Rizzetta & Company

World Commerce
Community Development District

Board of Supervisors' Meeting
October 21, 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.
	Danielle Wasilewski	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

October 13, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of World Commerce Community Development District will be held on **October 21, 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 July 15, 2025 ....Tab 1
   - B. Ratification of the Operation and Maintenance Expenditures for June 2025 through August 2025 ....Tab 2
   - C. Acceptance of Series 2004 A-1 Arbitrage Rebate Report ....Tab 3
   - D. Consideration of LLS Tax Solutions Engagement Letter, Series 2004 A-1 ....Tab 4
   - E. Ratification of Construction Requisitions 108-111 ....Tab 5
   - F. Ratification of FY 25-26 District Insurance Proposal ....Tab 6
4. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
     1. Traffic Signal Update
   - C. Landscape ....Tab 7
     1. BrightView Landscape Report
     2. District Irrigation Update
     3. BrightView Landscape Proposal
   - D. District Manager ....Tab 8
     1. Acceptance of District Goals & Objectives *(under separate cover)*
     2. Charles Aquatic Service Report
     3. Innovative Fountain Report
5. **BUSINESS ITEMS**
   - A. Consideration of Innovative Fountain Maintenance Renewal Proposal ....Tab 9
   - B. Consideration of Xylem Lift Station Preventative Maintenance Proposal .....Tab 10
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,

Danielle Wasilewski

District Manager

Tab 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 **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**.

Present and constituting a quorum:

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**
Wes Haber	**District Counsel, Kutak Rock, LLC** ***(via speakerphone)***
Michael Cills	**Steinemann & Company**
Steve McAvoy	**Account Manager, BrightView Landscaping**
Juwan Dupree	**Irrigation Manager, BrightView Landscaping**

There was one audience member present.

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Wasilewski called the meeting to order at 9:02 a.m. and read the roll call.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **CONSIDERATION OF BOARD OF SUPERVISORS' MEETING MINUTES HELD ON APRIL 15, 2025**

On a motion by Mr. Silagy, seconded by Mr. Hall, with all in favor, the Board approved the BOS' Meeting Minutes held on April 15, 2025, for the World Commerce Community Development District.

FOURTH ORDER OF BUSINESS **RATIFICATION OF THE OPERATIONS & MAINTENANCE EXPENDITURES FOR MARCH 2025 - MAY 2025**

Ms. Wasilewski highlighted expenditures that are not revolving and BrightView proposals.

On a motion by Mr. Pappaceno, seconded by Mr. Silagy, with all in favor, the Board ratified the March 2025 Operations & Maintenance Expenditures in the amount of $31,613.90, April 2025 Operations & Maintenance Expenditures in the amount of $22,754.57, and May 2025 Operations and Maintenance Expenditures in the amount of $28,287.32 for the World Commerce Community Development District.

FIFTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Ms. Wasilewski updated the Board the insurance company has offered $1,916.67 to settle the claim and Board discussion ensued about the damages done by the vehicle in November 2024.

On a motion by Mr. Silagy, seconded by Ms. Pappaceno, with all in favor, the Board appointed the Chairman to work with staff and delegate authority for the District's best interests, for the World Commerce Community Development District.

B. District Engineer

1. Ratification of Acceptance of Engineer's Annual Report

Ms. Wasilewski explained that the annual Engineers' report is required by Trust Indentures.

On a motion by Mr. Silagy, seconded by Ms. McNarin, with all in favor, the Board ratified the Engineer's Annual Report, for the World Commerce Community Development District.

C. Landscape

1. BrightView Landscape Report, Dated July 3, 2025

Mr. McAvoy reviewed the QSA and noted two (2) Holly trees have developed a disease and recommended removal them to stop the spread.

> On a motion by Ms. McNarin, seconded by Ms. Pappaceno, with all in favor, the Board approved a “not to exceed” amount of $2,000 to replace the two (2) diseased Holly trees (Exhibit A) at the East entrance, for the World Commerce Community Development District.

Mr. McAvoy stated islands for 1-4 have been completed and recommended re-mulching.

Moved to Business Item E; Consideration of BrightView’s Plant Replacement Proposal (Tab 10)

SIXTH ORDER OF BUSINESS — **Consideration of BrightView’s Plant Replacement Proposal**

Mr. McAvoy reviewed the proposal under Tab 10 and a discussion about plant material ensued.

> On a motion by Ms. McNarin, seconded by Mr. Silagy, with all in favor, the Board approved BrightView’s Plant Replacement Proposal with the changes to replace the schilling with dwarf bottle brush and a not to exceed amount of $6,500.00, for the World Commerce Community Development District.

Ms. McNarin inquired about dead tree limbs along World Commerce Parkway and Mr. McAvoy stated BrightView will remove what they can reach and provide a proposal for the areas they cannot.

Moved to Business Item D; Consideration of BrightView’s Landscape Renewal Proposal (Tab 9)

SEVENTH ORDER OF BUSINESS — **Consideration of BrightView’s Landscape Renewal Proposal**

Ms. Wasilewski gave an overview of the proposed pricing. Mr. McAvoy explained the enhancement credit is new and would apply to projects not covered in the contract. Ms. Gallagher further explained the agreement and addendums would be required each year.

> On a motion by Mr. Hall, seconded by Mr. Silagy, with all in favor, the Board approved BrightView’s Landscape Renewal Proposal, for the World Commerce Community Development District.

Moved to Business Item C; Ratification of BrightView’s Mainline/Irrigation Repair Proposal (Tab 8)

EIGHTH ORDER OF BUSINESS — **Ratification of BrightView’s Mainline and Irrigation Proposals**

Ms. Wasilewski and Ms. Gallagher reviewed the mainline proposals the Chairman approved in the amount of $8,946 requiring immediate action. Discussion ensued.

On a motion by Mr. Hall, seconded by Mr. Silagy, with all in favor, the Board ratified BrightView's mainline proposals of a not to exceed $2,500.00, retrofitting the west entrance irrigation in the amount of $4,000.00, another mainline repair proposal not to exceed $3,000.00, and Work Authorization 2025-06, for the World Commerce Community Development District.

Moved to Business Item B; Ratification of BrightView's Hurricane Pre-Approval Letter (Tab 7).

NINETH ORDER OF BUSINESS **Ratification of BrightView's Hurricane Pre-Approval Letter**

This was previously approved by the Chairman and in line with last year's approval letter.

On a motion by Ms. McNarin, seconded by Ms. Pappaceno, with all in favor, the Board ratified BrightView's Hurricane Pre-Approval Letter approving vehicle access is cleared for EMS services, debris is removed from structural dwellings posing a risk, and hazardous limbs be trimmed and/or removed, for the World Commerce Community Development District.

