Rizzetta & Company

World Commerce
Community Development District

Board of Supervisors' Meeting
October 20, 2026

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	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, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of World Commerce Community Development District will be held on **October 20, 2026, 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 July 21, 2026 ..... Tab 1/Pg. 5
   - B. Ratification of the Operation and Maintenance Expenditures for June 2026 through August 2026 ..... Tab 2/Pg. 13
   - C. Acceptance of Arbitrage Report 2026, Series 2007 ..... Tab 3/Pg. 22
   - D. Ratification of Construction Requisitions 121 & 122 ..... Tab 4/Pg. 38
   - E. Ratification of District Insurance for FY26-27 ..... Tab 5/Pg. 47
   - F. Ratification of BrightView Proposal for Electrical Troubleshooting Over Current on 2-Wire Path ..... Tab 6/Pg. 60
4. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
     1. Ratification of Sidewalk Construction Proposal ..... Tab 7/Pg. 63
   - C. Landscape ..... Tab 8/Pg. 72
     1. BrightView Landscape Report
     2. Irrigation Update
     3. Consideration of BrightView's Plant Replacement Proposal
   - D. District Manager ..... Tab 9/Pg. 84
     1. Pond Report - Tigris
     2. Fountain Report – Innovative Fountain
5. **BUSINESS ITEMS**
   - A. Acceptance of FY 25-26 Goals & Objective Report ..... Tab 10/Pg. 92
   - B. Consideration of School Now Fees ..... Tab 11/Pg. 94
   - C. Consideration of Innovative Fountain Contract Renewal ..... Tab 12/Pg. 96
   - D. Consideration of Innovative Fountain Filter Replacement Proposal ..... Tab 13/Pg. 99
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 21, 2026, 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**
Jeff Silagy	**Board Supervisor, Assistant Secretary**
Kenneth Hall	**Board Supervisor, Assistant Secretary**

Also present were:

Danielle Wasilewski	**Associate District Manager, Rizzetta & Company**
Lesley Gallgher	**Senior District Manager, Rizzetta & Company**
Wes Haber	**District Counsel, Kutak Rock, LLC**
Michael Cills	**Steinemann & Company** ***(via speakerphone)***
Steve McAvoy	**Account Manager, BrightView Landscaping**
Juwan Dupree	**Staff, BrightView Landscaping**

Audience members were present.

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Wasilewski called the meeting to order at 9:05 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 21, 2026**

> On a motion by Mr. Silagy, seconded by Ms. McNarin, with all in favor, the Board approved the BOS' Meeting Minutes held on April 21, 2026, for the World Commerce Community Development District.

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FOURTH ORDER OF BUSINESS **RATIFICATION OF THE OPERATIONS & MAINTENANCE EXPENDITURES FOR MARCH 2026 – MAY 2026**

> On a motion by Mr. Silagy, seconded by Mr. Hall, with all in favor, the Board ratified the March 2026 Operations & Maintenance Expenditures in the amount of $31,262.38, April 2026 Operations & Maintenance Expenditures in the amount of $41,783.85, and May 2026 Operations and Maintenance Expenditures in the amount of $23,255.65, for the World Commerce Community Development District.

FIFTH ORDER OF BUSINESS **RATIFICATION OF CONSTRUCTION REQUISITIONS 114-120**

Ms. Wasilewski stated the Chairman previously review and accepted the requisitions.

> On a motion by Mr. Silagy, seconded by Ms. McNarin, with all in favor, the Board ratified Construction Requisitions 114-120, for the World Commerce Community Development District.

SIXTH ORDER OF BUSINESS **ACCEPTANCE OF AUDIT REPORT FOR FY24-25**

Ms. Wasilewski stated this was a clean audit with no findings.

> On a motion by Mr. Hall, seconded by Ms. Pappaceno, with all in favor, the Board accepted the Audit Report for FY24-25, for the World Commerce Community Development District.

SEVENTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Mr. Haber gave an update on recent legislation that passed highlighted the increase in sovereign immunity and recalling of Board Members.

Mr. Cills updated the Board the traffic light project has been closed out and the District may be asked to install a sidewalk should they establish an easement.

B. District Engineer

1. Ratification of Acceptance of 2026 Annual Engineers Report

Ms. Wasilewski noted two (2) items (debris and vegetation growth) that were noted in the Engineer's report, and they were addressed immediately by Tigris/Charles Aquatics.

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> On a motion by Ms. Pappaceno, seconded by Mr. Hall, with all in favor, the Board ratified the acceptance of the 2026 Annual Engineer's Report, for the World Commerce Community Development District.

C. Landscape

1. BrightView Landscape Report & Irrigation Update

Mr. McAvoy summarized the report highlighting palm pruning, turf applications and increase in debris removal.

2. Island Replacement Proposal from Vehicular Damage

Mr. McAvoy reviewed the proposal for island #12 and Board inquired about sod instead of replacing damaged bushes.

> On a motion by Mr. Silagy, seconded by Ms. Pappaceno, with all in favor, the Board approved a not to exceed amount of $3,500.00 to remove the damaged bushes and adjust irrigation for adequate watering, for the World Commerce Community Development District.

3. Island #5 Enhancement Proposal

Mr. McAvoy summarized the proposal and recommended removing the jack frost and using 3-gallon schillings.

> On a motion by Mr. Silagy, seconded by Ms. Pappaceno, with all in favor, the Board approved a not to exceed of $10,500.00 for Island #5 Enhancement, for the World Commerce Community Development District.

D. District Manager

Ms. Wasilewski reviewed the report.

1. Supervisor of Elections Count

Ms. Wasilewski stated there are 1,259 registered voters in the District.

2. Charles Aquatic Service Report

a. Update on Charles Aquatics Acquisition by Tigris

Ms. Wasilewski commented there are no issues and reports were normal. She updated the Board Tigris acquired Charles Aquatics and they will be honoring all pricing and contract.

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> On a motion by Ms. Pappaceno, seconded by Ms. McNarin, with all in favor, the Board approved the agreement for contract assignment, for the World Commerce Community Development District.

3. Innovative Report

Ms. Wasilewski reviewed the report and there are no issues at this time.

BUSINESS ITEMS

EIGHTH ORDER OF BUSINESS

A. Ratification of Buchanan Sign & Flag Proposal

Ms. Wasilewski stated Mr. Silagy installed the last set of flags and ordered three (3) new sets of the current three (3) flags.

> On a motion by Mr. Silagy, seconded by Mr. Hall, with all in favor, the Board ratified the Buchanan Sign and Flag proposal in the amount of $3,680.50, for the World Commerce Community Development District.

NINTH ORDER OF BUSINESS

B. Public Hearing on Revised Rules of Procedure

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

Mr. Haber gave a brief history of the District's current Rules of Procedure and changes.

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

TENTH ORDER OF BUSINESS

1. Consideration of Resolution 2026-05; Adopting Revised Rules of Procedure

> On a motion by Mr. Silagy, seconded by Ms. McNarin, with all in favor, the Board adopted Resolution 2026-05; Adopting Revised Rules of Procedure, for the World Commerce Community Development District.

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ELEVENTH ORDER OF BUSINESS

C. Public Hearing on Fiscal Year 2026-2027 Final Budget

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

Ms. Wasilewski stated there were no changes from the approved proposed budget other than the fiscal year actual amounts were updated to reflect May 2026 financials. No public comments.

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

TWELVTH ORDER OF BUSINESS

1. Consideration of Resolution 2026-06; Adopting FY26-27 Final Budget

> On a motion by Mr. Hall, seconded by Mr. Silagy, with all in favor, the Board adopted Resolution 2026-06; Adopting FY26-27 Final Budget, for the World Commerce Community Development District.

THIRTEENTH ORDER OF BUSINESS

D. Consideration of Resolution 2026-07; Imposing Special Assessments.

Ms. Wasilewski stated there is not an increase in the proposed assessments for FY26-27.

> On a motion by Ms. Pappaceno, seconded by Ms. McNarin, with all in favor, the Board adopted Resolution 2026-07; Imposing Special Assessments, for the World Commerce Community Development District.

FOURTEENTH ORDER OF BUSINESS

E. Consideration of Resolution 2026-08; Setting FY26-27 Meeting Dates, Time & Location

Ms. Wasilewski confirmed the proposed meeting schedule dates and the St. Johns Airport Authority has tentatively reserved the dates until after the meeting.

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> On a motion by Ms. McNarin, seconded by Ms. Pappaceno, with all in favor, the Board adopted Resolution 2026-08; Setting FY26-27 Meeting Dates, Time & Location, for the World Commerce Community Development District.

FIFTEENTH ORDER OF BUSINESS

F. Acceptance of Addendum to Rizzetta Services

Ms. Wasilewski stated the addendum reflects the amounts in the approved FY26-27 budget. Mr. Haber commented an Attorney from Kutak is working with Rizzetta on the final addendums.

> On a motion by Mr. Hall, seconded by Ms. Pappaceno, with all in favor, the Board accepted the Addendum to Rizzetta Services in substantial form, for the World Commerce Community Development District.

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

SUPERVISORS

Mr. Silagy inquired about tax change proposed by the Governor. Mr. Haber stated the District pays non-ad valorem taxes and it is not likely to influence the District; however, how assessments are collected and fees associated with it might see a change.

AUDIENCE COMMENTS

No audience comments.

