



Rizzetta & Company

# **World Commerce Community Development District**

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**Board of Supervisors'  
Special Meeting  
October 29, 2020**

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

[www.worldcommercecdd.org](http://www.worldcommercecdd.org)

## **WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 2806 North Fifth Street, Unit 403, St Augustine, FL 32084

### **Board of Supervisors**

Curtis Robinson	Chairman
Elizabeth Pappaceno	Vice Chairman
Karen McNairn	Assistant Secretary
Kenneth Hall	Assistant Secretary
Jeffrey Silagy	Assistant Secretary

### **District Manager**

Lesley Gallagher	Rizzetta & Company, Inc.
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### **District Counsel**

Wes Haber	Hopping Green & Sams, P.A.
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### **District Engineer**

Ryan Stilwell	Prosser
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**All cellular phones must be placed on mute while in the meeting room.**

The first section of the meeting is called Public Comments, which is the portion of the agenda where individuals may make comments. Individuals are limited to a total of three (3) minutes to make comments during this times.

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 (904) 436-6270. 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.

October 22, 2020

**Board of Supervisors  
World Commerce Community  
Development District**

**AGENDA**

Dear Board Members:

The **special** meeting of the Board of Supervisors of World Commerce Community Development District will be held on **Thursday, October 29, 2020 at 9:00 a.m.** via teleconference or video conference, pursuant to Executive Orders 20-52, 20-69, 20-123, 20-150, 20-193 and 20-246, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Resolution 2021-01, Amending the Fiscal Year 2019-2020 Budget.....**Tab 1**
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
- 5. SUPERVISOR REQUESTS**
- 6. ADJOURNMENT**

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

Very truly yours,  
**Lesley Gallagher**  
Lesley Gallagher  
World Commerce  
Community Development District

**CALL TO ORDER / ROLL CALL**

# **PUBLIC COMMENTS**

# **BUSINESS ADMINISTRATION**

## **Tab 1**

## RESOLUTION 2021-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2019/2020, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on August 20, 2019, the Board of Supervisors (“**Board**”) of the World Commerce Community Development District (“**District**”), adopted Resolution 2019-05 providing for the adoption of the District’s fiscal year 2019/2020 annual budget (“**Budget**”); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

**WHEREAS**, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2019-05 authorize the Board to amend the Budget; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

#### 1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit “A”** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2019/2020.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the World Commerce Community Development District for the fiscal year



ending September 30, 2020, as amended and adopted by the Board of Supervisors effective October 29, 2020.”

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sums set forth below, raised by the levy of special assessments and otherwise, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND - (SERIES 2016A)	\$_____
TOTAL ALL FUNDS	\$_____

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2019-05, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2019-05 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

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

Introduced, considered favorably, and adopted this 29th day of October 2020.

**ATTEST:**

**WORLD COMMERCE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Amended Fiscal Year 2019/2020 Budget

**Exhibit A**  
Amended Fiscal Year 2019/2020 Budget

*[See attached]*

**Amended Budget**  
**World Commerce Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

Chart of Accounts Classification	Current Budget for Fiscal Year 2019/20	Proposed Budget for Fiscal Year 2019/20
<b>REVENUES</b>		
Special Assessments		
Tax Roll*	\$ 64,128	\$ 64,128
Off Roll*	\$ 249,922	\$ 249,922
<b>TOTAL REVENUES</b>	<b>\$ 314,050</b>	<b>\$ 314,050</b>
Balance Forward from Prior Year	\$ -	\$ 36,843
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 314,050</b>	<b>\$ 350,893</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>		
Legislative		
Supervisor Fees	\$ 4,000	\$ 4,000
Financial & Administrative		
Administrative Services	\$ 4,800	\$ 4,800
District Management	\$ 28,542	\$ 28,542
District Engineer	\$ 5,000	\$ 5,000
Disclosure Report	\$ 7,000	\$ 7,000
Trustees Fees	\$ 14,000	\$ 14,000
Assessment Roll	\$ 5,250	\$ 5,250
Financial & Revenue Collections	\$ 5,250	\$ 5,250
Accounting Services	\$ 18,000	\$ 18,000
Auditing Services	\$ 4,000	\$ 4,000
Arbitrage Rebate Calculation	\$ 1,500	\$ 1,500
Public Officials Liability Insurance	\$ 2,363	\$ 2,363
Legal Advertising	\$ 1,000	\$ 1,000
Dues, Licenses & Fees	\$ 175	\$ 175
Miscellaneous Fees	\$ 100	\$ 100
Website Hosting, Maintenance, Backup	\$ 3,500	\$ 3,500
Legal Counsel		
District Counsel	\$ 10,000	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 114,480</b>	<b>\$ 114,480</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>		
Electric Utility Services		
Utility Services	\$ 8,762	\$ 8,762
Street Lights	\$ 20,500	\$ 20,500
Water-Sewer Combination Services		
Utility Services	\$ 2,000	\$ 2,000
Stormwater Control		
Aquatic Maintenance	\$ 5,700	\$ 5,700
Miscellaneous Expense	\$ 1,000	\$ 1,000
Other Physical Environment		
General Liability & Property Insurance	\$ 6,480	\$ 6,480
Entry Fountain Maintenance & Repair	\$ 6,000	\$ 6,000
Entry/Walls Maintenance & Repair	\$ 750	\$ 750
Landscape & Irrigation Maintenance Contract	\$ 112,378	\$ 112,378
Irrigation Repairs	\$ 8,500	\$ 8,500
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000	\$ 5,000

**Amended Budget**  
**World Commerce Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

<b>Chart of Accounts Classification</b>	<b>Current Budget for Fiscal Year 2019/20</b>	<b>Proposed Budget for Fiscal Year 2019/20</b>
Contingency		
Miscellaneous Contingency	\$ 7,500	\$ 7,500
Capital Outlay	\$ 15,000	\$ 51,843
<b>Field Operations Subtotal</b>	<b>\$ 199,570</b>	<b>\$ 236,413</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 314,050</b>	<b>\$ 350,893</b>
<b>EXCESS OF REVENUES OVER</b>	<b>\$ -</b>	<b>\$ -</b>

# STAFF REPORTS

# District Counsel

# District Manager

# **SUPERVISOR REQUESTS**



# ADJOURNMENT