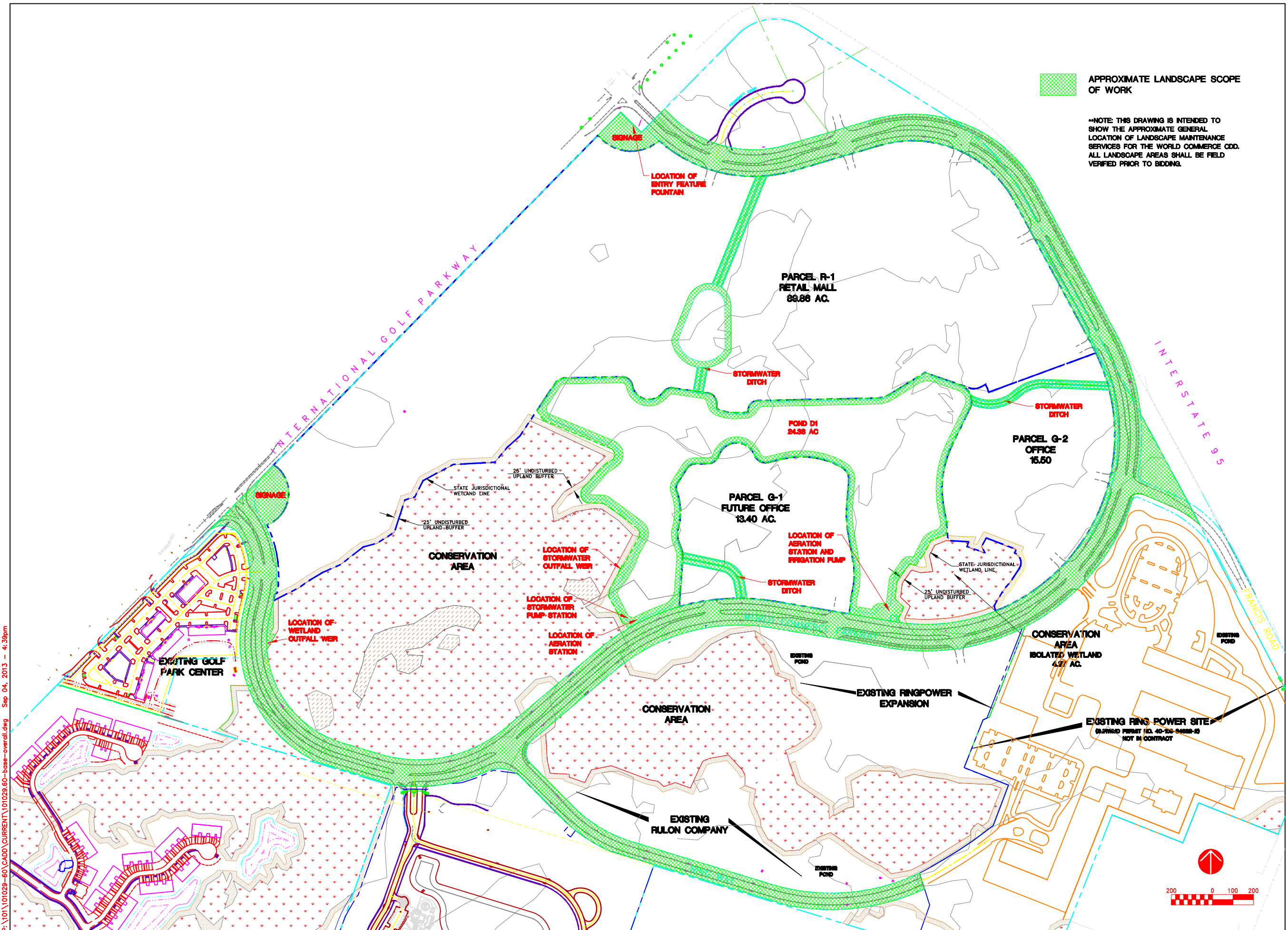


**WORLD
COMMERCE
CENTER**

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED
ABOVE

APPROXIMATE LANDSCAPE SCOPE

SHEET



Tab 9



World Commerce Center

July 8th 2025

Subject: Proposal for Renewal of Landscape Services - Partnering for Continued Excellence at World Commerce Center

Dear Lesley Gallagher,

BrightView Landscape Services is pleased to present this proposal for the renewal of our landscape maintenance agreement for the World Commerce Center. We deeply value the trust you have placed in us over the past several years, and we are incredibly proud of the collaborative efforts that have resulted in a consistently beautiful and well-maintained exterior for your esteemed property.

During our current partnership, BrightView has been committed to drive quality and constantly improve communication to ensure we continue to build our relationship with the district. Our dedicated team understands the unique needs of the World Commerce Center and has worked diligently to ensure your landscape reflects the professionalism and prestige of your operations.