SEVENTEENTH ORDER OF BUSINESS **ADJOURNMENT**

> On a motion by Ms. McNarin, seconded by Mr. Hall, with all in favor, the Board adjourned the meeting at 9:36 a.m., for the World Commerce Community Development District.

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DRAFT

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

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 2026
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$27,922.36**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
BrightView Landscape Services, Inc.	300116	9802087	Landscape/Irrigation 06/26	$	11,641.98
Buchanan Sign & Flag	300123	R-36462	Miscellaneous Expense 06/26	$	3,640.50
Florida Power & Light Company	62426	0606025203-061226 ACH	Electric Services 06/26	$	16.05
Florida Power & Light Company	62426	0740710595-061226 ACH	Electric Services 06/26	$	159.46
Florida Power & Light Company	62426	1634844169-061226 ACH	Electric Services 06/26	$	20.35
Florida Power & Light Company	62426	5096444202-061226 ACH	Electric Services 06/26	$	246.19
Florida Power & Light Company	62426	6333839147-061226 ACH	Electric Services 06/26	$	23.30
Florida Power & Light Company	60926	7476043505-052726 ACH	Electric Services 05/26	$	2,309.80
Kutak Rock, LLP	300120	3760572	Legal Services 04/26	$	2,442.73
LLS Tax Solutions, Inc.	300124	004177	Arbitrage Rebate 01/26	$	500.00
Prime AE Group, Inc.	300121	22012521	Engineering Services 05/26	$	106.85

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300117	INV0000109976	Accounting Services 06/26	$ 5,398.24
St Johns Utility Department	61826	524989114648-051926 ACH	Water-Sewer Services 05/26	$ 771.91
St. Johns County Airport Authority	300122	640-072126 BOS	BOS Meeting Room Fee 07/26	$ 100.00
TIGRIS Aquatic Services, LLC	300118	0004647538	Aquatic Maintenance 06/26	$ 475.00
USA TODAY Media Corp	300119	7734991	Legal Advertising 05/26	$ 70.00
Report Total				**$ 27,922.36**

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WWW.WORLDCOMMERCECDD.ORG

Operation and Maintenance Expenditures
July 2026
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$24,639.60**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	300125	9838860	Landscape & Irrigation Maintenance 07/26	$ 11,641.98
Elizabeth Pappaceno	300131	EP072126-640	Board of Supervisors Meeting 07/21/26	$ 200.00
Florida Power & Light Company	20260728-1	0606025203-071426 ACH	Electric Services 07/26	$ 31.05
Florida Power & Light Company	20260728-1	0740710595-071426 ACH	Electric Services 07/26	$ 157.43
Florida Power & Light Company	20260728-1	1634844169-071426 ACH	Electric Services 07/26	$ 33.74
Florida Power & Light Company	20260728-1	5096444202-071426 ACH	Electric Services 07/26	$ 246.61
Florida Power & Light Company	20260728-1	6333839147-071426 ACH	Electric Services 07/26	$ 30.80
Florida Power & Light Company	20260707-1	7476043505-062526 ACH	Electric Services 06/26	$ 2,309.80
Jeffrey J. Silagy	300132	JS072126-640	Board of Supervisors Meeting 07/21/26	$ 200.00
Karen L. McNairn	300133	KM072126-640	Board of Supervisors Meeting 07/21/26	$ 200.00
Kenneth O. Hall II	300134	KH072126-640	Board of Supervisors Meeting 07/21/26	$ 200.00
Prime AE Group, Inc.	300130	22012734	Engineering Services 06/26	$ 685.25

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Rizzetta & Company, Inc.	300126	INV0000110650	Accounting Services 07/26	$	5,998.24
School Now	300127	INV-SN-1501	Website Compliance & Management 07/26	$	384.38
St Johns Utility Department	20260720-1	524989114648-061926	Water-Sewer Services 06/26	$	1,363.00
TIGRIS Aquatic Services, LLC	300128	ACH 4647539	Aquatic Maintenance 07/26	$	475.00
USA TODAY Media Corp	300129	0007778119	Legal Advertising 06/26	$	482.32
Report Total				**$**	**24,639.60**

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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WWW.WORLDCOMMERCECDD.ORG

Operation and Maintenance Expenditures
August 2026
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$30,376.43**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	300137	9861175	Landscape Replacement 07/26	$ 3,429.02
BrightView Landscape Services, Inc.	300136	9874409	Landscape & Irrigation Maintenance 08/26	$ 11,641.98
Florida Power & Light Company	20260825-1	0606025203-081326 ACH	Electric Services 08/26	$ 30.99
Florida Power & Light Company	20260825-1	0740710595-081326 ACH	Electric Services 08/26	$ 112.45
Florida Power & Light Company	20260826-1	1634844169-081326 ACH	Electric Services 08/26	$ 33.55
Florida Power & Light Company	20260825-1	5096444202-081326 ACH	Electric Services 08/26	$ 272.33
Florida Power & Light Company	20260825-1	6333839147-081326 ACH	Electric Services 08/26	$ 30.80
Florida Power & Light Company	20260810-1	7476043505-072726 ACH	Electric Services 07/26	$ 2,309.80
Rizzetta & Company, Inc.	300135	INV0000111365	Accounting Services 08/26	$ 6,598.24
St Johns Utility Department	20260818-1	524989114648-071926 ACH	Water-Sewer Services 07/26	$ 1,186.14
TIGRIS Aquatic Services, LLC	300139	4647540	Aquatic Maintenance 08/26	$ 475.00
U.S. Bank	300138	8274985	Trustee Fees S2004A & B 07/01/26 - 06/30/27	$ 4,256.13
Report Total				**$ 30,376.43**

Tab 3

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

June 25, 2026

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

$12,275,000
World Commerce Community Development District
(St. Johns County, Florida)
Special Assessment Bonds, Series 2007
("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended January 31, 2026 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of January 31, 2026.

The next annual arbitrage rebate calculation date is January 31, 2027. 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

$12,275,000 World Commerce Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2007

For the period ended January 31, 2026

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

June 25, 2026

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

Re: $12,275,000 World Commerce Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2007 ("Bonds")

World Commerce Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended January 31, 2026 ("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 $(1,453,458.96) at January 31, 2026. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Arbitrage Certificate, the calculations have been performed based upon a Bond Yield of 5.500774%. 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
June 25, 2026
$12,275,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2007
For the period ended January 31, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is February 2, 2007.

2. The end of the first Bond Year for the Bonds is January 31, 2008.

3. Computations of yield are based upon a 31-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
June 25, 2026
$12,275,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2007
For the period ended January 31, 2026

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 January 31, 2011.

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

World Commerce Community Development District
June 25, 2026
$12,275,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2007
For the period ended January 31, 2026

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
June 25, 2026
$12,275,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2007
For the period ended January 31, 2026

SOURCE INFORMATION

Bonds	Source
Closing Date	Arbitrage Certificate
Bond Yield	Arbitrage Certificate
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
June 25, 2026
$12,275,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2007
For the period ended January 31, 2026

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.

$12,275,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 2 / 2007 ISSUE DATE
2 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.500774%	ALLOWABLE EARNINGS
2 / 1 / 2022	BEGINNING BALANCE		0.00	4,503.80	5,595.60	1,091.80
2 / 1 / 2022	GENERAL FUND		0.04	0.00	0.00	0.00
3 / 1 / 2022	GENERAL FUND		0.03	0.00	0.00	0.00
4 / 1 / 2022	GENERAL FUND		0.04	0.00	0.00	0.00
5 / 2 / 2022	GENERAL FUND		0.04	0.00	0.00	0.00
6 / 1 / 2022	GENERAL FUND		0.04	0.00	0.00	0.00
7 / 1 / 2022	GENERAL FUND		0.93	0.00	0.00	0.00
8 / 1 / 2022	GENERAL FUND		2.33	0.00	0.00	0.00
9 / 1 / 2022	GENERAL FUND		3.94	0.00	0.00	0.00
10 / 3 / 2022	GENERAL FUND		6.41	0.00	0.00	0.00
11 / 1 / 2022	GENERAL FUND		7.43	0.00	0.00	0.00
12 / 1 / 2022	GENERAL FUND		9.56	0.00	0.00	0.00
1 / 3 / 2023	GENERAL FUND		12.32	0.00	0.00	0.00
2 / 1 / 2023	GENERAL FUND		13.62	0.00	0.00	0.00
3 / 1 / 2023	GENERAL FUND		13.61	0.00	0.00	0.00
4 / 3 / 2023	GENERAL FUND		16.24	0.00	0.00	0.00
5 / 1 / 2023	GENERAL FUND		15.98	0.00	0.00	0.00
6 / 1 / 2023	GENERAL FUND		17.49	0.00	0.00	0.00
7 / 3 / 2023	GENERAL FUND		17.82	0.00	0.00	0.00
8 / 1 / 2023	GENERAL FUND		18.67	0.00	0.00	0.00
9 / 1 / 2023	GENERAL FUND		18.76	0.00	0.00	0.00
10 / 2 / 2023	GENERAL FUND		19.08	0.00	0.00	0.00
11 / 1 / 2023	GENERAL FUND		19.87	0.00	0.00	0.00
12 / 1 / 2023	GENERAL FUND		19.31	0.00	0.00	0.00
1 / 2 / 2024	GENERAL FUND		20.08	0.00	0.00	0.00
2 / 1 / 2024	GENERAL FUND		20.10	0.00	0.00	0.00
3 / 1 / 2024	GENERAL FUND		18.85	0.00	0.00	0.00
4 / 1 / 2024	GENERAL FUND		20.15	0.00	0.00	0.00
5 / 1 / 2024	GENERAL FUND		19.58	0.00	0.00	0.00
6 / 3 / 2024	GENERAL FUND		20.24	0.00	0.00	0.00
7 / 1 / 2024	GENERAL FUND		19.66	0.00	0.00	0.00
8 / 1 / 2024	GENERAL FUND		20.44	0.00	0.00	0.00
9 / 3 / 2024	GENERAL FUND		20.57	0.00	0.00	0.00
10 / 1 / 2024	GENERAL FUND		15.99	0.00	0.00	0.00