2. District Irrigation Update

D. District Manager

1. Charles Aquatics Service Report, Dated June 17, 2025
2. Supervisor of Elections – 1,358 Registered Voters
3. Discussion of Goals and Objectives

Ms. Wasilewski reviewed the pond report. The annual filing with the Supervisor of Election shows there are currently 1,358 registered voters in the District**.**

Ms. Wasilewski updated the Board of the previously adopted Goals and Objectives for the District and to date, all have been met to date and report will be presented at the next meeting.

Ms. Wasilewski reviewed the District Manager report and Board discussion ensued. Ms. Wasilewski reviewed Fiscal Year 25-26 meeting dates, time and current location are available.

TENTH ORDER OF BUSINESS **Discussion of Sidewalks & Roadways**

Mr. Cills updated the Board on the traffic signal and explained the County has requested the District to install a sidewalk connecting the newly installed sidewalk pad to the sidewalk on the north side of International Golf Parkway, and is not CDD property. Board discussion ensued.

The Bass Pro agreement is nearly complete regarding the tree removal and Mr. Cills will have an update at the next Board meeting.

ELEVENTH ORDER OF BUSINESS **Consideration of Charles Aquatic Renewal Proposal**

Ms. Wasilewski stated the Charles Aquatic Renewal Proposal and highlighted the addition of weed rake removal for an hourly rate of $150/hour.

> On a motion by Ms. Pappaceno, seconded by Mr. Hall, with all in favor, the Board approved Charles Aquatic Renewal Proposal for a monthly service fee of $475.00, for the World Commerce Community Development District.

TWELFTH ORDER OF BUSINESS **Ratification of Innovative Fountain Repair Proposal**

Ms. Wasilewski stated the details of the proposal and that a leak credit was filed.

> On a motion by Mr. Silagy, seconded by Mr. Hall, with all in favor, the Board ratified Innovative Fountain Repair Proposal in the amount of $775.00, for the World Commerce Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2025-05; Redesignating Assistant Secretary**

Ms. Gallagher reviewed this would add Ms. Wasilewski to sign any documents as Assistant Secretary for the District.

> On a motion by Mr. Hall, seconded by Ms. McNairn, with all in favor, the Board adopted Resolution 2025-05; Redesignating Assistant Secretary, for the World Commerce Community Development District.

FOURTEENTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2025-2026 Final Budget**

> On a motion by Ms. McNarin, seconded by Ms. Pappaceno, with all in favor, the Board opened the Public Hearing at 9:54 a.m., for the World Commerce Community Development District.

Ms. Gallagher stated the irrigation repairs have impacted the budget significantly and the debt service was adjusted for prepayments on bonds. Ms. Gallagher inquired about the capital outlay budget and adjusting the budget total towards irrigation repairs. The Board made no changes to the proposed budget presented. There were no public comments.

> On a motion by Mr. Silagy, seconded by Ms. McNairn, with all in favor, the Board closed the Public Hearing for the World Commerce Community Development District.

FIFTEENTH ORDER OF BUSINESS **Consideration of Resolution 2025-6; Approving Fiscal Year 2025-2026 Proposed Budget**

> On a motion by Ms. Pappaceno, seconded by Ms. McNairn, with all in favor, the Board adopted Resolution 2025-06; Approving Fiscal Year 2025-2026 Proposed Budget as presented, for the World Commerce Community Development District.

SIXTEENTH ORDER OF BUSINESS **Consideration of Resolution 2025-7; Imposing Special Assessments**

Ms. Gallagher stated this is the method of collecting and verifying the assessment roll.

> On a motion by Mr. Hall, seconded by Ms. Pappaceno, with all in favor, the Board adopted Resolution 2025-07; Imposing Special Assessments, for the World Commerce Community Development District.

SEVENTEENTH ORDER OF BUSINESS **Acceptance of Addendum to District Management Services and Technology Services**

The Board inquired about the fees presented in the addendums.

> On a motion by Mr. Hall, seconded by Mr. Silagy, with all in favor, the Board accepted Addendums to District Management Services and Technology Services, for the World Commerce Community Development District.

EIGHTEENTH ORDER OF BUSINESS **Consideration of Resolution 2025-8; Meeting Dates, Time, and Location for Fiscal Year 2025-2026**

Ms. Gallagher stated this is in line with previous fiscal schedules and next fiscal year meeting budget.

> On a motion by Mr. Silagy, seconded by Ms. Pappaceno, with all in favor, the Board adopted Resolution 2025-08; Meeting Dates, Time, and Location for Fiscal Year 2025-2026, for the World Commerce Community Development District.

NINETEENTH ORDER OF BUSINESS **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

SUPERVISORS

No supervisor requests.

AUDIENCE COMMENTS

No audience requests.

TWENTITH ORDER OF BUSINESS **ADJOURNMENT**

On a motion by Ms. McNairn, seconded by Mr. Hall, with all in favor, the Board adjourned the meeting at 10:06 a.m., for the World Commerce Community Development District.

Secretary/Assistant Secretary	Chairman/Vice Chairman

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
WWW.WORLDCOMMERCECDD.ORG

Operation and Maintenance Expenditures
June 2025
Presented For Board Approval

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

The total items being presented: **$28,398.94**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	300004	9378179	Landscape Maintenance 06/25	$ 11,641.98
BrightView Landscape Services, Inc.	300004	9383214	Irrigation Repair 05/25	$ 2,922.44
Charles Aquatics, Inc.	300006	53472	Aquatic Maintenance 06/25	$ 475.00
Florida Power & Light Company	20250610-1	74760-43505 05/25 ACH	Electric Services 05/25	$ 2,199.76
Florida Power & Light Company	20250630-1	80501-11205 06/25 ACH	Electric Services 06/25	$ 26.48
Florida Power & Light Company	20250624-1	Monthly Summary 06/25 ACH 640	Electric Services 06/25	$ 388.39
Innovative Fountain Services	300007	2028918	Fountain Repairs 05/25	$ 1,685.00
Prime AE Group, Inc.	300005	54677	Engineering Services - Project P0101029.60 04/25	$ 3,084.16
Rizzetta & Company, Inc.	300003	INV0000099707	District Management Fees 06/25	$ 5,784.17
St Johns Utility Department	20250618-1	524989-114648 05/25 ACH	Water-Sewer Services 05/25	$ 191.56
Report Total				**$ 28,398.94**

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures
July 2025
Presented For Board Approval