As we look ahead, we propose to continue our partnership with an unwavering commitment to horticultural excellence, innovation, and client satisfaction. Our renewed agreement would encompass:

- **Comprehensive Landscape Maintenance:** Continuation of our established, high-quality services including meticulous turf care, expert tree and shrub pruning, precise bed maintenance, effective weed control, and thorough debris removal.
- **Proactive Site Management:** Regular, detailed site inspections conducted by your dedicated account manager to anticipate needs, identify opportunities for improvement, and ensure optimal landscape health.
- **Enhanced Seasonal Color Programs:** Tailored seasonal plantings designed to provide continuous visual interest and curb appeal throughout the year, customizable to your aesthetic preferences.
- **Sustainable Water Management:** Ongoing optimization and monitoring of irrigation systems to promote water conservation while ensuring the vitality of all plant material.
- **Responsive Account Support:** A single, accessible point of contact ensuring prompt communication and efficient resolution of any landscape-related requests.

- **Provide the World Commerce Center with a meticulously cared-for, aesthetically pleasing, and environmentally conscious landscape that enhances the CDD experience. We are confident that our continued collaboration will further elevate the exterior appeal of your property.**

We welcome the opportunity to meet with you at your earliest convenience to review our past performance, discuss this proposal in detail, and explore any specific landscape goals or projects you may have for the coming year. A detailed breakdown of proposed services and associated costs can be provided upon request.

Thank you for your continued confidence in BrightView Landscape Services. We eagerly anticipate the opportunity to continue serving the World Commerce Center.

Sincerely,

Steve McAvoy

Account Manager

BrightView Landscape Services

Phone # 904- 859-5704

Steve.McAvoy@Brightview.com

Date: July 8, 2025

BrightView: BrightView Landscape Services, Inc.

Client: World Commerce Center

Owner; Management Company or c/o (if applicable): Rizzetta & Company

Contract Start Date: October 1, 2025

Contract End Date: September 30, 2028

Service Fee*: 2026 - \$139,703.72 (Stay flat) also included \$2,000.00 enhancement credit

2027 - \$143,894.00 (3% increase) included \$3,000.00 enhancement credit

2028 - \$148,210.00 (3% increase) included \$3,500.00 enhancement credit

*Plus sales tax where applicable

THIS LANDSCAPE SERVICES AGREEMENT (the "Agreement") is entered into as of the Date above between BrightView and Client. If Client is not the record owner of each property where BrightView will deliver goods or perform services under this Agreement, then Client is executing this Agreement on its own behalf and as a duly authorized agent for the record owner(s) of each property and is the financially responsible party for all fees due under this Agreement.

NOW, THEREFORE, Client and BrightView mutually agree to the following terms and conditions:

LANDSCAPE SITE: World Commerce Center
CLIENT BILLING ADDRESS: 2806 North Fifth Street, suite 403, St Augustine FL 32084 ATTN: Lesley Gallagher, Senior District Manager PHONE: 904-436- 6270 BILLING EMAIL: LGallagher@Rizzetta.com
BRIGHTVIEW CONTACT: Steve McAvoy, Account Manager 904-348-9542

The Term shall begin on the Contract Start Date and conclude on the Contract End Date. Thereafter, this Agreement shall **(select one)**

- ☒ renew automatically for successive one-year periods, (each, a "*Renewal Term*"), unless either party gives written notice to the other party of its intent not to renew at least 90 days prior to the start of the next Renewal Term.
- ☐ terminate on the Contract End Date.

BrightView shall email all invoices to the Billing Email above. Client is responsible to notify BrightView immediately regarding any change to the Billing Email. Client shall pay all invoices within fifteen (15) days of invoice date.

BrightView and Client agree to all of the Terms and Conditions set forth in this Agreement, including any schedules and exhibits attached hereto, as of the date first set forth above.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter into this Agreement on its own behalf and on behalf of the record owner of each Landscape Site, and that this Agreement is a legally binding obligation of the undersigned and the record owner of each Landscape Site.

BRIGHTVIEW (as defined in the preamble)

CLIENT

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Scope of Landscape Services

Description of Services (attach diagrams if necessary):

[Click here to enter text.](#)

Terms and Conditions

1. Services.

- (a) For purposes of this Agreement: (i) the “*Services*” consist of the landscape maintenance, construction, irrigation, and/or other general landscape services described in the “*Scope of Landscape Services*” attached hereto, together with delivery or installation of any associated goods and materials, and (ii) the “*Landscape Site(s)*” consist of the exterior landscaped areas for each of the site(s) identified in the attached Scope of Landscape Services, where Services will be furnished by BrightView in accordance with the Scope of Landscape Services. More than one Scope of Landscape Services may be attached hereto, in the event of multiple Landscape Sites.
- (b) During the Term (as defined on page 1), BrightView shall furnish the Services or arrange for the Services to be furnished in accordance with applicable professional horticulture standards and any local requirements or regulations in effect, using appropriately trained, uniformed, and supervised personnel, and properly maintained equipment.
- (c) All tools, equipment, surplus materials, landscape waste materials and rubbish will be removed from each Landscape Site after Services are completed.

2. Work Orders. If Client requests services from BrightView that are not set forth on the Scope of Landscape Services or at a worksite for which there is no attached Scope of Landscape Services, then BrightView may elect in its sole discretion to furnish such additional services and any related goods and materials pursuant to a written work authorization signed by Client (each signed written work authorization, a “*Work Order*”). For services, goods, or materials furnished pursuant to a Work Order, payment shall be due from Client to BrightView as specified by such Work Order or, if unspecified in such Work Order, then upon delivery of the services, goods, and materials identified in the Work Order (the “*Work Order Charges*”).