$12,275,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 2 / 2007 ISSUE DATE
2 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.500774%	ALLOWABLE EARNINGS
10 / 1 / 2024	GENERAL FUND		3.83	0.00	0.00	0.00
11 / 1 / 2024	GENERAL FUND		19.85	0.00	0.00	0.00
12 / 2 / 2024	GENERAL FUND		18.50	0.00	0.00	0.00
1 / 2 / 2025	GENERAL FUND		15.76	0.00	0.00	0.00
2 / 3 / 2025	GENERAL FUND		18.01	0.00	0.00	0.00
3 / 3 / 2025	GENERAL FUND		16.32	0.00	0.00	0.00
4 / 1 / 2025	GENERAL FUND		18.13	0.00	0.00	0.00
5 / 1 / 2025	GENERAL FUND		17.61	0.00	0.00	0.00
6 / 2 / 2025	GENERAL FUND		18.26	0.00	0.00	0.00
7 / 1 / 2025	GENERAL FUND		17.73	0.00	0.00	0.00
8 / 1 / 2025	GENERAL FUND		18.39	0.00	0.00	0.00
9 / 2 / 2025	GENERAL FUND		18.44	0.00	0.00	0.00
10 / 1 / 2025	GENERAL FUND		17.35	0.00	0.00	0.00
11 / 3 / 2025	GENERAL FUND		17.42	0.00	0.00	0.00
12 / 1 / 2025	GENERAL FUND		15.92	0.00	0.00	0.00
1 / 2 / 2026	GENERAL FUND		18.50	0.00	0.00	0.00
		5,203.04	699.24	4,503.80	5,595.60	1,091.80
2 / 1 / 2022	BEGINNING BALANCE		0.00	241,738.44	300,340.19	58,601.75
2 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		2.05	0.00	0.00	0.00
2 / 4 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(15,839.69)	(19,670.62)	(3,830.93)
2 / 4 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(1,057.78)	(1,313.61)	(255.83)
3 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		1.74	0.00	0.00	0.00
3 / 29 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(4,000.00)	(4,926.41)	(926.41)
3 / 29 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(13,556.90)	(16,696.72)	(3,139.82)
3 / 29 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(508.47)	(626.23)	(117.76)
3 / 29 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(5,316.06)	(6,547.28)	(1,231.22)
4 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		1.89	0.00	0.00	0.00
4 / 20 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(369.38)	(453.49)	(84.11)
5 / 2 / 2022	ACQUISITION AND CONSTRUCTION FUND		1.65	0.00	0.00	0.00
6 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		1.71	0.00	0.00	0.00
7 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		41.32	0.00	0.00	0.00
7 / 18 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(2,744.20)	(3,324.69)	(580.49)
7 / 18 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(137.21)	(166.23)	(29.02)
8 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		103.53	0.00	0.00	0.00
8 / 25 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(2,032.50)	(2,448.75)	(416.25)

$12,275,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 2 / 2007 ISSUE DATE
2 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.500774%	ALLOWABLE EARNINGS
8 / 25 / 2022	ACQUISITION AND CONSTRUCTION FUND		0.00	(101.63)	(122.44)	(20.81)
9 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		173.10	0.00	0.00	0.00
10 / 3 / 2022	ACQUISITION AND CONSTRUCTION FUND		279.26	0.00	0.00	0.00
11 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		323.32	0.00	0.00	0.00
12 / 1 / 2022	ACQUISITION AND CONSTRUCTION FUND		416.11	0.00	0.00	0.00
1 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		536.51	0.00	0.00	0.00
1 / 18 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(5,860.58)	(6,910.23)	(1,049.65)
2 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		584.93	0.00	0.00	0.00
3 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		574.92	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		686.02	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(293.03)	(341.63)	(48.60)
5 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		674.56	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		737.74	0.00	0.00	0.00
6 / 2 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(2,825.00)	(3,264.36)	(439.36)
7 / 3 / 2023	ACQUISITION AND CONSTRUCTION FUND		741.39	0.00	0.00	0.00
8 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		776.16	0.00	0.00	0.00
9 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		780.01	0.00	0.00	0.00
9 / 27 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(78.00)	(88.58)	(10.58)
9 / 27 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(1,244.36)	(1,413.18)	(168.82)
10 / 2 / 2023	ACQUISITION AND CONSTRUCTION FUND		792.34	0.00	0.00	0.00
11 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		820.34	0.00	0.00	0.00
11 / 17 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(104.00)	(117.22)	(13.22)
11 / 17 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(3,372.50)	(3,801.28)	(428.78)
11 / 17 / 2023	ACQUISITION AND CONSTRUCTION FUND		0.00	(230.84)	(260.19)	(29.35)
12 / 1 / 2023	ACQUISITION AND CONSTRUCTION FUND		790.25	0.00	0.00	0.00
1 / 2 / 2024	ACQUISITION AND CONSTRUCTION FUND		813.32	0.00	0.00	0.00
1 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(156.00)	(174.04)	(18.04)
1 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(120.24)	(134.15)	(13.91)
1 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(3,334.48)	(3,720.10)	(385.62)
1 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(598.00)	(667.16)	(69.16)
2 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		810.30	0.00	0.00	0.00
3 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		747.05	0.00	0.00	0.00
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(416.00)	(459.51)	(43.51)
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(927.50)	(1,024.52)	(97.02)

$12,275,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 2 / 2007 ISSUE DATE
2 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.500774%	ALLOWABLE EARNINGS
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(169.59)	(187.33)	(17.74)
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(1,067.50)	(1,179.16)	(111.66)
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		798.50	0.00	0.00	0.00
5 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		765.49	0.00	0.00	0.00
6 / 3 / 2024	ACQUISITION AND CONSTRUCTION FUND		791.03	0.00	0.00	0.00
6 / 14 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	274,178.71	299,544.20	25,365.49
7 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		1,286.59	0.00	0.00	0.00
7 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(832.00)	(903.37)	(71.37)
7 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(253.41)	(275.15)	(21.74)
7 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(1,271.74)	(1,380.83)	(109.09)
7 / 25 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(5,068.20)	(5,502.97)	(434.77)
8 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		1,943.84	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION AND CONSTRUCTION FUND		1,931.78	0.00	0.00	0.00
9 / 24 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(2,100.00)	(2,259.96)	(159.96)
9 / 24 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(730.19)	(785.81)	(55.62)
10 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		1,500.94	0.00	0.00	0.00
10 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		357.06	0.00	0.00	0.00
11 / 1 / 2024	ACQUISITION AND CONSTRUCTION FUND		1,852.29	0.00	0.00	0.00
11 / 19 / 2024	ACQUISITION AND CONSTRUCTION FUND		0.00	(4,620.00)	(4,930.86)	(310.86)
12 / 2 / 2024	ACQUISITION AND CONSTRUCTION FUND		1,720.25	0.00	0.00	0.00
1 / 2 / 2025	ACQUISITION AND CONSTRUCTION FUND		1,709.70	0.00	0.00	0.00
2 / 3 / 2025	ACQUISITION AND CONSTRUCTION FUND		1,663.88	0.00	0.00	0.00
3 / 3 / 2025	ACQUISITION AND CONSTRUCTION FUND		1,508.07	0.00	0.00	0.00
3 / 19 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(5,860.44)	(6,142.64)	(282.20)
3 / 19 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(560.00)	(586.97)	(26.97)
3 / 19 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(997.50)	(1,045.53)	(48.03)
3 / 19 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(109.00)	(114.25)	(5.25)
3 / 19 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(422.38)	(442.72)	(20.34)
3 / 20 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(1,032.81)	(1,082.38)	(49.57)
3 / 20 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	1,032.81	1,082.38	49.57
4 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		1,661.70	0.00	0.00	0.00
4 / 23 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(430,063.85)	(448,468.40)	(18,404.55)
4 / 23 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(25,134.64)	(26,210.28)	(1,075.64)
4 / 23 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(1,084.69)	(1,131.11)	(46.42)