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

The total items being presented: **$99,359.79**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
All Weather Contractors, Inc.	300022	198295	Sign Installation 07/25	$	1,280.00
BrightView Landscape Services, Inc.	300009	9408534	Enhancement to Enhance Appearance of Lift Stations 06/25	$	4,583.96
BrightView Landscape Services, Inc.	300014	9411768	Landscape Maintenance 07/25	$	11,641.98
BrightView Landscape Services, Inc.	300014	9418714	Irrigation Repair 06/25	$	2,415.87
BrightView Landscape Services, Inc.	300009	9418727	Irrigation Repair 06/25	$	8,260.82
BrightView Landscape Services, Inc.	300023	9422172	Island Install 06/25	$	41,350.77
BrightView Landscape Services, Inc.	300015	9422177	Wash Out & Turf Repair 06/25	$	1,048.91
BrightView Landscape Services, Inc.	300015	9422184	Island 1- Bucees- Sod, plant,and tree install 06/25	$	15,430.98
Charles Aquatics, Inc.	300021	53668	Aquatic Maintenance 07/25	$	475.00
Elizabeth Pappaceno	300016	EP071525	Board of Supervisors Meeting 07/15/25	$	200.00
Florida Power & Light Company	20250708-1	74760-43505 06/25 ACH	Electric Services 06/25	$	2,199.76
Florida Power & Light Company	20250729-1	80501-11205 07/25 ACH	Electric Services 07/25	$	27.31

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Florida Power & Light Company	20250729-2	Monthly Summary 07/25 ACH 640	Electric Services 07/25	$	381.77
Gannett Florida LocaliQ	300011	0007197620	Account# 764119 Legal Advertising 06/25	$	198.56
Innovative Fountain Services	300017	2029125	Fountain Repairs 06/25	$	775.00
Jeffrey J. Silagy	300018	JS071525	Board of Supervisors Meeting 07/15/25	$	200.00
Karen L. McNairn	300019	KM071525	Board of Supervisors Meeting 07/15/25	$	200.00
Kenneth O. Hall II	300020	KH071525	Board of Supervisors Meeting 07/15/25	$	200.00
Kutak Rock, LLP	300012	3584565	Legal Services 03-04/25	$	1,640.57
Rizzetta & Company, Inc.	300008	INV0000100521	District Management Fees 07/25	$	5,784.17
St Johns Utility Department	20250721-1	524989-114648 06/25 ACH	Water-Sewer Services 06/25	$	964.36
St. Johns County Airport Authority	300010	BOS 071525	BOS Meeting Room Fee 07/15/25	$	100.00
Report Total				**$**	**99,359.79**

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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WWW.WORLDCOMMERCECDD.ORG

Operation and Maintenance Expenditures
August 2025
Presented For Board Approval

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

The total items being presented: **$25,578.95**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
BrightView Landscape Services, Inc.	300025	9448321	Landscape Maintenance 08/25	$	11,641.98
Charles Aquatics, Inc.	300029	53878	Aquatic Maintenance 08/25	$	475.00
Florida Power & Light Company	20250806-1	74760-43505 07/25 ACH	Electric Services 07/25	$	2,199.76
Florida Power & Light Company	20250827-1	80501-11205 08/25 ACH	Electric Services 08/25	$	27.23
Florida Power & Light Company	20250826-1	Monthly Summary 08/25 ACH 640	Electric Services 08/25	$	551.62
Innovative Fountain Services	300027	2029279	Fountain Maintenance 07/25	$	340.00
Kutak Rock, LLP	300031	3612632	Legal Services 05/25-06/25	$	1,135.21
LLS Tax Solutions, Inc.	300030	003842	Arbitrage Services-Special Assessment Bond Series 2004A-1 06/30/25	$	500.00
Prime AE Group, Inc.	300028	54938	Engineering Services 05/25-06/25	$	2,026.61
Rizzetta & Company, Inc.	300024	INV0000101249	District Management Fees 08/25	$	5,784.17

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
School Now	300026	INV-SN-889	Quarterly Website & Compliances Services 07/25	$ 384.38
St Johns Utility Department	20250818-1	524989-114648 07/25 ACH	Water-Sewer Services 07/25	$ 512.99
Report Total				**$ 25,578.95**

Tab 3

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 31, 2025

Ms. Shandra Torres
World Commerce Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

$21,380,000
World Commerce Community Development District
(St. Johns County, Florida)
Special Assessment Bonds, Series 2004A-1
("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended June 30, 2025 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of June 30, 2025.

The next annual arbitrage rebate calculation date is June 30, 2026. We have provided an engagement letter for the next three computation periods ending June 30, 2026, June 30, 2027, and June 30, 2028, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

World Commerce Community Development District

$21,380,000 World Commerce Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2004A-1

For the period ended June 30, 2025

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 31, 2025

World Commerce Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: $21,380,000 World Commerce Community Development District
(St. Johns County, Florida) Special Assessment Bonds, Series 2004A-1 ("Bonds")

World Commerce Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 30, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative cumulative Rebate Requirement of $(4,087,701.89) at June 30, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Certificate as to Arbitrage, the calculations have been performed based upon a Bond Yield of 6.5820334%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

World Commerce Community Development District
July 31, 2025
$21,380,000 Special Assessment Bonds, Series 2004A-1
For the period ended June 30, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is July 29, 2004.

2. The end of the first Bond Year for the Bonds is June 30, 2005.

3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.

4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.

5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.

6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.

7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.

8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

World Commerce Community Development District
July 31, 2025
$21,380,000 Special Assessment Bonds, Series 2004A-1
For the period ended June 30, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.

10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.

11. In order to prepare the Arbitrage Calculation, we have relied on a prior arbitrage report by Deloitte Tax LLP, with respect to the Rebate Requirement Liability as of June 30, 2011.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

World Commerce Community Development District
July 31, 2025
$21,380,000 Special Assessment Bonds, Series 2004A-1
For the period ended June 30, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.

2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.

3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.

4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.

5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.

6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

World Commerce Community Development District
July 31, 2025
$21,380,000 Special Assessment Bonds, Series 2004A-1
For the period ended June 30, 2025

SOURCE INFORMATION

Bonds	Source
Closing Date	Certificate as to Arbitrage
Bond Yield	Certificate as to Arbitrage

Investments	Source
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

World Commerce Community Development District
July 31, 2025
$21,380,000 Special Assessment Bonds, Series 2004A-1
For the period ended June 30, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