3. Insurance. During the Term, BrightView will maintain general liability insurance, automobile liability insurance, and workers’ compensation insurance covering its activities in connection with the Services and any Work Order. Such insurance shall be in commercially reasonable amounts. Evidence of such insurance will be provided to Client upon request.

4. Cooperation.

- (a) Client will cooperate with BrightView to facilitate the Services and will permit or schedule adequate access to the Landscape Site(s) as required to perform the Services safely, efficiently, and within any specified timeframes. Client will notify BrightView in writing of any limitation on access to Landscape Site(s) as soon as possible, and in any event at least 48 hours to any scheduled delivery of services, goods, or materials.
- (b) If required, Client will provide water with adequate spigots or hydrants or such other items as identified on the Scope of Landscape Services.
- (c) Client shall provide written notice to BrightView of any proposed change in the ownership or management of the Landscape Site(s) at least 90 days prior to the effective date of any such change. A change in the ownership or management of the Landscape Site(s) shall not relieve Client of its obligations hereunder, including but not limited to the payment of the Service Fee and any amounts due to BrightView with respect to any Work Order, unless Client shall have given proper notice of termination pursuant to this Agreement.

5. Service Fee.

- (a) Overdue Service Fees or Work Order Charges shall be subject to an administrative charge equal to the lower of: (i) 1.5% per month (18% per year) or (ii) the highest rate permitted by law, in either case multiplied by the unpaid balance. In addition to this administrative charge, Client shall reimburse BrightView for all costs and expenses (including but not limited to attorneys’ fees and court costs) which are reasonably incurred by BrightView in collecting an overdue Service Fee, Work Order Charges, and administrative charges.
- (b) If tax laws change increasing applicable sales taxes, BrightView may adjust the Service Fee to reflect such change.
- (c) The parties hereby acknowledge that, notwithstanding the Service Fee, the monthly installment plan, and the types and frequency of services, goods, and materials furnished each month throughout the year may vary according to seasonal requirements and best horticultural practices. The monthly installment plan is for Client’s convenience of payment only and billings do not necessarily reflect the actual cost or value of Services performed during any particular month or other billing period. If this Agreement is terminated for any reason on a date other than an Anniversary Date, then all sums paid by Client to BrightView for Services performed since the most recent Anniversary Date shall be subtracted from the time-and-materials value (as determined in good faith by BrightView) of Services performed since that date and, if the result is a positive number (a “*Shortfall*”), the Shortfall shall become due and payable and Client shall promptly pay such Shortfall to BrightView. If the result is a negative number (an “*Overage*”), the Overage shall become due and payable and BrightView shall promptly pay such Overage to Client. Neither a Shortfall nor an Overage are liquidated or other damages arising from a termination of this Agreement but represents the portion of the charges for Services, (i) performed prior to but unpaid by Client as of the Termination Date or (ii) not performed prior to but paid by Client as of the Termination Date. For the avoidance of doubt, in no event will a Shortfall or an Overage exceed the total amount that would have been received by BrightView had the terminated Agreement continued uninterrupted until the end of its then current term.
- (d) Unless specified otherwise hereunder, BrightView reserves the right to increase the Service Fee every 12 months by an amount calculated by multiplying the Service Fee for the immediately preceding 12 months by the greater of (i) 3% or (ii) CPI. If applicable, CPI is defined as the percentage increase in the Consumer Price Index between the most recently published CPI and the CPI published for the same month for the preceding calendar year. “*Consumer Price Index*” and “*CPI*” means the Consumer Price Index for Urban Wage Earners and Clerical Workers (1982-84 = 100) released by the United States Department of Labor, Bureau of Labor Statistics, relating to Consumer Prices for All Items for All Cities.
- (e) In the event that, during the performance of Services, the cost of materials or fuel (collectively, “*Variable Costs*”) required by BrightView to perform the Services increases by more than twenty percent (20%) over the Variable Costs on the Contract Start Date, the Service Fee shall be increased by an amount equal to the increase in the Variable Costs.
- (f) Client must provide at least 10 days’ prior written notice to BrightView, Attn.: Legal Department/Contracts, 980 Jolly Road, Suite 300, Blue Bell, PA 19422 if: (i) Service Fee required to be paid pursuant to this Section 6 are subject to a bona fide dispute and (ii) Client intends to pay, in full satisfaction of such disputed Service Fee, less than the amount invoiced by BrightView.