$12,275,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 2 / 2007	ISSUE DATE
2 / 1 / 2022	BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.500774%	ALLOWABLE EARNINGS
4 / 23 / 2025	ACQUISITION AND CONSTRUCTION FUND		0.00	(1,017.50)	(1,061.04)	(43.54)
5 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		1,170.34	0.00	0.00	0.00
6 / 2 / 2025	ACQUISITION AND CONSTRUCTION FUND		7.33	0.00	0.00	0.00
7 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		7.71	0.00	0.00	0.00
8 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		8.00	0.00	0.00	0.00
9 / 2 / 2025	ACQUISITION AND CONSTRUCTION FUND		8.02	0.00	0.00	0.00
10 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		7.55	0.00	0.00	0.00
11 / 3 / 2025	ACQUISITION AND CONSTRUCTION FUND		7.58	0.00	0.00	0.00
12 / 1 / 2025	ACQUISITION AND CONSTRUCTION FUND		6.92	0.00	0.00	0.00
1 / 2 / 2026	ACQUISITION AND CONSTRUCTION FUND		6.85	0.00	0.00	0.00
		2,263.11	32,932.94	(30,669.83)	18,603.39	49,273.22
2 / 1 / 2022	BEGINNING BALANCE		0.00	297,383.40	369,474.49	72,091.09
2 / 1 / 2022	DEBT SERVICE RESERVE FUND		2.53	0.00	0.00	0.00
2 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.00	(2.53)	(3.14)	(0.61)
3 / 1 / 2022	DEBT SERVICE RESERVE FUND		2.28	0.00	0.00	0.00
3 / 2 / 2022	DEBT SERVICE RESERVE FUND		(2.28)	0.00	0.00	0.00
3 / 15 / 2022	DEBT SERVICE RESERVE FUND		0.00	(393.85)	(486.09)	(92.24)
4 / 1 / 2022	DEBT SERVICE RESERVE FUND		2.52	0.00	0.00	0.00
4 / 4 / 2022	DEBT SERVICE RESERVE FUND		0.00	(2.52)	(3.10)	(0.58)
5 / 2 / 2022	DEBT SERVICE RESERVE FUND		2.44	0.00	0.00	0.00
5 / 3 / 2022	DEBT SERVICE RESERVE FUND		0.00	(2.44)	(2.99)	(0.55)
6 / 1 / 2022	DEBT SERVICE RESERVE FUND		2.52	0.00	0.00	0.00
6 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.00	(2.52)	(3.07)	(0.55)
7 / 1 / 2022	DEBT SERVICE RESERVE FUND		61.03	0.00	0.00	0.00
7 / 5 / 2022	DEBT SERVICE RESERVE FUND		0.00	(61.03)	(74.08)	(13.05)
8 / 1 / 2022	DEBT SERVICE RESERVE FUND		153.86	0.00	0.00	0.00
8 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.00	(153.86)	(186.01)	(32.15)
9 / 1 / 2022	DEBT SERVICE RESERVE FUND		259.80	0.00	0.00	0.00
9 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.00	(259.80)	(312.68)	(52.88)
9 / 29 / 2022	DEBT SERVICE RESERVE FUND		0.00	(10,813.66)	(12,961.64)	(2,147.98)
10 / 3 / 2022	DEBT SERVICE RESERVE FUND		421.27	0.00	0.00	0.00
10 / 4 / 2022	DEBT SERVICE RESERVE FUND		0.00	(421.27)	(504.57)	(83.30)
11 / 1 / 2022	DEBT SERVICE RESERVE FUND		470.50	0.00	0.00	0.00
11 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.00	(470.50)	(561.16)	(90.66)

$12,275,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 2 / 2007 ISSUE DATE
2 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.500774%	ALLOWABLE EARNINGS
12 / 1 / 2022	DEBT SERVICE RESERVE FUND		604.50	0.00	0.00	0.00
12 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.00	(604.50)	(717.73)	(113.23)
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		777.77	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(777.77)	(919.01)	(141.24)
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		857.35	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(857.35)	(1,008.77)	(151.42)
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		853.98	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(853.98)	(1,000.27)	(146.29)
3 / 28 / 2023	DEBT SERVICE RESERVE FUND		0.00	(382.91)	(446.75)	(63.84)
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		1,015.79	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,015.79)	(1,184.08)	(168.29)
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		995.03	0.00	0.00	0.00
5 / 8 / 2023	DEBT SERVICE RESERVE FUND		0.00	(995.03)	(1,153.95)	(158.92)
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,085.85	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,085.85)	(1,254.73)	(168.88)
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		1,101.81	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,101.81)	(1,266.85)	(165.04)
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,150.04	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,150.04)	(1,316.94)	(166.90)
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,150.68	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,150.68)	(1,311.13)	(160.45)
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		1,165.72	0.00	0.00	0.00
10 / 3 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,165.72)	(1,322.67)	(156.95)
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,208.79	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,208.79)	(1,365.56)	(156.77)
11 / 8 / 2023	DEBT SERVICE RESERVE FUND		0.00	(11,614.27)	(13,108.69)	(1,494.42)
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,133.34	0.00	0.00	0.00
12 / 4 / 2023	DEBT SERVICE RESERVE FUND		0.00	(1,133.34)	(1,274.16)	(140.82)
1 / 2 / 2024	DEBT SERVICE RESERVE FUND		1,162.45	0.00	0.00	0.00
1 / 3 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,162.45)	(1,301.19)	(138.74)
2 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,158.82	0.00	0.00	0.00
2 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,158.82)	(1,291.47)	(132.65)
3 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,082.04	0.00	0.00	0.00
3 / 4 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,082.04)	(1,200.10)	(118.06)

$12,275,000 WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 2 / 2007	ISSUE DATE
2 / 1 / 2022	BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.500774%	ALLOWABLE EARNINGS
4 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,152.29	0.00	0.00	0.00
4 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,152.29)	(1,272.63)	(120.34)
5 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,114.85	0.00	0.00	0.00
5 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,114.85)	(1,225.73)	(110.88)
6 / 3 / 2024	DEBT SERVICE RESERVE FUND		1,147.36	0.00	0.00	0.00
6 / 4 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,147.36)	(1,255.40)	(108.04)
6 / 14 / 2024	DEBT SERVICE RESERVE FUND		0.00	(274,178.71)	(299,544.20)	(25,365.49)
7 / 1 / 2024	DEBT SERVICE RESERVE FUND		592.26	0.00	0.00	0.00
7 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(592.26)	(645.30)	(53.04)
8 / 1 / 2024	DEBT SERVICE RESERVE FUND		0.08	0.00	0.00	0.00
8 / 2 / 2024	DEBT SERVICE RESERVE FUND		0.00	(0.08)	(0.09)	(0.01)
		0.00	21,887.27	(21,887.27)	17,988.56	39,875.83
		7,466.15	55,519.45	(48,053.30)	42,187.55	90,240.85

ACTUAL EARNINGS	55,519.45
ALLOWABLE EARNINGS	90,240.85
REBATE REQUIREMENT	(34,721.40)
FUTURE VALUE OF 1/31/2022 CUMULATIVE REBATE REQUIREMENT	(1,409,715.52)
FUTURE VALUE OF 1/31/2023 COMPUTATION DATE CREDIT	(2,306.52)
FUTURE VALUE OF 1/31/2024 COMPUTATION DATE CREDIT	(2,307.30)
FUTURE VALUE OF 1/31/2025 COMPUTATION DATE CREDIT	(2,238.22)
COMPUTATION DATE CREDIT	(2,170.00)
CUMULATIVE REBATE REQUIREMENT	(1,453,458.96)

Tab 4

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: Angela Rushing/Venessa Smith
World Commerce Community Development District

DATE: July 1, 2026

RE: **Series 2004 A-1 –** Construction Requisition Approval - #CR 121

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:

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-5144.

Thank You.

Prime AE **$675.00**

REQUISITION NO. 121

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):

July 7, 2026

(A) Requisition Number: **CR 121**

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

(C) Amount Payable: **$675.00**

(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) #22012439 for Project #P0121037.01 – WCCDD Parkway Signal Design for Professional Services from May 02, 2026 to May 29, 2026.**

(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.

_____
Consulting Engineer

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

June 10, 2026
Project No: P0121037.01
Invoice No: 22012439

Payable Accounts
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 May 02, 2026 to May 29, 2026

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	45,500.00	112.0275	50,972.50	50,297.50	675.00
Task 6: ITS Design	15,000.00	100.00	15,000.00	15,000.00	0.00
Total Fee	124,750.00		130,222.50	129,547.50	675.00

Total Fee		**675.00**
	Total this Task	**$675.00**
	Total this Invoice	**$675.00**

Outstanding Invoices

Number	Date	Balance
55365	11/19/2025	1,745.75
55404	12/5/2025	760.00
55498	1/13/2026	760.00
55590	2/17/2026	1,770.00
22011998	4/17/2026	1,542.50
22012208	5/14/2026	1,775.00
Total		**8,353.25**

REMITTANCE:
CHECKS: PRIME AE| 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224|
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

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: Angela Rushing/Venessa Smith
World Commerce Community Development District

DATE: July 20, 2026

RE: **Series 2004 A-1 –** Construction Requisition Approval - #CR 122

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:

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-5144.

Thank You.

Steinemann Development Co-FL, Inc. **$13,240.32**

REQUISITION NO. 122

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):

July 20, 2026

(A) Requisition Number: **CR 122**

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

(C) Amount Payable: **$13,240.32**

(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) #22 2026 for Management Fee for Hinson Electric Contracting Co Invoice(s) #10491-11740**

(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.

_____
Consulting Engineer

Steinemann Development Co- FL, Inc.

INVOICE

13901 Sutton Park Drive, Suite 105
Jacksonville, FL 32224

DATE: June 24, 2026
INVOICE # 22
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:	
Hinson Electric Contracting Co Invoice # 10491-11740	$ 264,806.35
	$ 264,806.35
CM Fee	5%
TOTAL	$ 13,240.32

THANK YOU FOR YOUR BUSINESS!

Tab 5

FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

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, 2026 to October 1, 2027**

Quote Number: 100126647

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$609,672
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
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

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 **$5,560**

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	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	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
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
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

Retroactive Date:

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, 2026 to October 1, 2027**

Quote Number: 100126647

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$5,560
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,216
Public Officials and Employment Practices Liability	$3,450
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$13,226**

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:

(None)

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., 10/01/2026, 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 the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) 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, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

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	$609,672	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

World Commerce Community Development District

Policy No.: 100126647
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	10/01/2026 10/01/2027	$89,276				$89,276
2	Irrigation Systems, Pump, Controllers, Valves World Commerce pkwy & within CDD St Augustine FL 32092			2005 Non combustible	10/01/2026 10/01/2027	$59,518				$59,518
3	Fountains ational Golf Parkway & World Commerce Pkwy East Entry St Augustine FL 32092			2005 Masonry non combustible	10/01/2026 10/01/2027	$66,660				$66,660
4	2nd Entry Way,Sign Int'l Golf Parkway & World Commerce Pkwy St Augustine FL 32092			2006 Non combustible	10/01/2026 10/01/2027	$119,036				$119,036
5	Weir Lowhead Dam World Commerce pkwy St Augustine FL 32092			2006 Non combustible	10/01/2026 10/01/2027	$148,795				$148,795
6	Aeration System World Commerce pkwy St Augustine FL 32092			2006 Non combustible	10/01/2026 10/01/2027	$59,518				$59,518
7	Irrigation Suction Line World Commerce pkwy St Augustine FL 32092			2006 Property in the Open	10/01/2026 10/01/2027	$6,921				$6,921

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

World Commerce Community Development District

Policy No.: 100126647
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
8	Irrigation Drive Watch World Commerce pkwy St Augustine FL 32092			2006 Property in the Open	10/01/2026 10/01/2027	$3,868				$3,868
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	10/01/2026 10/01/2027	$56,080				$56,080

Total:	Building Value	Contents Value	Insured Value
	$609,672	$0	$609,672

Sign: _____ Print Name: _____ Date: _____

Tab 6

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 Comm Center: Electrical Troubleshooting of over-current on two-wire path
Project Description	World Comm Center: Electrical Troubleshooting of over-current on two-wire path

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	World Comm Center: Electrical Troubleshooting of over-current on two-wire path NTE $1500.00	$1,500.00	$1,500.00

For internal use only

SO#	8998775
JOB#	460802100
Service Line	150

Total Price $1,500.00

THIS IS NOT AN INVOICE

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 31, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Irrigation Manager**
Juwan Lamar Dupree		**August 31, 2026**
Printed Name	Date	

Job #:	**460802100**		
SO #:	**8998775**	**Proposed Price:**	**$1,500.00**

Tab 7

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

ADDITIONAL SERVICES AUTHORIZATION TO:

CONTRACT/PROJECT# WCCDD Parkway Signal Design / Project # 121037.01

☒ **ADDITIONAL SERVICES** ☐ **CHANGE IN SCOPE OF SERVICES**

NOTE: SERVICES WILL BE PERFORMED UNDER THE SAME TERMS & CONDITIONS AS IN THE ORIGINAL AGREEMENT: (UNLESS OTHERWISE STATED)

THESE SERVICES WERE VERBALLY APPROVED BY World Commerce Center CDD
(Client Representative)

ON 07/27/2026
(Date)

PROJECT NAME: Intersection Improvements at World Commerce Center Pkwy at International Golf Pkwy

ORIGINAL PROJECT NAME: Same as above

ADDITIONAL PROJECT # ASSIGNED: N/A

PROJECT MANAGER: W. Lyon

CLIENT: World Commerce Center CDD

CLIENT CONTACT: Lesley Gallagher

ORIGINAL CONTRACT DATE: 4/21/2021 PROJECT DISCIPLINE: Civil

Description of Additional Services:

This additional service addresses the following changes:

Task 700 – Design & Permitting for Sidewalk Connection

Based upon coordination with St. Johns County, a Temporary Construction Easement has been obtained by the County to allow World Commerce CDD to design, permit and construct a modification to the existing sidewalk along the northwest side of International Golf Parkway to connect to the newly constructed sidewalk at the southern intersection of International Golf Parkway and World Commerce Parkway. PRIME AE will develop construction plans including demolition, site and grading plans and details for the proposed sidewalk modification. Upon completion, these plans will be submitted via a Non-DRC review to St. Johns County for approval. PRIME AE will respond to any comments and resubmit for final approval with St. Johns County.

Task 800 – Sidewalk Construction Services

Upon approval of above referenced plans, PRIME AE will coordinate with the WCCDD for bidding of the work due to the small scale of the project and construction administration services during construction to include shop drawing review, plan interpretations, coordination meetings and as-built review and certification to St. Johns County. These services will be provided hourly in accordance with attached Rate Schedule.

TASK	DESCRIPTION		Current Fee	Additional Fee	Revised Task Fee
700	Design & Permitting for Sidewalk Connection	Lump Sum	$0.00	$14,000.00	$14,000.00
800	Sidewalk Construction Services	Time & Material Budget	$0.00	$7,500.00	$7,500.00

PLEASE SIGN AND RETURN ORIGINAL

AUTHORIZATION:

PRIME AE: _____

Senior Vice President: Ryan P. Stilwell

Date: 7/29/2026

CLIENT: _____

Officer: CURTIS ROBINSON CHAIRMAN

Date: 8/5/26

PLEASE SIGN AND RETURN ORIGINAL

1. **General Provisions.** These Standard Terms & Conditions ("ST&C"), together with the accompanying proposal, constitute the full and complete Agreement between PRIME AE Group, Inc. ("PRIME AE") and the entity or person to whom the proposal is addressed ("Client") to perform the base services as outlined in the proposal ("Services"). Any services excluded from the proposal shall not be part of the Services unless added per Section 2 of this Agreement. The Client acknowledges receipt of and accepts these ST&C by receiving the proposal. Client agrees that these ST&C shall supersede any Client terms and conditions whenever signed by PRIME AE unless the Client provides written notice to PRIME AE's authorized representative within five days of the proposal date explicitly rejecting these ST&C. Any purported changes or modifications to these ST&C shall be null and void unless they are initialed and dated adjacent to the purported change or modification by an authorized PRIME AE representative. The Client agrees that upon its authorization to proceed to PRIME AE, these ST&C shall supersede any subsequent Client terms and conditions signed by PRIME AE. PRIME AE and Client may be referred to collectively herein as "the Parties," and any of them may be called "a Party." The technical and pricing information in the proposal is confidential and proprietary property of PRIME AE. It shall not be disclosed or made available to third parties without the prior express written consent of PRIME AE. Unless otherwise specified in the proposal, the proposal fees and schedule constitute PRIME AE's best estimate of the charges and time required to complete the project. As the project progresses, site conditions, changes in the law, or other unknown facts or events may necessitate revisions in scope and fee. PRIME AE will inform the Client of such situations so that proposal revisions can be accomplished. The parties agree to negotiate such revisions in good faith in accordance with Section 2 of this Agreement.

2. Modification or Amendment to this Agreement. Additional services may be undertaken at PRIME AE's sole discretion. This Agreement may only be changed, amended, supplemented, superseded, or waived if both parties specifically agree in writing to such amendment before the effective date.

3. Independent Contractor. PRIME AE is an independent contractor, and nothing in this Agreement shall be construed to create a partnership, joint venture, or establish an employer/employee or principal/agent relationship between PRIME AE and Client or its subcontractors or consultants. Client agrees that PRIME AE has been engaged to provide professional services only, and that PRIME AE does not owe a fiduciary duty or responsibility to Client. There are no intended third-party beneficiaries to this Agreement.

4. **Standard of Care**. PRIME AE's Services will be performed in accordance with generally accepted practices and ordinary skill and care of architects, engineers, scientists, and/or technical professionals providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). Nothing in this Agreement, the Client's terms and conditions or any other document will require a level of performance higher than this Standard of Care. No other warranty of any kind (including but not limited to fit for purpose and free from defect type warranties), whether express or implied, at common law or created by statute, is extended, made, or intended by the performance of PRIME AE's Services under the Agreement for this project.

5. Invoicing and Payment. PRIME AE fees are quoted for the present calendar year of the proposal and will be subject to escalation on January 1st each year thereafter as determined by PRIME AE in its sole discretion. The Client shall pay PRIME AE according to the rates and charges outlined in the proposal. Invoices are net cash, due and payable upon receipt, but no later than thirty (30) days from the invoice date. Full payment of all invoices will be due before the release of any Work Product. Payment shall not be subject to any withholding or retention except for disputed fees. In writing, the Client shall notify PRIME AE of any disputed fees within seven (7) days from the invoice date, give reasons for the objection, and promptly pay the undisputed fees. If the Client fails to make any payment due to PRIME AE for Services and expenses within thirty (30) days after receipt of PRIME AE's invoice, the fees due PRIME AE will be increased at the rate of 1.5% per month from said thirtieth day. In addition, PRIME AE may suspend Services under this Agreement upon written notice to Client for any breach of this Agreement, including nonpayment of PRIME AE's fees. In the event of a suspension of Services, PRIME AE shall have no liability or responsibility to the Client for delay or damage caused to the Client because of such suspension of Services. Upon suspension, Client shall pay all undisputed fees before PRIME AE continues any performance of Services or delivery of any deliverables. The Client shall pay PRIME AE any fees or expenditures incurred to suspend and restart Services. If PRIME AE employs the services of any attorney or collection agency to collect any sums due hereunder or to enforce any terms contained herein. In that case, Client agrees to pay PRIME AE for its staff time to collect

payment, collection agency fees, reasonable attorney's fees, and court costs incurred by PRIME AE to collect outstanding fees.

6. Client Scope Changes and Delays. Singular or aggregate Client scope changes in the design or Client delays to the design may result in additional fees and schedule relief. The Client agrees that changes and modifications to the design after thirty percent (30%) design completion may result in additional fees and schedule relief. Any fee and schedule changes shall be made per Section 2 of this Agreement.

7. Right of Entry. The Client shall be responsible for obtaining all legal right-of-entry and associated costs on properties required by the project.

8. Reliance. PRIME AE shall be entitled to rely, without limitation or liability, on the accuracy and completeness of any and all information provided by Client, Client's employees, representatives, agents, independent contractors, construction managers, consultants and contractors, and information from public records, without the need for PRIME AE's independent verification unless required by the Standard of Care. Client agrees to indemnify, defend, and hold harmless PRIME AE to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by PRIME AE or others due to PRIME AE's reliance on such information contemplated under this Section.

9. Regulatory Permits. PRIME AE does not represent or guarantee that any permit or approval will be issued by any governmental body, given the complexity and frequent changes in applicable rules, regulations, and interpretations by authorities. The fees and corresponding scope of Services have been formulated based upon existing regulatory codes, ordinances, and procedures known to PRIME AE on the date of proposal preparation. If subsequent regulatory changes require revisions to Services completed or an increased level of effort, compensation for these additional services shall be provided in accordance with Section 2 herein. This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee when applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon the Engineer of Record inspection and certification of construction. If such a condition is imposed, progress and final inspections must be provided by PRIME AE. Compensation for this additional work shall be provided by Section 2 herein.

10. Insurance. PRIME AE will maintain workers' compensation insurance as required under the state's laws in which the Services will be performed. PRIME AE agrees to provide at its own expense, Comprehensive General Liability insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 in the aggregate; Professional Liability insurance for $1,000,000 per claim and $2,000,000 in the aggregate covering negligent performance of Services; Automobile Liability insurance with a combined single of $1,000,000 per occurrence; and will, upon request, furnish certificates of insurance to Client reflecting PRIME AE's standard coverages and providing thirty (30) days prior written notice in the event of cancellation in coverage.

11. Confidentiality. PRIME AE will hold confidential all business and technical information obtained from Client or generated in performing Services under this Agreement, except to the extent required for: (1) performance of Services under this Agreement; (2) compliance with professional standards of conduct; (3) the preservation of the public safety, health, and welfare; (4) compliance with any court order, statute, law, or governmental directive; and/or (5) protection of PRIME AE against claims or liabilities arising from the performance of Services under this Agreement. PRIME AE's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

12. Work Product. Upon Client's payment of all fees due and owing PRIME AE, ownership of PRIME AE's final deliverables, drawings, specifications and other documents and electronic data furnished by PRIME AE under this Agreement ("Work Product") shall pass to Client subject to the following limitations: Client acknowledges and agrees that: (i) PRIME AE's Work Product is not intended or represented to be suitable for use on the Project unless completed and signed by PRIME AE's authorized representative; (ii) Work Product marked with words such as not for construction, permitting plans, or marked with any similar statement is not suitable for construction and Client may not rely on this Work Product for construction purposes and does so at its own risk; (iii) regardless of any state or local law or regulation, Client agrees that PRIME AE shall no longer be the Engineer or Architect of Record, and

shall have no liability whatsoever, for PRIME AE's Work Product, obtained without PRIME AE's permission, from any public record, or by the Client in accordance with this section, provided to a third party for use on the Project or any other project; (iv) PRIME AE's Work Product is not intended for use or reuse by Client or others for additions or alterations to the Project or any other project without prior written authorization (including completion, verification and adaption) by PRIME AE; (v) any such use, reuse or modification of PRIME AE's Work Product will be at Client's and others sole risk and without liability or legal exposure to PRIME AE; (vi) Client shall indemnify, defend and hold harmless PRIME AE and its owners and employees from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from any such use, reuse or modification of PRIME AE's Work Product; and (vii) Client shall grant to PRIME AE an irrevocable, perpetual, fully paid-up right and license to use, exploit, manufacture, distribute, copy, adapt and display the Work Product, including any enhancements thereof. Any opinions rendered by PRIME AE pursuant to this Agreement or in Work Product are for the sole and exclusive use of Client, and are not intended for the use of, or reliance upon, by any third parties without the prior written approval of PRIME AE.

13. Termination of Services and Agreement. Either Party may terminate this Agreement upon ten (10) days' written notice to the other Party. Whether Client or PRIME AE terminates this Agreement, the Client agrees to compensate PRIME AE for all Service fees and additional services agreed hereunder, performed, and commitments made before the termination, together with reimbursable expenses, including those of subcontractors, subconsultants, and vendors.

14. Indemnification. Subjection to Section 19 of this Agreement, PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement. The Client shall indemnify and hold PRIME AE harmless from any loss or damage caused by the Client's acts or omissions.

15. Mutual Waiver of Consequential Damages. In no event shall either Party be liable to the other, whether in contract, tort, or any other cause whatsoever, for any consequential, liquidated damages, special, incidental, indirect, punitive, or exemplary damages, and the Parties release each other from any such liability.

16. Design Services During Construction (DSDC). If PRIME AE provides DSDC during the construction phase of the project, it is understood that the purpose of such Services, including project site visits, will be to determine, in general, if construction is proceeding in a manner indicating that the completed work of others will generally conform to the contract documents. PRIME AE shall not, during such visits or as a result of observations of construction, supervise, direct, or have control over others' work nor shall PRIME AE have authority over, or responsibility for, the means, methods, sequences or procedures of construction selected by others or safety precautions and programs incidental to the work of others or for any failure of others to comply with laws, rules, regulations, ordinances, codes or orders applicable to others furnishing and performing their work. PRIME AE does not guarantee the performance of the construction work or contract by others and does not assume responsibility for others' failure to furnish and perform their work. If PRIME AE's DSDC includes shop drawing review or requests for information as outlined in PRIME AE's Services, PRIME AE will review (or take other appropriate action concerning) shop drawings, samples, and other data which PRIME AE's Services require PRIME AE to review, but only for conformance with PRIME AE's design concept of the project and compliance with the information outlined in contract documents. Such review or other actions shall not extend to means, methods, techniques, sequences, or procedures of manufacture (including the design of manufactured products), construction, or safety precautions and programs incident thereto. PRIME AE's review or other actions shall not constitute approval of construction, an assembly or product of which an item is a component, nor shall it relieve others of (a) their obligations regarding review and approval of any such submittals, and (b) their exclusive responsibility for the means, methods, sequences and procedures of constructions, including safety of construction. If DSDC is not included in the Services, and the Client requests DSDC from PRIME AE, Client and PRIME AE shall execute a written amendment per Section 2 of this Agreement.

17. Certifications. PRIME AE shall not be required to sign any documents, no matter by whom requested, including for the Client to obtain financing, that would result in PRIME AE's having to exceed the Standard of Care, or provide

certification, a guarantee, or a warranty that a contractor or third party's work on the project conforms to the contract documents, or agree to terms that conflict with these ST&C.

18. **Opinion of Possible Costs**. When required as part of its scope of Services outlined in its proposal, PRIME AE will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of possible cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by PRIME AE hereunder will be made based on PRIME AE's experience and qualifications. They will represent PRIME AE's judgment per the Standard of Care. Except to the extent directly caused by a breach of the Standard of Care, PRIME AE is not responsible for and has no liability for quantity variances. The Client will not seek reimbursement from PRIME AE for costs arising from or related to such variances. Client acknowledges and agrees that: (i) the interim Work Product prepared and delivered by PRIME AE for the project are preliminary, not fully detailed, subject to change, and not ready for construction; (ii) Client is responsible for pricing assumptions and quantity take-offs; and (iii) PRIME AE does not guarantee or warrant that its designs can be constructed within a lump sum price, GMP, contract budget, or other estimated or bid value.

19. Risk Allocations. Client and PRIME AE have discussed the project's risks, rewards, anticipated outcome, and an estimated total fee for PRIME AE's scope of Services and fully agree to the following risk allocations. To the fullest extent permitted by law, PRIME AE's total liability to Client (including anyone claiming by or through Client) for damages of any nature shall not exceed, in the aggregate, fifty thousand dollars, whether in contract, tort, or any other cause.

20. Force Majeure. If either party is prevented, hindered, or delayed in performing any of its obligations hereunder because of a Force Majeure occurrence, such party shall notify the other party, in writing, of the occurrence of such an event and the circumstances thereof within five (5) days after the occurrence of such an event. The civil code or common law in the jurisdiction where the project is located shall define Force Majeure. To the extent that a party's performance of its obligations hereunder is prevented, hindered or delayed by an event of Force Majeure and to the extent that notice has been given to the other party, such party shall be excused as of the date of occurrence of the event of Force Majeure from the performance or punctual performance of its obligations hereunder for so long as the relevant event of Force Majeure continues.

21. Certificate of Merit: Client shall make no claim (whether directly or in the form of a third-party claim) against PRIME AE unless Client shall have first provided PRIME AE with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such a certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to PRIME AE thirty (30) days before the institution of such judicial proceedings.

22. Dispute Resolution. If a dispute arises out of this Agreement or a breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. If the dispute is not resolved by negotiation, before initiating legal proceedings, Client and PRIME AE agree to submit to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will share equally in their costs, and neither party will commence a civil action until after the completion of the initial mediation session. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. The Client agrees that any claim against PRIME AE shall be brought within one (1) year from the date of PRIME AE's final invoice, regardless of any applicable statute of repose or statute of limitation.

23. Precedence. These ST&C shall take precedence over and supersede any Client counterproposal, contract, purchase order, requisition, notice to proceed, or similar or like document.

24. Severability. If any of these ST&C are finally determined to be invalid or unenforceable in whole or in part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these ST&C to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

25. Survival. These ST&C shall survive the completion of PRIME AE's Services on the project, the suspension or termination of Services for any cause, and shall remain in full force and effect until PRIME AE is paid in full for all fees due hereunder.

26. Governing Law. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Florida, without regard to conflict of laws. All disputes arising under or relating to this Agreement shall be brought and resolved solely and exclusively in the State Court located in Florida. If Client commences any legal action in connection with this Agreement, and PRIME AE prevails in such action, PRIME AE shall be entitled to recover, in addition to court costs, the amount of its attorneys' fees arising out of or related to the legal action, including consultant and expert's fees.

27. Assignment. This Agreement is not assignable by Client to any third party without the express prior written consent of PRIME AE. PRIME AE may assign this contract to any affiliate, subsidiary, or, in case of an acquisition or merger, the buyer.

28. No AI Training. The client may not use PRIME AE's Work Product, related documents, or data to train any artificial intelligence, machine learning, large language models, or other similar networks, algorithms, or systems.

29. No Individual Liability. PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OF PRIME AE GROUP, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ANY CLAIMS, DAMAGES, OR DISPUTES ARISING OUT OF AND SUBJECT TO THIS CONTRACT.

30. Construction Means, Methods, and Safety. PRIME AE is not responsible for selecting, supervising, directing, controlling, or otherwise being in charge of the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs, or for the failure of Client, its contractor, engineers, architect, subcontractors, or other materialmen or service providers not engaged by PRIME AE to perform and complete construction of the project per the contract documents.

31. Compliance with Laws. In the event that standards of practice or legal requirements change during the project, PRIME shall promptly notify the Client of such changes and any additional costs that this may create, both in the Project cost itself and the compensation due to PRIME AE.

32. Headings. Section or paragraph headings included herein are for convenience of reference only and shall not modify, define, expand, or limit any of the terms or provisions hereof.

Hourly Rate Schedule

Effective January 1, 2026

Planning & Engineering	
Senior Vice President	$325
Vice President	$285
Project Director/Chief	$245
Senior Project Manager	$215
Project Manager	$205
Senior Engineer	$195
Engineer	$160
Senior Planner & Senior Landscape Architect	$190
Planner & Landscape Architect	$160
Senior Graphic Arts Director	$180
Graphic Art Designer	$140
Senior Designer	$160
Designer	$130
CADD Technician	$115
Clerical/Administrative Support	$100
Project & Business Services	
Project Administrator	$175
Sr. Project Researcher	$160
Project Researcher	$155
Sr. Public Relations Liaison	$170
Technical Writer	$125
Geospatial Services	
GIS Programmer	$175
GIS Analyst	$150
GIS Technician	$130
GIS Field Technician	$115
CEI/Construction Management Services	
Construction Project Manager	$205
Resident Construction Engineer	$195
Sr. Construction Inspector	$140
Construction Inspector	$115

All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15

Tab 8



Quality Site Assessment

Prepared for: **World Comm Center**

General Information

DATE:	Friday, Sep 25, 2026
NEXT QSA DATE:	Tuesday, Dec 22, 2026
CLIENT ATTENDEES:	danielle wasilewski
BRIGHTVIEW ATTENDEES:	Steve McAvoy

Customer Focus Areas

East and West Entrance areas

Quality you can count on.



QUALITY SITE ASSESSMENT

World Comm Center

Carryover Items

1



1 There are a few low holly limbs that need to be elevated between ring power and Rule. We will get this scheduled with our crew

QUALITY SITE ASSESSMENT

World Comm Center

Maintenance Items

1



2



3



4



1. Main entrance turf color is looking well and overall appearance is crisp and clean. Palms look to be in good health.
2. Bed spaces are being weeded and sprayed on a weekly rotation
3. Hard and soft surfaces are crisp and clean with good edges
4. Trimming is being completed on a weekly rotation

QUALITY SITE ASSESSMENT

World Comm Center

Maintenance Items

5



6



7



5 Pond mowing has been scheduled for the end of October. We will follow up once complete completed.

6 We will begin spraying fence lines along Pond frontage in October. We will follow up once complete completed.

7 Fall flowers have been installed and are starting to push out new color

QUALITY SITE ASSESSMENT

World Comm Center

Recommendations for Property Enhancements

1



2



3



1 There are some old dead and or declining wax myrtles near Pond by controller that we recommend removing and replacing. We will follow up with a quote.

2 We are starting to see some more large leads hanging low along roadsides. We did have one large limb get snapped off last week that we removed. We may want to look into structurally prune another section to help avoid vehicle damage.

3 Bed spaces along sidewalk across from Sevilla could use a landscape upgrade as Indian Hawthorn's are aged and declining. We will follow up with images and to replace.

QUALITY SITE ASSESSMENT

World Comm Center

Notes to Owner / Client

1



2



3



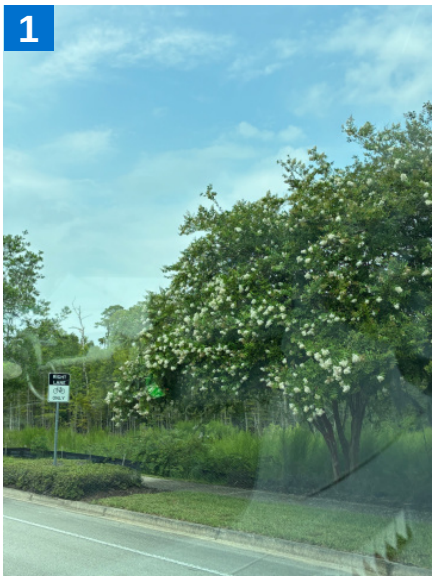
1. New plants have been installed at Island five and are doing good
2. Newly installed turf is looking good and doing well at island five as well
3. We are starting to see some areas of turf with root rot due to excessive rains. We will reassess in about four weeks to see how these areas are progressing.

QUALITY SITE ASSESSMENT

World Comm Center

Completed Items

1



2



3



4



1. There are a few low hanging crêpe, myrtle limbs located across from Ring Power, we will get with our team and have these pruned

2. Trees located on islands are being elevated as needed during the summer months

3. Trash and debris is being removed weekly along with blowing of all curbs and sidewalks

4. Entrances and field by ring power turf areas are saturated. We will mow what we can this week and continue to monitor.

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- Island Accident Damage Repair
Project Description	enhancement

Scope of Work

This quote is to replace plants caused by vehicle damage

QTY	UoM/Size	Material/Description	Total
Island #5- plant replacement & restoration			**$1,916.01**
1.00	LUMP SUM	Mobilization and labor to remove plant material, rough grade area, deep edge bed, and remove debris.	
8.00	EACH	Schilling- 7 gal plants Installed	
12.00	BAG	Brown Mulch Installed	
450.00	SQUARE FEET	St Augustine sod installed	
1.00	LUMP SUM	Sod delivery fee	
1.00	LUMP SUM	plant & mulch delivery fee	
Irrigation Modifications			**$274.91**
1.00	LUMP SUM	Irrigation modifications and adjustments	

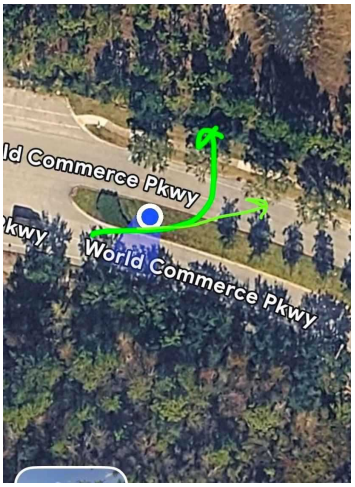
THIS IS NOT AN INVOICE

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

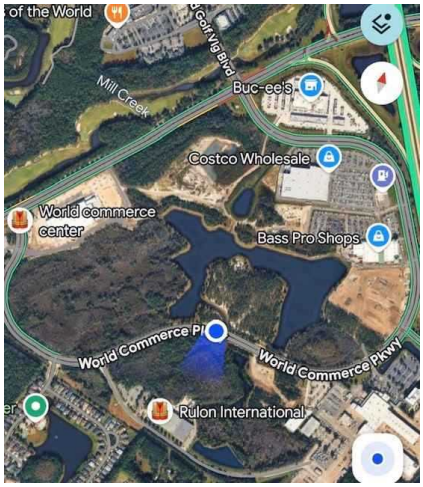
Proposal for Extra Work at World Comm Center

Images

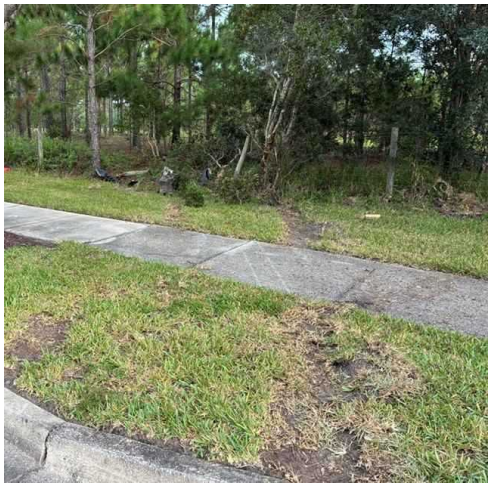
wcc-1



wcc-2



wcc-3



wcc-4



Proposal for Extra Work at World Comm Center

wcc-5



wcc-6



wcc-7



For internal use only

SO#	9023662
JOB#	346104100
Service Line	130

Total Price $2,190.92

THIS IS NOT AN INVOICE

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		**October 06, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Account Manager, Senior**
Steve McAvoy		**October 06, 2026**
Printed Name	Date	

Job #:	**346104100**		
SO #:	**9023662**	**Proposed Price:**	**$2,190.92**

Tab 9

DATES TO REMEMBER

- **Next Meeting:** January 19, 2027
- **Next Election (Seats 1,2,3):** General Election November 2026

World Commerce CDD

District Manager's Report

October 20

2026

Updates:

- Mailed FY26-27 Approved budget and meeting schedule to County
- Finalized FY26-27 Insurance Policy with Egis
- Collected Lift Station and Fountain Maintenance renewal proposals
- Received three (3) new sets of flags
- Coordinate with Financial Services the execution of construction requisitions
- Continue to review monthly reports from District vendors
- Updated District website with FY26-27 Budget, Assessment Schedule & Meeting Schedule
- Reviewed adopted Goals & Objectives and found successful results in all categories; approved report will be posted on website by December 1st.
- DR-421 Form filed 10/05/2026; Deadline is November 1st
- General Election results will be added to January agenda
- The District entered FY 25-26 with approximately $582,469 in surplus funds
- As of July 2026 Financials, the District is trending under budget

TIGRIS Aquatic Services LLC
6869 Phillips Parkway Drive South
Jacksonville, Florida 32256
Tel: 904-997-0044

Customer: World Commerce CDD	**Work Order: 37216452**
500 World Commerce Parkway St Augustine, Florida 32092 **Contact:** Danielle Wasilewski **Phone:** 9044366270	**Lake/Pond/Wetland/Terrestrial Treatment Service** **Technician:** Mike Liddell **Date of Service:** 9/16/26

SITE NAME: "World Commerce CDD Pond"

Comments:
treated perimeter vegetation around pond. outflow structure is flowing as designed with no obstructions. pond is in overall good condition. small pond grasses are decaying from previous treatment. will treat canal on next visit with ATV,had boat today.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Torpedo Grass	Moderate

Method of Application
Airboat

Product Used	EPA #
AquaNeat Glyphosate	228-365
MSO Loveland	N/A

SITE IMAGES: "World Commerce CDD Pond"



large pond



large pond



small pond and canal

Thank you for your business!

TIGRIS
WHERE WATERS THRIVE.

Innovative Fountain Services
11637 Columbia Park Drive E Ste 4, Jacksonville FL 32258
Customerservice@Innovativefountainservices.com

Stationary Fountain Maintenance Report

Date
09-29-2026

Time
2:58 PM

Address
World Commerce Pkwy, St. Augustine, FL 32092

Technician
Ian, Shawn

Property
World Commerce Center

Fountain
World Commerce

Fountain Checklist

Arrival Photo



Tested Water
NA

Check Display Nozzles
Yes

Check the overflow pipe
Yes

Innovative Fountain Services
11637 Columbia Park Drive E Ste 4, Jacksonville FL 32258
Customerservice@Innovativefountainservices.com



Cleaned Filter
Yes

Empty Strainer Basket
Yes

Timers Correct
Yes

Deficient Lights Present
NA

Verify Operation of Exhaust Fan
NA

Verify Operation Of Anemometer
Yes

Inpsect Sump Pit and Sump Pump Operation
NA

Cleaned Vault and Equipment Area
NA

Comments

After Photo

Notes from Technician:
Cleaned filter and added and adjusted chemicals as needed.

Deficient Parts Found

Innovative Fountain Services
11637 Columbia Park Drive E Ste 4, Jacksonville FL 32258
Customerservice@Innovativefountainservices.com





Tab 10

WORLD COMMERCE COMMUNITY DEVEOPMENT DISTRICT
FISCAL YEAR 2025-2026 ANNUAL GOALS & OBJECTIVES REPORT

The World Commerce CDD Board of Supervisors' Goals and Objectives report for fiscal year 2025-2026 were adopted in accordance with the legislation of HB 7013 to maintain statutory compliance and pursuing efficient operational practices. The report discloses successful results for the World Commerce Community Development District.

Financial Goals and Objectives: ☒ Successful ☐ Unsuccessful

Financial Transparency, Budget Conscious, & Investment Strategy

Measurement: Monthly financial statements, thoroughly reviewing all proposals and contracts, and collaborative discussions regarding expenditures and a financial update at each meeting.

Board Meeting Goals and Objectives: ☒ Successful ☐ Unsuccessful

Productive Meetings, Audience Comments, Teamwork, Safe & respectful work environment for Board, staff, and audience

Measurement: The number of public meetings held accompanied by minutes reflecting adequate opportunities for audience comments, while staff and Board members working jointly and respectfully in a reserved, clean meeting space.

Administrative Goals and Objectives: ☒ Successful ☐ Unsuccessful

Website Maintenance, Adhere to the Board's established Rules of Procedure, Review the District's Rules of Procedure, & Records Retention

Measurement: The District's website complies with Chapter 189.069 F.S. and audited quarterly as required for records retention. Adopted Rules of Procedure are complied with for administrative purposes, to include but not limited to procurement and noticing requirements.

Operational Goals and Objectives: ☒ Successful ☐ Unsuccessful

Efficient communication, protect District Assets, Updates on tasks and reserve study as applicable.

Measurement: Accurate meeting minutes, prompt communication to and from Staff, Board Members and vendors, timely execution of agreements, review of budget priorities through workshop or meetings to operate and maintain District assets on a continuous basis.

Chairman/Vice Chairman: _____ Date: _____
Print Name: Curtis Robinson
World Commerce Community Development District

District Manager: _____ Date: _____
Print Name: Danielle Wasilewski
World Commerce Community Development District

Tab 11

From: Alida Sanchez
To: Danielle Wasilewski
Subject: [EXTERNAL]Important update regarding our pricing
Date: Wednesday, July 8, 2026 11:04:41 AM

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

,

Since 2019, we have been able to keep SchoolNow pricing the same. Due to increased costs, we must increase our prices by 3% on your next renewal.

We value your business and are committed to providing you with the best service possible. If you have any questions, please reach out to me.

Thank you for your understanding.

Alida

Remember, we are always will to meet and review your site - reply to this email to begin.



Alida Sanchez
Sr Customer Success Manager

Main: 601.620.0613 | **Mobile:** 404.445.8672

Tab 12

INNOVATIVE
FOUNTAIN AND LAKE SERVICES

STATIONARY FOUNTAIN MAINTENANCE CONTRACT

Start date: *October 1, 2026*

End date: *September 30, 2029*

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 CDD
World Commerce Pkwy, St. Augustine, FL 32092

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. 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
- Add chemicals as needed

EXCLUSIONS:

- Labor or parts other than described in the inclusions

All the above procedures meet and or exceed all fountain manufacturers' recommended maintenance programs insuring proper maintenance during manufacture warranty period.

COST AND TERMS

This is a three-year service agreement beginning October 1, 2026 and ending September 30, 2029.

Pricing is fixed by year as follows:

Year 1- Oct 1, 2026 – Sep 30, 2027- $355
Year 2- Oct 1, 2027 – Sep 30, 2028- $360
Year 3- Oct 1, 2028 – Sep 30, 2029- $365

Services will be invoiced monthly, with the rate adjusting at the start of each contract year per the schedule above. Payment is due net 30 from the invoice date.

Either party may terminate this agreement by providing 30 days prior written notice.

This proposal is valid for 30 days. Please return a signed contract to customerservice@innovativefountainservices.com to proceed.

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

Customer or Authorize Signature

Date

Print Name and Title of Signer

Tab 13

ESTIMATE

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

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

Bill to
World Commerce Center
World Commerce CDD
C/O Rizzetta & Company
Tampa, FL 33614 US

Estimate details
Estimate no.: 5027
Estimate date: 09/30/2026
Expiration date: 10/30/2026

#	Product or service	Description	Qty	Amount
1.	**Fountain Service**	Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: Replacement of cartridge filter.	1	$142.00

Total **$142.00**

Expiry date 10/30/2026

Note to customer

Any work requested by the Client that is outside the original scope of services outlined in this Agreement shall require a written Change Order. The Change Order will describe the additional work, associated costs, and any adjustments to the project timeline. Work will not proceed on additional items until the Change Order is approved by both parties. Additional work will be billed at the agreed contract rates unless otherwise specified.

Accepted date **Accepted by**