$21,380,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2004A-1

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

7 / 29 / 2004	ISSUE DATE
7 / 1 / 2024	BEGINNING OF COMPUTATION PERIOD
6 / 30 / 2025	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.5820334%	ALLOWABLE EARNINGS
7 / 1 / 2024	BEGINNING BALANCE		0.00	817.26	871.78	54.52
7 / 1 / 2024	INTEREST ACCRUAL REVERSAL		(817.26)	0.00	0.00	0.00
7 / 1 / 2024	RESERVE FUND		817.26	0.00	0.00	0.00
7 / 2 / 2024	RESERVE FUND		0.00	(817.26)	(871.62)	(54.36)
8 / 1 / 2024	RESERVE FUND		0.11	0.00	0.00	0.00
8 / 2 / 2024	RESERVE FUND		0.00	(0.11)	(0.12)	(0.01)
		0.00	0.11	(0.11)	0.04	0.15
7 / 1 / 2024	BEGINNING BALANCE		0.00	1,099,866.03	1,173,239.75	73,373.72
7 / 1 / 2024	INTEREST ACCRUAL REVERSAL		(3,433.43)	0.00	0.00	0.00
7 / 1 / 2024	ACQUISITION CONSTRUCTION FUND		3,433.43	0.00	0.00	0.00
8 / 1 / 2024	ACQUISITION CONSTRUCTION FUND		4,611.33	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION CONSTRUCTION FUND		4,640.01	0.00	0.00	0.00
10 / 1 / 2024	ACQUISITION CONSTRUCTION FUND		3,606.10	0.00	0.00	0.00
10 / 1 / 2024	ACQUISITION CONSTRUCTION FUND		862.93	0.00	0.00	0.00
11 / 1 / 2024	ACQUISITION CONSTRUCTION FUND		4,476.43	0.00	0.00	0.00
12 / 2 / 2024	ACQUISITION CONSTRUCTION FUND		4,173.81	0.00	0.00	0.00
1 / 2 / 2025	ACQUISITION CONSTRUCTION FUND		4,173.42	0.00	0.00	0.00
2 / 3 / 2025	ACQUISITION CONSTRUCTION FUND		4,061.57	0.00	0.00	0.00
3 / 3 / 2025	ACQUISITION CONSTRUCTION FUND		3,681.24	0.00	0.00	0.00
4 / 1 / 2025	ACQUISITION CONSTRUCTION FUND		4,089.12	0.00	0.00	0.00
5 / 1 / 2025	ACQUISITION CONSTRUCTION FUND		3,972.31	0.00	0.00	0.00
6 / 2 / 2025	ACQUISITION CONSTRUCTION FUND		4,118.58	0.00	0.00	0.00
6 / 3 / 2025	ACQUISITION CONSTRUCTION FUND		0.00	(649,027.95)	(652,187.97)	(3,160.02)
6 / 3 / 2025	ACQUISITION CONSTRUCTION FUND		0.00	(25,188.50)	(25,311.14)	(122.64)
6 / 3 / 2025	ACQUISITION CONSTRUCTION FUND		0.00	(78.00)	(78.38)	(0.38)
6 / 30 / 2025	INTEREST ACCRUAL		1,647.35	0.00	0.00	0.00
		473,685.78	48,114.20	425,571.58	495,662.26	70,090.68
		473,685.78	48,114.31	425,571.47	495,662.30	70,090.83

ACTUAL EARNINGS	48,114.31
ALLOWABLE EARNINGS	70,090.83
REBATE REQUIREMENT	(21,976.52)
FUTURE VALUE OF 6/30/2024 CUMULATIVE REBATE REQUIREMENT	(4,063,605.37)
COMPUTATION DATE CREDIT	(2,120.00)
CUMULATIVE REBATE REQUIREMENT	(4,087,701.89)

Tab 4

LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 31, 2025

World Commerce Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to World Commerce Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $21,380,000 World Commerce Community Development District (St. Johns County, Florida) Special Assessment Bonds Series 2004A-1

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning July 1, 2025 through the period ending June 30, 2028, is $1,500, which is $500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.

- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).

- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: Linda L. Scott

Linda L. Scott, CPA

AGREED AND ACCEPTED:
World Commerce Community Development District

By: ______________________

Print Name ______________________

Title ______________________

Date: ______________________

Tab 5

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

September 25, 2025

U.S. BANK NATIONAL ASSOCIATION
World Commerce Special Assessment Bonds, Series 2004 A-1
Attention: Lori-Pardee-Cushing
60 Livingstone Avenue, 3rd Floor
St. Paul, MN 55107

RE: **Special Assessment Bonds, Series 2004 A-1**
Requisitions for Payment

Dear Lori:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Series 2004 A-1 Acquisition/Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA USPS

REQUISITION NO.	PAYEE	AMOUNT
108	Prime AE	$2,490.00
109	Kutak Rock, LLP	$182.00

If you have any questions regarding this request, please do not hesitate to call me at (904) 436-6270. Thank you for your prompt attention to this matter.

Sincerely,
WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT

Danielle Wasilewski
District Manager

REQUISITION NO. 108

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS
SERIES 2004 A-1

The undersigned, a Responsible Officer of World Commerce Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of a Master Trust Indenture dated July 1, 2004, from the District to U.S. Bank National Association (successor in interest to Wachovia Bank, National Association), as trustee (the "Trustee")(collectively, the "2004 Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the 2004 Indenture):

August 28, 2025

(A) Requisition Number: **CR 108**

(B) Name of Payee: **Prime AE**
8415 Pulsar Place, Suite 300
Columbus, OH 43240

(C) Amount Payable: **$2,490.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice(s) #54950 for Project #P0121037.01 – WCCDD Parkway Signal Design for Professional Services from July 01, 2025 to July 31, 2025**

(E) Fund or Account from which disbursement to be made: **Series 2004 A-1 Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District, or
this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2004 A-1 Project;

4. each disbursement represents a Cost of the Series 2004 A-1 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

By: ______________________________
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2004 A-1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2004 A-1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Digitally signed by
Ryan P Stilwell
Date: 2025.08.28
18:03:02-04'00'

____
Consulting Engineer

RECEIVED
AUG 1 8 2025
BY:

PRIME AE

Columbus Office
8415 Pulsar Place, Suite 300, Columbus, OH 43240
P: 614.839.0250 F: 614.839.0251

August 14, 2025
Project No: P0121037.01
Invoice No: 54950

World Commerce CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Project P0121037.01 WCCDD Parkway Signal Design

Professional Services from July 01, 2025 to July 31, 2025

Fee and Expense Billing

Fee

Billing Phase	**Fee**	**Percent Complete**	**Earned**	**Previous Fee Billing**	**Current Fee Billing**
Task 1: Client Consultants Coordination	2,500.00	100.00	2,500.00	2,500.00	0.00
Task 2: Final Construction Drawings	50,250.00	100.00	50,250.00	50,250.00	0.00
Task 3: Permitting	5,500.00	100.00	5,500.00	5,500.00	0.00
Task 4: Public Bidding Services	6,000.00	100.00	6,000.00	6,000.00	0.00
Task 5: Construction Admin	42,000.00	93.369	39,215.00	36,725.00	2,490.00
Task 6: ITS Design	15,000.00	100.00	15,000.00	15,000.00	0.00
Total Fee	121,250.00		118,465.00	115,975.00	2,490.00