Terms and Conditions

6. Termination.

- (a) Either BrightView or Client may terminate this Agreement without cause upon 90 day's prior written notice to the other party. Upon termination, Client will, within fifteen (15) days of the Termination Date, pay BrightView all amounts owed to date for Services performed.
- (b) If either party materially breaches the terms of this Agreement and fails to cure such breach within 90 days after written notice from the non-breaching party specifying such breach, then the non-breaching party may elect to immediately terminate this Agreement by written notice to the breaching party. In addition to and without limiting the foregoing, if Client fails to timely pay any Service Fee, Work Order Charges, or administrative fees due under this Agreement, then BrightView may elect, in its sole discretion, to delay, withhold, suspend or cancel Services without further notice to Client, and BrightView shall have no responsibility whatsoever for any consequences thereof, in respect of which the Client hereby indemnifies BrightView, and fees (as set out hereunder) shall continue to accrue and any extra expenses resulting from such withholding shall be for the Client's responsibility.
- (b) Either BrightView or Client may immediately terminate this Agreement upon written notice to the other party if (i) the other party makes an assignment for the benefit of creditors, (ii) a petition of bankruptcy is filed by or against the other party or (iii) all or substantially all of the other party's property is levied upon or scheduled to be sold in a judicial proceeding.

7. General Provisions.

- (a) During the Term of this Agreement and for a period of 12 months following this Agreement's termination, the Client shall not, without the written permission of BrightView or an affected affiliate, directly or indirectly (i) solicit, employ or retain, or have or cause any other person or entity to solicit, employ or retain, any person who is employed by BrightView and performing Services hereunder, or (ii) encourage any such person not to devote his or her full business time to the Client, or (iii) agree to hire or employ any such person. Recognizing that compensatory monetary damages resulting from a breach of this section would be difficult to prove, Client agrees that such breach will render it liable to BrightView for liquidated damages in the amount of \$10,000.00 for each such employee.
- (b) This Agreement shall be governed by the law of the State of Florida will govern this Agreement, except with regard to its conflicts of laws doctrines. Both parties expressly agree that any and all legal proceedings arising under this Agreement will be brought exclusively in the state and federal courts located where Services will be furnished.
- (b) This Agreement, together with attached Scope of Landscape Services, Work Order hereunder, and any other schedules and exhibits attached hereto, constitute the entire agreement of the parties with respect to the Services and Work Orders and supersedes all prior contracts or agreements with respect to the Services or Work Orders, whether oral or written.
- (c) Except as otherwise provided herein, this Agreement may be amended or modified from time to time only by a written instrument executed and agreed to by both Client and BrightView.
- (d) The waiver by Client or BrightView of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any other or subsequent breach by Client or BrightView of such provision or any other provision.
- (e) BrightView's total liability for any losses, damages, and expenses of any type whatsoever, including indemnification obligations, if applicable, incurred by Client or any of its affiliates, guests, tenants, invitees, and lessees ("Losses"), which are caused by wrongful acts or omissions of BrightView in connection with, or related to, BrightView's performance of

the Services, shall be limited solely to proven direct and actual damages in an aggregate amount not to exceed the amounts actually paid to BrightView hereunder. Further, In no event will either party be liable for special, indirect, incidental, or consequential damages, irrespective of the form or cause of action, in contract, tort or otherwise, whether or not the possibility of such damages has been disclosed in advance or could have been reasonably foreseen.

- (f) BrightView's performance will be excused without penalty to the extent BrightView is unable to perform as a result of accidents, acts of God, extreme weather conditions, inability to secure products, fire, earthquake and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one of the Parties, or other delays or failure of performance beyond the commercially reasonable control of BrightView.
- (g) Unless otherwise expressly provided in a provision that cross-references this Section 7(g), in the event of any conflict or inconsistency between this Agreement, any Statement of Work ("SOW") and/or any exhibit to this Agreement or any SOW, the order of precedence will be: this Agreement, an exhibit to this Agreement, an SOW and an exhibit to that SOW.
- (h) **Notices.** Except as otherwise specified in this Agreement, all notices and other communications under this Agreement must be in writing and sent by overnight courier service such as FedEx or sent by U.S. registered or certified mail, postage prepaid, return receipt requested, and shall be deemed received the next business day following timely deposit with an overnight courier, or three (3) days after timely deposit in the U.S. mail, with the communication addressed as follows:

If to BrightView:

Attn: _____
Address: _____

With a copy to:
Office of the General Counsel
980 Jolly Rd., Suite 300
Blue Bell, PA 19422

If to Client:

Attn: _____
Address: _____

With a copy to:
Attn: _____
Address: _____

- (i) Client agrees that BrightView may use images, videos, and stories of the work BrightView performs on Client's Property, for various marketing purposes, including corporate brochures, digital media campaigns, trade show booths, advertising, web, public relations, news stories, and award submissions.
- (j) BrightView is committed to taking care of each other, our clients and communities. The BrightView Code of Conduct, which is located at: https://www.brightview.com/sites/default/files/bv_code_of_conduct.pdf, keeps us true to our values. If you become aware of a violation of the BrightView Code, we encourage you to report it by: (I) Filing a report at www.brightviewconcerns.com; or (II) Calling our 24-hour, 7-day per week compliance hotline at (800) 461-9330. Thank you for your confidence in partnering with BrightView.

Tab 10

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Lesley Galleragher
Property Address	500 World Commerce Pkwy Saint Augustine, FL 32092	To	World Commerce Center CDD
		Billing Address	c/o Rizzetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Wcc- West Entrance Island		
Project Description	enhancement		

Scope of Work

This quote is to replace declining rose beds with updated plant material and restore area where irrigation repair was completed

QTY	UoM/Size	Material/Description	Unit Price	Total
Wcc- west entrance island plant replacement & restoration			Subtotal	\$6,244.16
1.00	LUMP SUM	Mobilization and labor to remove plant material, rough grade and deep edge area and remove debris.	\$1,016.49	\$1,016.49
35.00	EACH	Society Garlic - plants installed- 1 gal	\$9.70	\$339.53
55.00	EACH	Dwarf Bottle Brush- 3 gal plants installed	\$34.89	\$1,918.89
15.00	EACH	Jack frost Ligustrum plants installed- 3 gal	\$23.51	\$352.59
15.00	EACH	Schilling- plants installed- 7 gal	\$69.78	\$1,046.67
45.00	EACH	Brown Mulch bags installed	\$9.48	\$426.44
6.00	YARD	fill dirt installed in plant beds to promote health off plants	\$93.18	\$559.07
1.00	LUMP SUM	dump disposal fee	\$127.06	\$127.06
1.00	LUMP SUM	Irrigation modifications and adjustments	\$457.42	\$457.42

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elkton, FL 32033 ph. fax

Proposal for Extra Work at World Comm Center

Images

schilling-shrubshaped



dwarf bottle brush



Jack frost ligustrum pic



societygarlic



For internal use only

SO# 8707801
JOB# 460802100
Service Line 130

Total Price

\$6,244.16

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature _____	Title District Manager
Lesley Galleragher	July 07, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Signature _____	Title Account Manager
Steven C. McAvoy Jr.	July 07, 2025
Printed Name _____	Date _____

Job #: **460802100**

SO #: **8707801**

Proposed Price: **\$6,244.16**

Tab 11



6869 Phillips Parkway Dr S
Jacksonville, FL 32256
904-997-0044

Aquatic Management Agreement

This Agreement dated June 6, 2025 is made between Charles Aquatics, Inc., a Florida Corporation, and

Name World Commerce Center CDD c/o Lesley Gallagher, Rizzetta & Company

Property Address 500 World Commerce Parkway, St Augustine, FL

Billing Address 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Phone Number 904-436-6270 Cell Number _____ E-Mail lgallagher@rizzetta.com

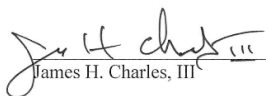
Hereinafter called "CLIENT"

The parties hereto agree to the following:

- Charles Aquatics, Inc. agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algaecides, as needed, in accordance with the terms and conditions of this Agreement and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this Agreement at the following location:
One (1) stormwater ditch and one (1) large stormwater pond located in St Johns, FL.
- CLIENT agrees to pay Charles Aquatics, Inc. the following sum(s) for the listed aquatic management services:

Monthly Aquatic Management Services	\$ <u>475.00</u>
Permitting for Triploid Grass Carp	\$ <u>No Charge</u>
Triploid Grass Carp Stocking (Upon Approval)	\$ <u>8.00/fish</u>
Fabrication and Installation of Aluminum Fish Barriers	\$ <u>55.00/s.f.</u>
Physical Removal using Weedrake (floating weeds only)	\$ <u>150.00/hour</u>
- The terms and conditions in this Agreement (pages 1-3) form an integral part of this Agreement and CLIENT hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned signed and in its entirety to be considered valid.
- The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CLIENT to Charles Aquatics, Inc. within 30 days of issuance.
- The Effective Date of this Agreement is the first day of the month in which aquatic management services are first provided.
- CLIENT warrants he is authorized to execute this Agreement on behalf of the riparian owner and to hold Charles Aquatics, Inc. harmless for consequences of such service not arising out of the sole negligence of Charles Aquatics, Inc. This would include injury or death to humans or animals who swim, drink, boat or fish in waterways. Recreational activities may result in ingesting or coming into contact with harmful, pathogenic microorganisms.
- CLIENT agrees to reimburse Charles Aquatics, Inc. for all processing fees for registering with third party companies for compliance monitoring services.

Charles Aquatics, Inc.