Total Fee **2,490.00**

Total this Task **$2,490.00**

Total this Invoice **$2,490.00**

REQUISITION NO. 109

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS
SERIES 2004 A-1

The undersigned, a Responsible Officer of World Commerce Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of a Master Trust Indenture dated July 1, 2004, from the District to U.S. Bank National Association (successor in interest to Wachovia Bank, National Association), as trustee (the "Trustee")(collectively, the "2004 Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the 2004 Indenture):

August 28, 2025

(A) Requisition Number: **CR 109**

(B) Name of Payee: **Kutak Rock, LLP**
P.O. Box 30057
Omaha, NE 68103-1157

(C) Amount Payable: **$182.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice(s) #3612633 for Traffic Signal**

(E) Fund or Account from which disbursement to be made: **Series 2004 A-1 Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
   or
   this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2004 A-1 Project;

4. each disbursement represents a Cost of the Series 2004 A-1 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

By: ______________________________
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2004 A-1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2004 A-1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Digitally signed by
Ryan P Stilwell
Date: 2025.08.28
18:03:13-04'00'

____
Consulting Engineer

K U T A K   R O C K   L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

August 26, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3612633
Client Matter No. 22123-4
Notification Email: eftgroup@kutakrock.com

World Commerce CDD
c/o Rizzetta & Company
Suite 200
3434 Coldwell Avenue
Tampa, FL 33614

Invoice No. 3612633
22123-4

Re: Traffic Signal

For Professional Legal Services Rendered

05/08/25	W. Haber	0.20	52.00	Review and revise response to Notice to Owner
05/09/25	W. Haber	0.50	130.00	Review and respond to inquiry regarding requisitions for traffic signal project

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED $182.00

TOTAL CURRENT AMOUNT DUE $182.00

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

October 9, 2025

U.S. BANK NATIONAL ASSOCIATION
World Commerce Special Assessment Bonds, Series 2004 A-1
Attention: Lori-Pardee-Cushing
60 Livingstone Avenue, 3rd Floor
St. Paul, MN 55107

RE: **Special Assessment Bonds, Series 2004 A-1**
Requisitions for Payment

Dear Lori:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Series 2004 A-1 Acquisition/Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA USPS

REQUISITION NO.	PAYEE	AMOUNT
110	Prime AE	$1,330.00
111	Steinemann Development Co- FL, Inc.	$191.00

If you have any questions regarding this request, please do not hesitate to call me at (904) 436-6270. Thank you for your prompt attention to this matter.

Sincerely,
WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT

Danielle Wasilewski
District Manager

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

M E M O R A N D U M

TO: Ryan Stilwell, **Prosser**
Curtis Robinson, **Chairman**

FROM: Roxana Quiroz/Kimberly McDonald
World Commerce Community Development District

DATE: September 26, 2025

RE: **Series 2004 A-1 –** Construction Requisition Approval - #CR 110-111

Enclosed is (are) construction requisition(s) for the above referenced District. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to Curtis Robinson.

Curtis, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the following email addresses for final processing:

rquiroz@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-1001.

Thank You.

Prime AE	**$1,330.00**
Steinemann Development Co- FL, Inc.	**$191.00**

REQUISITION NO. 110

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS
SERIES 2004 A-1

The undersigned, a Responsible Officer of World Commerce Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of a Master Trust Indenture dated July 1, 2004, from the District to U.S. Bank National Association (successor in interest to Wachovia Bank, National Association), as trustee (the "Trustee")(collectively, the "2004 Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the 2004 Indenture):

September 26, 2025

(A) Requisition Number: **CR 110**

(B) Name of Payee: **Prime AE**
8415 Pulsar Place, Suite 300
Columbus, OH 43240

(C) Amount Payable: **$1,330.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice(s) #55081 for Project #P0121037.01 – WCCDD Parkway Signal Design for Professional Services from August 01, 2025 to August 31, 2025**

(E) Fund or Account from which disbursement to be made: **Series 2004 A-1 Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District, or
this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2004 A-1 Project;

4. each disbursement represents a Cost of the Series 2004 A-1 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

By: ______________________________
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2004 A-1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2004 A-1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Digitally signed by Ryan P Stilwell
Date: 2025.09.29 14:10:52-04'00'

____
Consulting Engineer

Columbus Office
8415 Pulsar Place, Suite 300, Columbus, OH 43240
P: 614.839.0250 F: 614.839.0251

September 15, 2025
Project No: P0121037.01
Invoice No: 55081

World Commerce CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Project P0121037.01 WCCDD Parkway Signal Design

Professional Services from August 01, 2025 to August 31, 2025

Fee and Expense Billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Client Consultants Coordination	2,500.00	100.00	2,500.00	2,500.00	0.00
Task 2: Final Construction Drawings	50,250.00	100.00	50,250.00	50,250.00	0.00
Task 3: Permitting	5,500.00	100.00	5,500.00	5,500.00	0.00
Task 4: Public Bidding Services	6,000.00	100.00	6,000.00	6,000.00	0.00
Task 5: Construction Admin	42,000.00	96.5357	40,545.00	39,215.00	1,330.00
Task 6: ITS Design	15,000.00	100.00	15,000.00	15,000.00	0.00
Total Fee	121,250.00		119,795.00	118,465.00	1,330.00

Total Fee **1,330.00**

Total this Task **$1,330.00**

Total this Invoice **$1,330.00**

Outstanding Invoices

Number	Date	Balance
54950	8/14/2025	2,490.00
Total		**2,490.00**

RECEIVED 09-15-2025

REQUISITION NO. 111

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS
SERIES 2004 A-1

The undersigned, a Responsible Officer of World Commerce Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of a Master Trust Indenture dated July 1, 2004, from the District to U.S. Bank National Association (successor in interest to Wachovia Bank, National Association), as trustee (the "Trustee")(collectively, the "2004 Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the 2004 Indenture):

September 26, 2025

(A) Requisition Number: **CR 111**

(B) Name of Payee: **Steinemann Development Co-FL, Inc.**
13901 Sutton Park Drive, Suite 105
Jacksonville, FL 32224

(C) Amount Payable: **$191.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice(s) #20 2025 for Management Fee for Prime AE Invoice(s) #54950 & #55081**

(E) Fund or Account from which disbursement to be made: **Series 2004 A-1 Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
   or
   this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2004 A-1 Project;

4. each disbursement represents a Cost of the Series 2004 A-1 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

By: ______________________
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2004 A-1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2004 A-1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Digitally signed
by Ryan P Stilwell
Date: 2025.09.29
14:11:02-04'00'

Consulting Engineer

Steinemann Development Co- FL, Inc.

INVOICE

13901 Sutton Park Drive, Suite 105
Jacksonville, FL 32224

DATE:	September 19, 2025
INVOICE #	20
FOR:	CM Fee

Bill To:
World Commerce Center Community Development District
3434 Collwell Avenue, Unit 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
Construction Management Fee related to the following invoices:	
Prime Inv# 55081	$ 1,330.00
Prime Inv# 54950	$ 2,490.00
	$ 3,820.00
CM Fee	5%
TOTAL	$ 191.00

THANK YOU FOR YOUR BUSINESS!

PRIME AE
Columbus Office
8415 Pulsar Place, Suite 300, Columbus, OH 43240
P: 614.839.0250 F: 614.839.0251

September 15, 2025
Project No: P0121037.01
Invoice No: 55081

World Commerce CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Project P0121037.01 WCCDD Parkway Signal Design

Professional Services from August 01, 2025 to August 31, 2025

Fee and Expense Billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Client Consultants Coordination	2,500.00	100.00	2,500.00	2,500.00	0.00
Task 2: Final Construction Drawings	50,250.00	100.00	50,250.00	50,250.00	0.00
Task 3: Permitting	5,500.00	100.00	5,500.00	5,500.00	0.00
Task 4: Public Bidding Services	6,000.00	100.00	6,000.00	6,000.00	0.00
Task 5: Construction Admin	42,000.00	96.5357	40,545.00	39,215.00	1,330.00
Task 6: ITS Design	15,000.00	100.00	15,000.00	15,000.00	0.00
Total Fee	121,250.00		119,795.00	118,465.00	1,330.00

Total Fee **1,330.00**

Total this Task **$1,330.00**

Total this Invoice **$1,330.00**

Outstanding Invoices

Number	Date	Balance
54950	8/14/2025	2,490.00
Total		**2,490.00**

RECEIVED
SEP 1 9 2025

PRIME AE

Columbus Office
8415 Pulsar Place, Suite 300, Columbus, OH 43240
P: 614.839.0250 F: 614.839.0251

August 14, 2025
Project No: P0121037.01
Invoice No: 54950

World Commerce CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Project P0121037.01 WCCDD Parkway Signal Design

Professional Services from July 01, 2025 to July 31, 2025

Fee and Expense Billing

Fee

Billing Phase	**Fee**	**Percent Complete**	**Earned**	**Previous Fee Billing**	**Current Fee Billing**
Task 1: Client Consultants Coordination	2,500.00	100.00	2,500.00	2,500.00	0.00
Task 2: Final Construction Drawings	50,250.00	100.00	50,250.00	50,250.00	0.00
Task 3: Permitting	5,500.00	100.00	5,500.00	5,500.00	0.00
Task 4: Public Bidding Services	6,000.00	100.00	6,000.00	6,000.00	0.00
Task 5: Construction Admin	42,000.00	93.369	39,215.00	36,725.00	2,490.00
Task 6: ITS Design	15,000.00	100.00	15,000.00	15,000.00	0.00
Total Fee	121,250.00		118,465.00	115,975.00	2,490.00

Total Fee **2,490.00**

Total this Task **$2,490.00**

Total this Invoice **$2,490.00**

Remit payment to: PRIME AE Group, Inc. | 8415 Pulsar Place | Suite 300 | Columbus, Ohio 43240
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com.

Tab 6

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

World Commerce Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

World Commerce Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2025 to October 1, 2026**

Quote Number: 100125647

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$594,802
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$6,781**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$500,000 in any one occurrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

Description	**Limit**	**Deductible**
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

World Commerce Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2025 to October 1, 2026**

Quote Number: 100125647

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$6,781
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$3,922
Public Officials and Employment Practices Liability	$3,209
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$13,912**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: $100,000 in Crime Coverage would result in an additional premium of $500.

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

World Commerce Community Development District

____
(Name of Local Governmental Entity)

By: ______________________________ ______________________________
Signature Print Name

Witness By: ______________________________ ______________________________
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: ______________________________
Administrator

PROPERTY VALUATION AUTHORIZATION

World Commerce Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$594,802	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: ______________________________ Date: ______________________

Name: ______________________________

Title: ______________________________

Schedule Items Effective As of: 10/01/2025

Property Schedule

World Commerce Community Development District

Policy No.: 100125647
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Main Entrance and Landscape Lighting Int'l Golf Parkway & World Commerce Pkwy St Augustine FL 32092			2005 Non combustible	10/01/2025 10/01/2026	$87,099				$87,099
2	Irrigation Systems, Pump, Controllers, Valves World Commerce pkwy & within CDD St Augustine FL 32092			2005 Non combustible	10/01/2025 10/01/2026	$58,066				$58,066
3	Fountains ational Golf Parkway & World Commerce Pkwy East Entry St Augustine FL 32092			2005 Masonry non combustible	10/01/2025 10/01/2026	$65,034				$65,034
4	2nd Entry Way,Sign Int'l Golf Parkway & World Commerce Pkwy St Augustine FL 32092			2006 Non combustible	10/01/2025 10/01/2026	$116,133				$116,133
5	Weir Lowhead Dam World Commerce pkwy St Augustine FL 32092			2006 Non combustible	10/01/2025 10/01/2026	$145,166				$145,166
6	Aeration System World Commerce pkwy St Augustine FL 32092			2006 Non combustible	10/01/2025 10/01/2026	$58,066				$58,066
7	Irrigation Suction Line World Commerce pkwy St Augustine FL 32092			2006 Property in the Open	10/01/2025 10/01/2026	$6,752				$6,752

Sign: ____________________ Print Name: ____________________ Date: ____________________

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2025

Property Schedule

World Commerce Community Development District

Policy No.: 100125647
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address		Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value		Total Insured Value
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Irrigation Drive Watch World Commerce pkwy St Augustine FL 32092		2006 Property in the Open	10/01/2025 10/01/2026	$3,774		$3,774

Unit #	Description / Address		Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value		Total Insured Value
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Three Flag Poles with Paver Bases and Lighting World Commerce Parkway at International Golf Blvd. - East Entrance St Augustine FL 32092		2021 Non combustible	10/01/2025 10/01/2026	$54,712		$54,712

Total:	Building Value	Contents Value	Insured Value
	$594,802	$0	$594,802

Sign: ______________________ Print Name: ______________________ Date: ______________

Tab 7

Quality Site Assessment

Prepared for: **World Comm Center**

General Information

DATE:	Friday, Oct 10, 2025
NEXT QSA DATE:	Tuesday, Jan 06, 2026
CLIENT ATTENDEES:	Danielle Wasilewski
BRIGHTVIEW ATTENDEES:	Steve McAvoy

Customer Focus Areas

East and West Entrance areas

Quality you can count on.

Carryover Items

1

1 **We have a few wet turf areas located at both entrances as well that we are unable to mow as well.**

QUALITY SITE ASSESSMENT

World Comm Center

Maintenance Items

1. Center Island trees are being pruned as needed

2. Hard and soft surfaces are being edged on a weekly rotation.

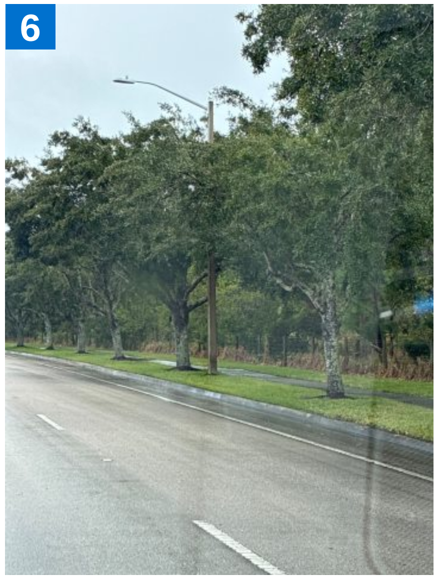
3. Turf and palm trees are in good health. We will continue to monitor.

4. We are currently a week behind on weed control due to excessive rain fall. We will double up on our rotations the following week.

Maintenance Items

5

6



7

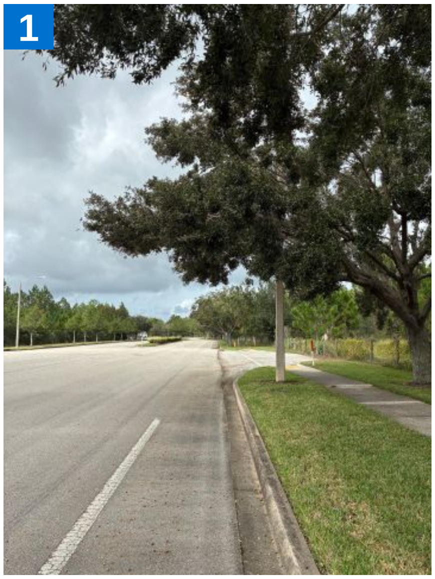
5 Trimming is being completed on a weekly rotation. We will also be applying trim tech this month to promote the health of plant material and reduce growth rate.

6 Trash and debris are being removed weekly as needed

7 Fall flowers have been installed in are full of color

QUALITY SITE ASSESSMENT
World Comm Center

Recommendations for Property Enhancements

1


2


3


1 We recommend some additional structural pruning for large limbs overhanging sidewalks and roadways. We will follow up with a quote.

2 There is some new vehicle damage on one of the center median's across from Costco. We will forward over a quote to repair turf and check irrigation.

3 Pond mowing was completed this month. We also recommend having the pond banks treated regularly for pond algae and weed control

QUALITY SITE ASSESSMENT

World Comm Center

Notes to Owner / Client

1

2

3

1 There are some very wet areas located behind fountain and also at the east entrance in front of monument. Once these areas dry out, we will get mowing caught back up

2 We continue to monitor newly installed plant material. Everything appears to be in good health.

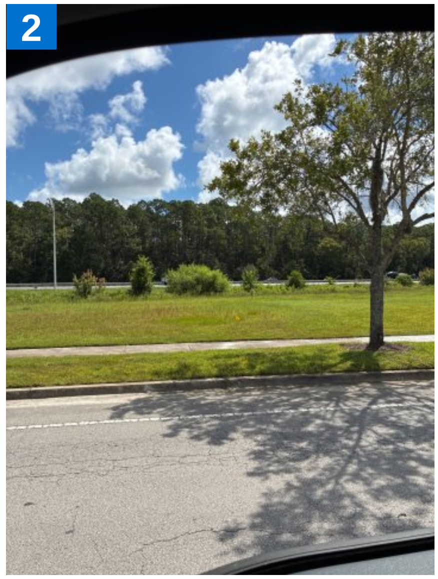
3 There are some areas on the east side of the property where the turf is starting to decline due to standing water and shade. This may be an area where we could spray out turf and turn into a Mulch bed.

QUALITY SITE ASSESSMENT

World Comm Center

Completed Items

1


2


3


4


1. We continue to remove Spanish moss as needed during our detail rotations

2. The field located across from the Mercedes-Benz dealership is extremely wet and we are unable to mow. We will assess next week while on site.

3. There are some large crêpe myrtle tree suckers in need of removing across from Costco. We will get with our team and have these removed ASAP.

4. West entrance needs to be trimmed. This is on schedule to be completed next week while on site.

BrightView Landscape Services

August 18, 2025

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Danielle Wasilewski
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- remove dead limbs from oaks
Project Description	general tree

Scope of Work

This quote is to remove dead limbs out of oak trees on west side of property on medians

QTY	UoM/Size	Material/Description	Total
Wcc- dead limb removal			**$1,214.29**
1.00	LUMP SUM	Wcc- Remove deadwood out of 10 oaks on west side	

Images

Wcc limbs

wcc limbs 2

For internal use only

SO#	8738831
JOB#	460802100
Service Line	300

Total Price $1,214.29

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This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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: **Associate District Manager**

Danielle Wasilewski | **August 18, 2025**
Printed Name | Date

BrightView Landscape Services, Inc. "Contractor"

Signature | Title: **Account Manager, Senior**

Steve McAvoy | **August 18, 2025**
Printed Name | Date

Job #: **460802100**

SO #: **8738831** **Proposed Price: $1,214.29**


Garden Center at The H
FPL Charging Station
GATE Gas Station
World Commerce Pkwy
World Commerce Pkwy
World Commerce
Image © 2025 Airbus

BrightView Landscape Services

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Danielle Wasilewski
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- Vehicle Damage- turf repair

Project Description enhancement

Scope of Work

QTY	UoM/Size	Material/Description	Total
Vehicle Damage- Turf Repair across from Costco			**$1,884.51**
1.00	LUMP SUM	Mobilization and labor to remove turf with sod cutter, rough grade area and remove debris	
900.00	EACH	St Augustine installed	
1.00	LUMP SUM	Irrigation modifications and adjustments	

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SO#	8779309
JOB#	460802100
Service Line	130

Total Price $1,884.51

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TERMS & CONDITIONS

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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.

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Customer

Signature		Title	**Associate District Manager**
Printed Name	**Danielle Wasilewski**	Date	**October 13, 2025**

BrightView Landscape Services, Inc. "Contractor"

Signature		Title	**Account Manager, Senior**
Printed Name	**Steve McAvoy**	Date	**October 13, 2025**

Job #: **460802100**

SO #: **8779309** **Proposed Price: $1,884.51**

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Danielle Wasilewski
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 Commerce - Lift station 3
Project Description	enhancement

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Lift Station 3			**Subtotal**	**$3,205.13**
1.00	LUMP SUM	Mobilization and Labor to flush cut and removed Wax myrtles, root balls, rough grade area, and remove and dispose of debris	$812.50	$812.50
12.00	EACH	Viburnum Odo- 15 gal plants installed	$164.75	$1,977.00
25.00	BAG	Mulch- Brown mulch bags installed	$9.67	$241.63
1.00	LUMP SUM	Irrigation modifications and adjustments	$174.00	$174.00

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SO#	8779294
JOB#	460802100
Service Line	130

Total Price $3,205.13

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Customer

Signature
Title **Associate District Manager**

Danielle Wasilewski
Printed Name
Date **October 13, 2025**

BrightView Landscape Services, Inc. "Contractor"

Signature
Title **Account Manager, Senior**

Steve McAvoy
Printed Name
Date **October 13, 2025**

Job #: 460802100

SO #: 8779294

Proposed Price: $3,205.13

Tab 8

6869 Phillips Parkway Drive South
Jacksonville Fl. 32256
Fax: 904-807-9158 Phone: 904-997-0044

Service Report

Date: Sept 29, 2025 **Biologist:** Mike Liddell

Client: World Commerce CDD
Waterways: 1 lake, 1 pond and 1 canal

Lake 1: Water level is normal and flowing as designed through outflow structure with no obstructions. No invasive vegetation noticed.

Canal and pond: Treated areas of the canal that were accessible.

INNOVATIVE
FOUNTAIN AND LAKE SERVICES

Stationary Fountain Maintenance Report

Date	9/23/25
Property	World Commerce Center
Arrival Time	8:31 AM

Fountain Checklist

is it green? (Algae)	No
Calcium?	No
Scrubbed Scum Line?	No
Debris on surface or bottom of fountain?	No
Check Display Nozzles	Yes
Is area surrounding fountain clean?	Yes
Are there bubbles in the water?	No

Vault Check List

is there a vault or equipment pack?	Yes

Additional Chemicals Readings

Any Additional Chemicals?	6 chlorine pucks

Comments

Notes for Customer	Cleaned cartridge filter element. Topped off chlorinator. Lowered water level in the pit due to standing water above the display nozzles.

Any deficient parts?	**No**
Replacement Parts Needed	

Tab 9

INNOVATIVE
FOUNTAIN AND LAKE SERVICES

STATIONARY FOUNTAIN MAINTENANCE CONTRACT

Effective: January 1, 2026- September 30, 2026

Prepared by: Innovative Fountain Services
11637 Columbia Park Drive East Suite 4
Jacksonville, FL 32258
Phone: (904) 551-1017
Website: www.innovativefountainservices.com

Prepared for: Danielle Wasilewski
World Commerce Center

Thank you for the opportunity to offer you a proposal for Stationary Fountain Maintenance. This correspondence outlines the complete scope of work requested, including objectives, responsibilities, and associated costs.

GENERAL SCOPE OF WORK

Innovative Fountain Services proposes to furnish all labor, materials, tools, and travel costs to complete the scope of work as described below on a *twice-a month* basis for *one* stationary fountain at the World Commerce Center Fountain. The contract period for this service will be one year. Either party may terminate this agreement at any time by providing 30 days prior written notice to the other. The following is a general list of specific inclusions and exclusions.

INCLUSIONS:

- Clean tile
- Vacuum interior surfaces
- Clean suction strainer basket
- Adjust display valves as needed
- Wash down pump pit
- Test pump circuits
- Tighten electrical connections in control panel
- Reset timers as needed
- Inspect and test auto-fill

EXCLUSIONS:

- Labor or parts other than described in the inclusions

All the above procedures meet and or exceed all fountain manufactures recommended maintenance programs ensuring proper maintenance during manufacture warranty period.

COST AND TERMS

The above provided services are based on a $355 per month fee**.**

Work will be billed monthly with the balance due net 30. This proposal is good for 30 days. Please email back a signed contract to: customerservice@innovativefountainservices.com

Thank you for allowing our TEAM the opportunity of EARNING YOUR BUSINESS!

Customer or Authorize Signature	Date
Print Name and Title of Signer	

Tab 10

Xylem Inc / Flygt Products
TC Blanford – Branch Manager
Thomas.Blanford@xylem.com
455 Harvest Time Drive Sanford, FL 32771
Phone: 407-553-4148 • Fax: 407-880-2962

2025 LIFT STATION PREVENTATIVE MAINTENANCE AGREEMENT

TO: World Commerce Center Date: September 5 2025
Attn: Danielle Wasilewski
Subject: Annual PM Inspection for pumps

We are pleased to offer the following services:

Xylem Water Solutions hereby agrees to perform an annual preventative maintenance at the World Commerce Center.

We will contact you to schedule and perform the inspection, we will schedule the work listed below for a fee of $1000 for each inspection. This agreement can be reinstated yearly, for the life of the equipment.

Please note our standard mobile hourly rate is $175/hr. and that is Port to Port.

Xylem Water Solutions will supply parts, boom truck, and technician to do the following:

1. Pull each pump.
2. Check the oil chamber.
3. Visually inspect impeller.
4. Visually inspect volute.
5. Check wear ring.
6. Check lifting bail and lifting device
7. Inspect power cable.
8. Visually inspect pump discharge flange.
9. Run each pump and check for vibration or unusual noise.
10. Reinstall each pump and run the pump while recording volts, amps and check for proper seating.
11. Check floats operation.
12. Check alarm operation.
13. Disassemble each starter and visually inspect contacts and reassemble.
14. Check wire termination points for loose connections.

There may be instances where our boom truck is not sufficient and the customer is responsible for providing a way to get the pump out of the well.

If there are any discrepancies found during the inspection in either the pump or associated equipment the customer has the following options:

1) Permit Xylem Water Solutions personnel to make repairs on site if possible.
2) Have Xylem Water Solutions return the pump to our shop for written estimate and repairs.
3) Xylem Water Solutions does not provide any repairs or service to either the piping or valves.

All pump repairs are subject to the Flygt published warranty. Xylem Water Solutions assumes no liability for damage to any equipment before, during or after inspection.

We thank you for your interest in our equipment and look forward to being of service to you in the near future.
A SIGNED FACSIMILE COPY OF THIS PROPOSAL IS ACCEPTABLE AS A BINDING CONTRACT.

TC BLANFORD

Branch Manager

Xylem Water Solutions

Office: 407-553-4148

Fax: 407-880-2962

Thomas.Blanford@xylem.com

Company Name: ______________________________

Accepted By: __________________________________

Print Name: ___________________________________

Date: ____

Purchase Order Number: ____________________