James H. Charles, III

CLIENT

Sign _____

Print _____

Date _____

Terms & Conditions

1. Control Methods: Aquatic Management Services will be provided by environmentally safe water management practices using one or more of the following established methods and techniques where applicable for the control of non-native, invasive or noxious species of aquatic weeds:
 - a. Chemical Control: this method consists of periodic applications of aquatic herbicides and algacides to control aquatic weeds and filamentous or macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algacides, dissolved oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for the oxygen testing. Planktonic algae, Spikerush and Cyanobacteria will be an additional fee to control. Shoreline weeds that border the water's edge, such as torpedo grass, alligator weed and cattails, will be controlled with herbicide treatments. Many of these species take several months or longer to fully decompose. CLIENT is responsible for any desired physical removal at an additional cost.
 - b. Biological Control: this method consists of stocking of weed-eating fish, primarily Triploid Grass Carp. CLIENT acknowledges that prior to fish stocking, governmental permits may be required and there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking.
 - c. Mechanical Removal: this method consists of the physical removal of floating aquatic weeds from waterways. The disposal site of the removed weeds will be determined by mutual agreement between Charles Aquatics, Inc. and the CLIENT. This service is available for an additional fee but is not included in this Agreement.
 - d. Trash: Trash and light debris floating within and from the areas immediately surrounding the waterway(s) may be collected during the regularly scheduled service. Trash and light debris is defined as litter such as cups, plastic bags and other man-made materials that will fit into a 5 gallon bucket. Large or dangerous items such as biohazards, landscape debris or construction debris will not be included. Styrofoam materials are excluded. Removal of 100% of lake trash is not guaranteed.
2. Disclaimer - Neither party to this Agreement shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
3. Damages - Charles Aquatics, Inc. agrees to hold CLIENT harmless from any loss, damage or claims arising out of the sole negligence of Charles Aquatics, Inc. However, Charles Aquatics, Inc. shall in no event be liable to the CLIENT or to others, for indirect, special or consequential damages to property resulting from normal activities performed in a responsible manner.
4. Access: CLIENT agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Access should be on an unobstructed utility or drainage easement and allow for 10' wide by 10' high, provide a firm surface for passage of boat, boat trailer and towing vehicles, have a grade of no greater than 45°, and not require crossing bulkheads surrounding waterway(s). In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this Agreement may be terminated or renegotiated.
5. Time-Use Restrictions: When Federal and State regulations require water time-use restrictions following the application of aquatic herbicides, Charles Aquatics, Inc. will notify the CLIENT in writing of such restrictions at the time of treatment. It shall be the responsibility of the CLIENT to comply with the restrictions throughout the required period of time-use restrictions. CLIENT understands and agrees that notwithstanding any other provisions of this Agreement, Charles Aquatics, Inc. does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
6. Insurance: Charles Aquatics, Inc. shall maintain the following insurance coverage: Automobile Liability, General Liability, and Pollution Liability. Workers' Compensation coverage is also provided at statutory limits. Charles Aquatics, Inc. will submit certificates of insurance upon request.
7. Payment terms: CLIENT understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CLIENT places their account on hold, an additional start-up fee may be required due to aquatic re-growth. All invoices will be paid within 30 days of the date of the invoice. Payments made after 30 days will be considered in arrears and will be assessed interest charges in the amount of 1.5% for each month payment is late. CLIENT agrees to reimburse Charles Aquatics, Inc. for any bank charges and handling fees resulting from a returned check.
8. Non-payment/Default: In the case of non-payment by the CLIENT, Charles Aquatics, Inc. reserves the right, following written notice to the CLIENT, to terminate this Agreement and reasonable attorneys' fees and costs of collection shall be paid by the CLIENT, whether suit is filed or not.
9. Renewal: Upon completion of this Agreement or any extension thereof, this Agreement shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of Charles Aquatics, Inc., CLIENT agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.

10. Termination: Termination of this Agreement may be made in writing at any time by Charles Aquatics, Inc. or by the CLIENT. The effective date of any termination will be the last day of the month during which written notice is received and acknowledged by the recipient. In the event CLIENT terminates the Agreement prior to the end of the initial year, CLIENT agrees to pay Charles Aquatics, Inc. for the balance of the agreement.
11. Assignment of this Agreement: This Agreement is not assignable by the CLIENT except upon prior written consent by Charles Aquatics, Inc.
12. Alterations and Modifications: This three (3) page Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both Charles Aquatics, Inc. and the CLIENT.
13. Disclosure: CLIENT agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this Agreement and any extension(s) thereof.

	YES	NO	INITIALS
a) Water used for irrigating landscaping around pond is effluent or reclaimed water			
b) Water from the treated waterway(s) is used for irrigation			
c) Water from the treated waterway(s) is used for human or animal consumption			
d) Treated waterway(s) are not used for swimming by humans or pets			
e) Treated waterway(s) have been mitigated (government required aquatic planting) or are scheduled to be mitigated.			
f) Any special use of treated waterway(s) which may conflict with treatments			
g) The presence of fish such as Triploid Grass Carp, Tilapia or Koi in the treated waterway(s)			
h) Restrictions on the use of any aquatic herbicides or algaecides in the waterway(s) to be treated			
i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating			

14. For any condition(s) checked "YES" above, please provide additional details below:

15. CLIENT agrees that its failure to disclose any conditions listed above may compromise Charles Aquatics, Inc.'s capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the Agreement. Any failure disclose any condition which hinders or significantly changes Charles Aquatics, Inc.'s ability to provide their services does not relieve CLIENT's obligation to pay for the services provided under the terms and conditions of this Agreement.

Tab 12

ESTIMATE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountain-services.com
+1 (904) 551-1017



Bill to
World Commerce Center
World Commerce CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Estimate details
Estimate no.: 4286
Estimate date: 06/24/2025

#	Product or service	Description	Qty	Amount
1.	Fountain Service	Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: -Install completed new 120V solenoid valve with all associated plumbing and valves for the automatic water-fill assembly at WCC fountain.	1	\$775.00
Total				\$775.00

Accepted date

Accepted by

TAB 13

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WORLD
COMMERCE COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING ASSISTANT SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the World Commerce Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St. Johns County, Florida; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Danielle Wasilewski is appointed Assistant Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15th DAY OF JULY 2025.

ATTEST:

**WORLD COMMERCE COMMUNITY
DEVELOPMENT DISTRICT**

ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

TAB 14



Rizzetta & Company

World Commerce Community Development District

www.worldcommercecdd.org

Approved Proposed Budget for Fiscal Year 2025/2026

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2025/2026	1
Debt Service Fund Budget for Fiscal Year 2025/2026	3
Assessments Charts for Fiscal Year 2025/2026	4
General Fund Budget Account Category Descriptions	6
Debt Service Fund Budget Account Category Descriptions	11



Rizzetta & Company

Proposed Budget World Commerce Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 05/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 260,921	\$ 272,447	\$ 272,447	\$ -	\$ 424,519	\$ 152,072
6	Off Roll*	\$ 225,695	\$ 225,695	\$ 225,695	\$ -	\$ 71,798	\$ (153,897)
7							
8	Assessment Revenue Subtotal	\$ 486,616	\$ 498,142	\$ 498,142	\$ -	\$ 496,317	\$ (1,825)
9							
10	OTHER REVENUES						
11							
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14							
15	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16							
17	TOTAL REVENUES	\$ 486,616	\$ 498,142	\$ 498,142	\$ -	\$ 496,317	\$ (1,825)
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
19							
20	EXPENDITURES - ADMINISTRATIVE						
21							
22	Legislative						
23	Supervisor Fees	\$ 2,400	\$ 3,400	\$ 4,000	\$ 600	\$ 4,000	\$ -
24	Financial & Administrative						
25	Accounting Services	\$ 12,979	\$ 19,469	\$ 19,469	\$ -	\$ 20,248	\$ 779
26	ADA Website Compliance	\$ 1,953	\$ 2,738	\$ 2,738	\$ -	\$ 2,858	\$ 120
27	Administrative Services	\$ 3,462	\$ 5,192	\$ 5,192	\$ -	\$ 5,400	\$ 208
28	Arbitrage Rebate Calculation	\$ 500	\$ 1,000	\$ 1,500	\$ 500	\$ 1,000	\$ (500)
29	Assessment Roll	\$ 5,678	\$ 5,678	\$ 5,678	\$ -	\$ 5,905	\$ 227
30	Auditing Services	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ 3,600	\$ 100
31	Disclosure Report	\$ 4,666	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	\$ -
32	District Engineer	\$ 1,550	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -
33	District Management	\$ 20,581	\$ 30,871	\$ 30,871	\$ -	\$ 32,106	\$ 1,235
34	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
35	Financial & Revenue Collections	\$ 3,785	\$ 5,678	\$ 5,678	\$ -	\$ 5,905	\$ 227
36	Legal Advertising	\$ 154	\$ 785	\$ 1,000	\$ 215	\$ 1,000	\$ -
37	Miscellaneous Fees	\$ 417	\$ 875	\$ 875	\$ -	\$ 875	\$ -
38	Public Officials Liability Insurance	\$ 3,027	\$ 3,027	\$ 3,112	\$ 85	\$ 3,439	\$ 327
39	Trustees Fees	\$ 11,302	\$ 19,721	\$ 19,000	\$ (721)	\$ 19,000	\$ -
40	Legal Counsel						
41	District Counsel	\$ 2,840	\$ 7,000	\$ 10,000	\$ 3,000	\$ 10,000	\$ -

[illegible]

[illegible]

World Commerce Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2004A-1	Series 2007A	Series 2015	Budget for 2025/2026
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$1,401,592.08	\$795,900.54	\$430,086.96	\$2,627,579.59
TOTAL REVENUES	\$1,401,592.08	\$795,900.54	\$430,086.96	\$2,627,579.59
EXPENDITURES				
Administrative				
Debt Service Obligation	\$1,401,592.08	\$795,900.54	\$430,086.96	\$2,627,579.59
Administrative Subtotal	\$1,401,592.08	\$795,900.54	\$430,086.96	\$2,627,579.59
TOTAL EXPENDITURES	\$1,401,592.08	\$795,900.54	\$430,086.96	\$2,627,579.59
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$2,792,920.48

Notes:
Tax Roll Collection Costs and Early Payment Discount for St. Johns County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$496,317.00	2024/2025 O&M Budget:	\$498,142.00
St. Johns County Collection Costs:	2%	\$10,559.94	2025/2026 O&M Budget:	\$496,317.00
Early Payment Discounts:	4%	\$21,119.87		
2025/2026 Total:		<u>\$527,996.81</u>	Total Difference:	<u>-\$1,825.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family	Series 2015 Debt Service	\$1,145.74	\$1,145.74	\$0.00	0.00%
	Operations & Maintenance	\$143.85	\$143.85	\$0.00	0.00%
	Total	\$1,289.59	\$1,289.59	\$0.00	0.00%
Multi-Family	Series 2004A-1 / 2007A Debt Service	\$699.32	\$699.32	\$0.00	0.00%
	Operations & Maintenance	\$119.88	\$119.88	\$0.00	0.00%
	Total	\$819.20	\$819.20	\$0.00	0.00%
Commercial	Series 2004A-1 / 2007A Debt Service	\$979.05	\$979.05	\$0.00	0.00%
	Operations & Maintenance	\$167.83	\$167.83	\$0.00	0.00%
	Total	\$1,146.88	\$1,146.88	\$0.00	0.00%
Hotel	Series 2004A-1 / 2007A Debt Service	\$559.46	\$559.46	\$0.00	0.00%
	Operations & Maintenance	\$95.90	\$95.90	\$0.00	0.00%
	Total	\$655.36	\$655.36	\$0.00	0.00%
Office	Series 2004A-1 / 2007A Debt Service	\$839.19	\$839.19	\$0.00	0.00%
	Operations & Maintenance	\$143.85	\$143.85	\$0.00	0.00%
	Total	\$983.04	\$983.04	\$0.00	0.00%
Industrial	Series 2004A-1 / 2007A Debt Service	\$559.46	\$559.46	\$0.00	0.00%
	Operations & Maintenance	\$95.90	\$95.90	\$0.00	0.00%
	Total	\$655.36	\$655.36	\$0.00	0.00%

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET			\$496,317.00
COLLECTION COSTS @	2%		\$10,559.94
EARLY PAYMENT DISCOUNT @	4%		\$21,119.87
TOTAL O&M ASSESSMENT			\$527,996.81

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2004A-1	SERIES 2007A	SERIES 2015
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾
PLATTED PARCELS				
SF	405	0	0	399
MF	430	218	0	0
COMM	1076.141	837.841	220	0
OFFICE	521.803	216.534	220.469	0
IND	898.19	599.39	0	0
Total Platted	3331.134	1871.765	440.469	399
UNPLATTED LANDS ⁽⁴⁾				
MF	50	0	50	0
COMM	304	0	304	0
HOTEL	50	0	50	0
OFFICE	101.295	0	101.295	0
Total Unplatted	505.295	0.000	505.295	0
Total Community	3836.429	1871.765	945.764	399

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL	% TOTAL	TOTAL
	EAU's	EAU's	O&M BUDGET
1.50	607.50	11.03%	\$58,260.50
1.25	537.50	9.76%	\$51,547.36
1.75	1883.25	34.21%	\$180,607.24
1.50	782.70	14.22%	\$75,062.97
1.00	898.19	16.31%	\$86,138.27
	4709.14	85.53%	\$451,616.33
1.25	62.50	1.14%	\$5,993.88
1.75	532.00	9.66%	\$51,019.89
1.00	50.00	0.91%	\$4,795.10
1.50	151.94	2.76%	\$14,571.60
	796.44	14.47%	\$76,380.47
	5505.58	100.00%	\$527,996.81

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2004A-1	SERIES 2007A	SERIES 2015	TOTAL ⁽³⁾
	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	
\$143.85	\$0.00	\$0.00	\$1,145.74	\$1,289.59
\$119.88	\$699.32	\$699.32	\$0.00	\$819.20
\$167.83	\$979.05	\$979.05	\$0.00	\$1,146.88
\$143.85	\$839.19	\$839.19	\$0.00	\$983.04
\$95.90	\$559.46	\$559.46	\$0.00	\$655.36
\$119.88	\$699.32	\$699.32	\$0.00	\$819.20
\$167.83	\$979.05	\$979.05	\$0.00	\$1,146.88
\$95.90	\$559.46	\$559.46	\$0.00	\$655.36
\$143.85	\$839.19	\$839.19	\$0.00	\$983.04

LESS: St. Johns County Collection Costs (2%) and Early Payment Discounts (4%):

(\$31,679.81)

Net Revenue to be Collected

\$496,317.00

⁽¹⁾ Reflects the number of total lots with Series 2004A-1, Series 2007A and Series 2015 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2004A-1, Series 2007A and Series 2015 bond issues. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2025 St. Johns County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽⁴⁾ Unplatted unit mix is subject to change based on land sales.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



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Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



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Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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**RESOLUTION 2025-06
FY 2026 APPROPRIATION RESOLUTION**

THE ANNUAL APPROPRIATION RESOLUTION OF THE WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the World Commerce Community Development District ("**District**") prior to June 14, 2024, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the World Commerce Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF JULY, 2025.

ATTEST:

**WORLD COMMERCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

**The Fiscal Year 2025-2026
Adopted Budget will be attached
as Exhibit A**

TAB 15

RESOLUTION 2025-07
FY 2026 ASSESSMENT RESOLUTION

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the World Commerce Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 31, 2025.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on April 1, 2026.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall

immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

8.

PASSED AND ADOPTED this 15th day of July, 2025.

ATTEST:

**WORLD COMMERCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

**The Fiscal Year 2025-2026
Adopted Budget will be attached
as Exhibit A**

EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 16

RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE
FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the World Commerce Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WORLD
COMMERCE COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of July, 2025.

ATTEST:

**WORLD COMMERCE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Comp. Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the World Commerce Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at St. Augustine – St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095, at 9:00 a.m. unless otherwise indicated as follows:

October 21, 2025

January 20, 2026

April 21, 2026

July 21, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Rizzetta & Company, Inc., 2806 N. 5th Street, Unit 403, St. Augustine, Florida 32084 or by calling (904) 436-6270.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager