



Rizzetta & Company

# **World Commerce Community Development District**

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**Board of Supervisors' Meeting  
May 24, 2022**

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

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

# **WORLD COMMERCE DEVELOPMENT DISTRICT AGENDA May 25, 2022 at 9:00 a.m.**

Holiday Inn Express & Suites, 2300 State Road 16, St. Augustine, FL 32095

<b>District Board of Supervisors</b>	Curtis Robinson Elizabeth Pappaceno Karen McNairn Kenneth Hall Jeffery Silagy	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lesley Gallagher	Rizzetta & Company, Inc.
<b>District Counsel</b>	Wes Haber	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Ryan Stilwell	Prosser

**All Cellular phones and pagers must be turned off while in the meeting room.  
The District Agenda is comprised of five different sections:**

The **regular** meeting will begin promptly at **9:00 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (904) 436-6270 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs and provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (904) 436-6270, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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](http://www.worldcommercecdd.org)

May 18, 2022

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

**AGENDA**

Dear Board Members:

The **continued** meeting of the Board of Supervisors of World Commerce Community Development District will be held on **Wednesday, May 25, 2022 at 9:00 a.m.** at the Holiday Inn Express & Suites, 2300 State Road 16, St. Augustine, Florida 32084. Following is the **tentative** agenda for the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
3. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors'  
Regular Meeting Held on April 19, 2022.....Tab 1
  - B. Ratification of the Operation and Maintenance Expenditures for  
March and April 2022.....Tab 2
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    1. Update on Stormwater Analysis
  - C. Landscape
    1. Landscape Report.....Tab 3
  - D. District Manager
    1. Charles Aquatics Report.....Tab 4
3. **BUSINESS ITEMS**
  - A. Presentation of the Updated Costs for the Fountain Project.....Tab 5
  - B. Updates Regarding the Costco Impacts
    1. Consideration of Brightview Proposal for Irrigation Repairs.....Tab 6
  - C. Consideration of Flag Replacement Proposal.....Tab 7
  - D. Presentation of Fiscal Year 2022/2023 Proposed Budget
    1. Consideration of Resolution 2022-04, Approving Fiscal  
Year 2022/2023 Proposed Budget and Setting the  
Public Hearing on the Final Budget.....Tab 8
  - E. Presentation of Registered Voters.....Tab 9
4. **SUPERVISOR REQUESTS**
5. **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  
World Commerce  
Community Development District

## **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 appeal is to be based.*

**WORLD COMMERCE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of World Commerce Community Development District was held on **Tuesday, April 19, 2022 at 9:00 a.m.** at the Holiday Inn Express & Suites, 2300 State Road 16, St. Augustine, Florida 32084

Present and constituting a quorum:

Curtis Robinson	<b>Board Supervisor, Chairman</b>
Elizabeth Pappaceno	<b>Board Supervisor, Vice Chairman</b>
Karen McNairn	<b>Board Supervisor, Assistant Secretary</b>
Kenneth Hall	<b>Board Supervisor, Assistant Secretary</b>
Jeff Silagy	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company</b>
Wes Haber	<b>District Counsel, Kutak Rock, LLC</b> <i>(via speaker phone)</i>
Ryan Stilwell	<b>District Engineer, Prosser Hallock</b>
Michael Cills	<b>Representative, Steinmann &amp; Co.</b>
David Lara	<b>Account Manager, BrightView Landscaping</b>
Juwan Dupree	<b>Representative, BrightView Landscaping</b>
William Buerki	<b>Assoc. Branch Mgr., Brightview Landscaping</b>

**FIRST ORDER OF BUSINESS****Call to Order**

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

**SECOND ORDER OF BUSINESS****Public Comments on Agenda Items**

No members of the public present.

**THIRD ORDER OF BUSINESS****Consideration of the Minutes of the  
Board of Supervisors' Regular  
Meeting held January 18, 2022**

On a motion by Ms. Pappaceno, seconded by Mr. Silagy, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on January 18, 2022 for World Commerce Community Development District.
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**FOURTH ORDER OF BUSINESS****Ratification of Operation and  
Maintenance Expenditures for  
December 2021 through February  
2022**

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board ratified Operation & Maintenance Expenditures for December 2021 in the amount of \$26,012.54, January 2022 in the amount of \$26,997.19 and February 2022 in the amount of \$42,069.63 for World Commerce Community Development District.

**FIFTH ORDER OF BUSINESS****Ratification of Requisitions, Series  
2007, CR220-221**

On a motion by Ms. Pappaceno, seconded by Mr. Robinson, with all in favor, the Board ratified Requisitions Series 2007, CR220-221 for World Commerce Community Development District.

**SIXTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel  
Mr. Haber did not have a report to present at this time but was available for questions.
- B. District Engineer  
Mr. Stilwell provided an update for the Board that his firm was working on the Stormwater Analysis and would forward to the District Management Office upon completion.
- C. Landscape  
1.) BrightView Landscape Report, March 29, 2022  
Mr. Buerki reviewed the report found under tab 4 in the agenda and was available to answer any questions.
- 2.) Update on Irrigation Impacts from Costco  
Ms. Gallagher updated the Board that her office, the District Engineer's office, District Counsel and Brightview had been communicating with Costco regarding irrigation impacts due to construction. The Board then discussed a proposal from Brightview in the amount of \$54,725.54 (exhibit A) and it was noted that the General Contractor for Costco, Brightview and a Prosser representative would be meeting on site today to review current and potential impacts and a revised proposal would then be prepared by Brightview. The proposal would then be shared with Costco to help determine the final contribution that they would make for the repairs. It was also noted that Shandy Frye from Costco had confirm that as discussed previously, Costco would repair any item they impact during construction, and they would entertain bids from Brightview to make the repairs.

- 88  
89 D. District Manager  
90 1.) Charles Aquatics Pond Report, March 14, 2022  
91

92 Ms. Gallagher reminded the Board that the qualification for the general  
93 election is from noon on June 13<sup>th</sup> through noon on June 17<sup>th</sup>. She also  
94 updated the Board that she has followed up with St. John's County  
95 regarding the areas of lifting sidewalks.  
96

97 Ms. Gallagher then shared with the Board that Costco is past due on their  
98 scheduled direct bill payment and that the financial services team is  
99 continuing to correspond and follow up with them. Mr. Haber noted that  
100 the bond documents allow for the enforcement of the payment of  
101 assessments and his recommendation at this time was for the District to  
102 send a strongly worded letter to Costco, in the event that the payment is  
103 not made following the letter. He noted that the District has the right to  
104 foreclose and follow the obligations under the bond documents. The Board  
105 directed staff to send Costco a letter and authorized the Chairman to work  
106 with staff on additional measures should the payment not be received  
107 following this.  
108

## 109 SEVENTH ORDER OF BUSINESS

### 110 Consideration of Options for 111 Landscape Designs as an Alternative 112 to a Fountain

113 Ms. Gallagher reviewed at the last meeting, the Board had authorized Prosser to work on  
114 design options to convert the fountain area and appointed Ms. McNairn to select the final  
115 design for the Board to review today. The design selected involved landscaping and a  
116 sculpture with the rendering being found under tab 6 of the agenda. The Board also  
117 reviewed the option of a probable cost of construction that Prosser had prepared for  
118 discussion purposes today totaling \$172,953 (exhibit B).  
119

120 Discussion ensued regarding funding for this type of project and the need to obtain more  
121 definitive pricing before any additional plans for proposal requests be made. It was also  
122 discussed that the funding for this project may need to be spread over more than on fiscal  
123 year.  
124

125 The Board then confirmed that the District paying to reinstall irrigation in front of Costco  
126 was not something they would be in favor of should it impact the District's ability to fund  
127 the fountain conversion project. The Board then authorized the Chairman to work with  
128 District staff and Costco on the negotiation of repairs following the site meeting scheduled  
129 for today.  
130

<p>On a motion by Ms. McNairn, seconded by Mr. Hall, with all in favor, the Board authorized the Chairman to work with District staff and Costco on the negotiation of repairs following the site meeting scheduled for today for World Commerce Community Development District.</p>
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The Board was all in favor of the sculpture but directed staff to provide an updated opinion of cost at the next meeting once they receive more information back from the vendors.

**EIGHTH ORDER OF BUSINESS****Field Proposals Upon Receipt**

Ms. Gallagher stated that she had not received any field proposals prior to the meeting.

**NINTH ORDER OF BUSINESS****Ratification of Kutak Rock, LLP's Fee Agreement**

The Board ratified Kutak Rock LLP's retainer and Fee Agreement.

On a motion by Ms. Pappaceno, seconded by Mr. Silagy, with all in favor, the Board ratified the approval of Kutak Rock, LLP's Retainer and Fee Agreement as presented for World Commerce Community Development District.

**TENTH ORDER OF BUSINESS****Presentation of Fiscal Year 2022/2023 Proposed Budget**

Due to the ongoing conversations with Costco regarding irrigation repairs and the likely impact on the budget as well as the fountain conversion project, the proposed budget for fiscal year 2022/2023 was tabled and a continuation of the current meeting was discussed.

**ELEVENTH ORDER OF BUSINESS****Consideration of Resolution 2022-04, Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget**

This item was tabled until the continued meeting.

**TWELFTH ORDER OF BUSINESS****Presentation of Audit for Fiscal Year Ended 9-30-21**

Ms. Gallagher presented the Audit for Fiscal Year ended 9-30-21.

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board accepted the Audit for Fiscal Year Ended 9-30-21 as presented for World Commerce Community Development District.

**THIRTEENTH ORDER OF BUSINESS****Supervisor Requests and Audience Comments**

No supervisor requests.

No audience present.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

On a motion by Mr. Robinson, seconded by Mr. Hall, with all in favor, the Board continued the meeting to May 25, 2022 at 9:00 a.m. at the Holiday Inn Express & Suites, 2300 State Road 16, St. Augustine, FL 32084 for World Commerce Community Development District.

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

\_\_\_\_\_  
Chairman/Vice Chairman

DRAFT

## **Tab 2**

# WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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

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

## **Operation and Maintenance Expenditures**

**March 2022**

### **Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$18,560.66**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## World Commerce Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	003478	7773708	Irrigation Repair 02/22	\$ 964.00
BrightView Landscape Services, Inc.	003478	7788649	Landscape Maintenance 03/22	\$ 10,252.00
Charles Aquatics, Inc	003479	44767	Monthly Aquatic Management Services 03/22	\$ 475.00
Florida Power & Light Company	20223103	74760-43505 02/22	185 International Golf Pkwy 02/22	\$ 1,819.63
Florida Power & Light Company	20223103	Electric Summary 02/22	Electric Summary 02/22	\$ 220.21
Rizzetta & Company, Inc.	003477	INV0000066351	District Management Fees 03/22	\$ 4,816.00
St Johns County Utility Department	20223103-2	524989-114648 02/22	100-2 World Comm Pkwy 02/22	<u>\$ 13.82</u>
<b>Report Total</b>				<b><u>\$ 18,560.66</u></b>

# WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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

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

## **Operation and Maintenance Expenditures**

**April 2022**

**Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$22,972.86**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## World Commerce Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	3484	7832857	Landscape Maintenance 04/22	\$ 10,252.00
Charles Aquatics, Inc	3485	45000	Monthly Aquatic Management Services 04/22	\$ 475.00
Curtis J Robinson	3492	CR041922	Board of Supervisors Meeting 04/19/2022	\$ 200.00
Elizabeth Pappaceno	3490	EP041922	Board of Supervisors Meeting 04/19/2022	\$ 200.00
Florida Power & Light Company	20222704	74760-43505 03/22	185 International Golf Pkwy 03/22	\$ 1,819.63
Florida Power & Light Company	20222704	Electric Summary 03/22	Electric Summary 03/22	\$ 542.09
Innersync	3482	20247	Quarterly ADA Website Services Q3 FY 21/22	\$ 384.38
Jeffrey J. Silagy	3493	JS041922	Board of Supervisors Meeting 04/19/2022	\$ 200.00
Karen L. McNairn	3489	KM041922	Board of Supervisors Meeting 04/19/2022	\$ 200.00
Kenneth O. Hall II	3488	KH041922	Board of Supervisors Meeting 04/19/2022	\$ 200.00
Krishna Hotel LLC dba Holida Inn Express	3480	032922 Holiday Inn	BOS Meeting Rental 03/29/2022	\$ 100.00
Kutak Rock, LLP	3486	2979958	Legal Services 12/21	\$ 208.00
Kutak Rock, LLP	3483	3022865	Legal Services 02/22	\$ 296.50

## World Commerce Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	3486	3022866	Legal Services 02/22	\$ 260.00
Prosser, Inc.	3491	47798	Professional Services 03/22	\$ 2,382.85
Rizzetta & Company, Inc.	3481	INV0000067094	District Management Fees 04/22	\$ 4,816.00
St Johns County Utility Department	20223004	524989-114648 03/22	100-2 World Comm Pkwy 03/22	\$ 255.49
The St. Augustine Record	3494	0003408603-01	Acct #15640 Legal Advertising 04/22	\$ 94.24
The St. Augustine Record	3487	MD20613-03072022	Acct #15640 Legal Advertising 03/22	<u>\$ 86.68</u>
<b>Report Total</b>				<b><u>\$ 22,972.86</u></b>



## **Tab 3**



# Quality Site Assessment

Prepared for:

**World Comm Center**

Fri May 13 2022



# QUALITY SITE ASSESSMENT

World Comm Center

## General Information

**DATE:** Friday, May 13, 2022

**NEXT INSPECTION DATE:** Wednesday, Aug 10, 2022

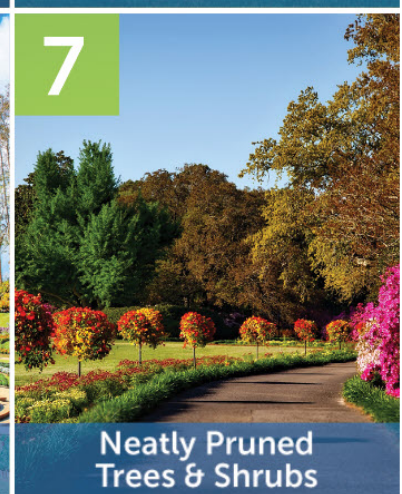
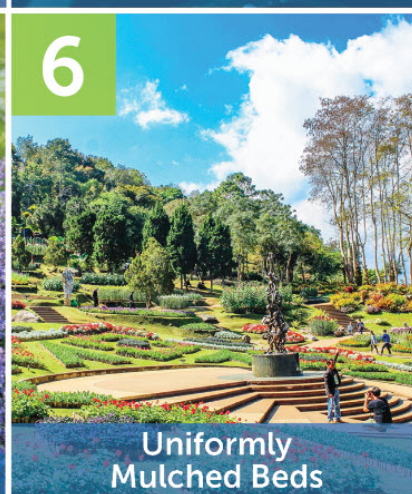
**CLIENT ATTENDEES:** Lesley Gallagher

**BRIGHTVIEW ATTENDEES:** Steve McAvoy

## Customer Focus Areas

East and West Entrance areas

### Quality you can count on.





# QUALITY SITE ASSESSMENT

World Comm Center

## Maintenance Items



- 1** WCC lake was mowed this month
- 2** There are some Holly trees that need to be skirted up and select areas in Spanish moss removed. We will follow up once completed
- 3** There are some tree collars throughout that need to be reestablished we will get this corrected next visit and follow up once completed on our communication report
- 4** Palm pruning is scheduled for this month



# QUALITY SITE ASSESSMENT

## World Comm Center

### Maintenance Items



**5** Trimming has been completed and a weekly rotation

**6** We have some minor weeds along the curb line but hard and soft surfaces are being sprayed on a weekly rotation

**7** Turf color is slightly improving. There are a few hot areas throughout due to drought. We will continue to monitor these areas.

**8** Annuals are holding up through drought conditions

### Maintenance Items

9



9

Roses are being sprayed with liquid fertilizer and treated with insecticide and fungicide quarterly



### Recommendations for Property Enhancements



**1** Fountain area turf damage- There's a very large area of turf damage around the fountain caused from utility company that we recommend be repaired

**2** We recommend pushing back encroaching wood lines throughout the property

**3** Wax myrtles around lift stations have steadily declined throughout the years and we recommend removing and upgrading plant material

## Tab 4





**6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256**  
**Fax: 904-807-9158** **Phone: 904-997-0044**

## **Service Report**

**Date:** May 10, 2022

**Biologist:** Bill Fuller

**Client:** World Commerce CDD

**Waterways:** 1 lake, 1 pond and 1 canal

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



**Canal and pond:** The canal and pond were in overall good condition. Minor vegetation. Construction along canal.



## **Tab 5**

World Commerce Center				
Entry Feature Improvements - WCC Logo Sculpture				
Opinion of Probable Construction Cost - Conceptual Design				
May 16, 2022				
	Quantity	Unit	Unit Cost	Total
Demolition				
Remove Existing Pool Equipment	1	LS	\$1,500	\$1,500
Demolition of Existing Fountain Slab (Sawcut, Demo & Dispose)	1	LS	\$12,000	\$12,000
		Total		\$13,500
Installation/Hardscape				
Sculpture Concrete Foundation	1	LS	\$5,000	\$5,000
Conc. Wall Foundation (12"Ht. X 24"W X 86Lf = 172Sf)	172	SF	\$50	\$8,600
Conc. Wall Foundation (5'Ht. X 86Lf = 430Sf)	430	SF	\$50	\$21,500
4" Concrete Topping Slab	592	SF	\$15	\$8,880
Stucco Finish Over Wall (3'Ht. X 86Lf = 260Sf)	260	SF	\$14	\$3,640
Accent Tile Over Wall & Topping Slab	852	SF	\$18	\$15,336
WCC Logo Sculpture (+/-12ft Ht.)	1	LS	\$50,000	\$50,000
Sculpture Uplighting	1	LS	\$7,500	\$7,500
		Install/Hardscape Total		\$120,456
Landscape				
Landscape Accent Groundcover/Annuals	1000	SF	\$8	\$8,000
Irrigation Adjustments	1	LS	\$1,000	\$1,000
Landscape Repair/Restoration	1	LS	\$1,500	\$1,500
		Landscape Total		\$10,500
Totals				
		Project Subtotal =		\$144,456
		25% Contingency =		\$36,114
		Grand Total		\$180,570
Notes:				
1. This opinion of cost is based on our conceptual design, final qty's and pricing may vary.				
2. Professional design fees, impact, inspection, and permit application fees are not included, unless otherwise noted.				
3. Current construction cost are extremely fluid, this opinion of cost is based on general construction cost + 25% Contingency.				
Actual bid cost may vary significantly, allowances should be made in project budgeting to accommodate price fluctuations.				

## **Tab 6**

## Proposal for Extra Work at World Comm Center

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

Project Name      WCC: Reroute mainline and wires through Costco construction

Project Description      WCC: Reroute mainline and wires through Costco construction

### Scope of Work

Best case scenario proposal. In this proposal we account for Costco providing 6" Sleeves and irrigating up to the sidewalk. We'll just be rerouting the mainline, wires and retrofitting the irrigation that runs in front of Costco. After the construction for the turn lanes we'll locate the valves in the islands to see if we have access to the mainline that crosses the road. At this time we'll propose what needs be done to bring water back into the islands. Currently the irrigation at the entrance across from Buc'ees is running off the meter. If the District decides to not reroute/re-irrigate the areas in front of Costco we won't just lose the area from sidewalk to curb but we'll also lose the islands in front of Costco as well.

QTY	UoM/Size	Material/Description	Unit Price	Total
2,100.00	FEET	PVC pipe	\$6.64	\$13,951.14
1.00	LUMP SUM	Misc. PVC Fittings to reconnect mainline	\$629.00	\$629.00
8,400.00	FEET	Wire 14-1 red	\$0.27	\$2,249.52
2,100.00	FEET	Wire 14-1 white	\$0.27	\$562.38
2,100.00	FEET	Bi-line Two-wire 12-2	\$0.57	\$1,189.86
6.00	EACH	10" valve box	\$31.93	\$191.58
6.00	EACH	2" Valve	\$252.35	\$1,514.10
10.00	EACH	3m DBY-r splice kit	\$2.58	\$25.75
120.00	HOURL	Labor( Four techs 3 days)	\$55.00	\$6,600.00
1.00	EACH	Trencher Rental	\$1,486.99	\$1,486.99
100.00	EACH	6" pop-up sprays	\$11.16	\$1,116.10

For internal use only

SO#                      7790937  
JOB#                    460802100  
Service Line            150

**Total Price**                      \$29,516.42

#### THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
2270 Dobbs Rd, St Augustine, FL 32086 ph. fax

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, 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 indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **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.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner 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 owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client 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 Owner/Client 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.
13. **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 Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

15. **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 Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate 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 Client/Owner's expense.
16. **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

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView 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 Client/Owner. 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 30 days after billing.

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

### Customer

#### Property Manager

Signature

Title

Lesley Gallagher

May 13, 2022

Printed Name

Date

### BrightView Landscape Services, Inc. "BrightView"

#### Irrigation Manager

Signature

Title

David Lara

May 13, 2022

Printed Name

Date

Job #: 460802100

Proposed Price: \$29,516.42

SO #: 7790937

## **Tab 7**

**Order**  
\*\*\* Duplicate \*\*\*

Buchanan Sign & Flag  
6755 Beach Blvd.  
Jacksonville, FL 32216

Page: 1  
Order#: R-23826  
Ticket date: 5/13/22

**Sold to:** WORLD COMMERCE CDD-RIZZETTA  
2806 N 5TH STREET  
SUITE # 403  
ST. AUGUSTINE, FL 32084  
436-6270  
VALERIE BETHEA

**Ship to:**

<b>Customer #:</b>	RIZZETTA &	<b>Ship date:</b>		<b>Ship-via code:</b>	CPU
<b>Sls rep:</b>	FR	<b>Location:</b>	MAIN	<b>Terms:</b>	NO ACCOUNT, COD!
<b>Customer PO#:</b>	QUOTE				

Quantity	Item #	Description	Ship-from location	Price	Selling unit	Ext prc
1	FLAGSCUSTOM	8X12FT CUSTOM LOGO FLAG FINISH ROPE & THIMBLE		527.00	EACH	527.00
1	NOTE	WHITE BACKGROUND 2 COLOR IMPRINT ON LOGO		0.00	EACH	0.00

**User:** FR

**Total line items:** 2

<b>Order subtotal:</b>	527.00
<b>Tax amount:</b>	39.52
<b>Order total:</b>	566.52
<b>Order amt due:</b>	566.52

Thank you for your business!



## Tab 8



Rizzetta & Company

# **World Commerce Community Development District**

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

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## **Proposed Budget for Fiscal Year 2022/2023**

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Rizzetta & Company

**Proposed Budget**  
**World Commerce Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 113,952	\$ 129,153	\$ 129,153	\$ -	\$ 129,153	\$ -	To Be Updated Prior to Public Hearing
6	Off Roll*	\$ 262,217	\$ 262,217	\$ 262,217	\$ -	\$ 280,857	\$ 18,640	To Be Updated Prior to Public Hearing
7	<b>TOTAL REVENUES</b>	<b>\$ 376,169</b>	<b>\$ 391,370</b>	<b>\$ 391,370</b>	<b>\$ -</b>	<b>\$ 410,010</b>	<b>\$ 18,640</b>	
8								
9	Balance Forward from Prior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10								
11	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 376,169</b>	<b>\$ 391,370</b>	<b>\$ 391,370</b>	<b>\$ -</b>	<b>\$ 410,010</b>	<b>\$ 18,640</b>	
12								
13	<b>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior</b>							
14								
15	<b>ADMINISTRATIVE</b>							
16								
17	Legislative							
18	Supervisor Fees	\$ 2,600	\$ 4,600	\$ 4,000	\$ (600)	\$ 4,000	\$ -	Based on Quarterly Meetings
19	Financial & Administrative							
20	Administrative Services	\$ 2,800	\$ 4,800	\$ 4,800	\$ -	\$ 4,992	\$ 192	
21	District Management	\$ 16,650	\$ 28,542	\$ 28,542	\$ -	\$ 29,684	\$ 1,142	
22	District Engineer	\$ 5,405	\$ 9,853	\$ 5,000	\$ (4,853)	\$ 5,000	\$ -	FY 21/22 Includes Stormwater Analysis
23	Disclosure Report	\$ 7,000	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	\$ -	
24	Trustees Fees	\$ 14,394	\$ 14,394	\$ 14,000	\$ (394)	\$ 14,500	\$ 500	
25	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,460	\$ 210	
26	Financial & Revenue Collections	\$ 3,063	\$ 5,250	\$ 5,250	\$ -	\$ 5,460	\$ 210	
27	Accounting Services	\$ 10,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,720	\$ 720	
28	Auditing Services	\$ 3,887	\$ 3,887	\$ 3,800	\$ (87)	\$ 4,000	\$ 200	Based on Current Engagement
29	Arbitrage Rebate Calculation	\$ 500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	Based on Current Engagements
30	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Projected to Include Estimated 20% Increase
31	Legal Advertising	\$ 558	\$ 1,200	\$ 1,000	\$ (200)	\$ 1,000	\$ -	FY 22/23 Will Have Audit RFP
32	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
33	Miscellaneous Fees	\$ 422	\$ 1,472	\$ 100	\$ (1,372)	\$ 600	\$ 500	Includes Meeting Room Fees & Postage Fees from St. Johns Co. Tax Collector
34	ADA Website Compliance Hosting, Maintenance, Remediating and Compliance	\$ 1,853	\$ 2,738	\$ 3,000	\$ 262	\$ 3,000	\$ -	Based on Current Agreements
35	Legal Counsel							

**Proposed Budget**  
**World Commerce Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
36	District Counsel	\$ 755	\$ 7,500	\$ 10,000	\$ 2,500	\$ 10,000	\$ -	
37	<b>Administrative Subtotal</b>	<b>\$ 78,354</b>	<b>\$ 118,703</b>	<b>\$ 114,080</b>	<b>\$ (4,623)</b>	<b>\$ 118,141</b>	<b>\$ 4,061</b>	
38	<b>EXPENDITURES - FIELD OPERATIONS</b>							
39								
40	Electric Utility Services							
41	Utility Services	\$ 2,122	\$ 3,638	\$ 8,762	\$ 5,124	\$ 5,000	\$ (3,762)	Entry Fountain not Operating for a Portion of FY 21/22. Undetermined if Fountain Will Remain.
42	Street Lights	\$ 12,372	\$ 21,209	\$ 20,500	\$ (709)	\$ 21,000	\$ 500	LED Conversion FY 21/22
43	Water-Sewer Combination							
44	Utility Services	\$ 3,583	\$ 6,142	\$ 4,000	\$ (2,142)	\$ 4,000	\$ -	Last Entrance Irrigation with County Water During a Portion of Costco Construction. Undetermined if Fountain Will Remain.
45	Stormwater Control							
46	Aquatic Maintenance	\$ 3,325	\$ 5,700	\$ 5,700	\$ -	\$ 5,700	\$ -	Based on Current Agreement
47	Miscellaneous Expense	\$ -	\$ 950	\$ 1,000	\$ 50	\$ 1,000	\$ -	Includes Lift Station PM
48	Other Physical Environment							
49	General Liability/Property Insurance	\$ 7,544	\$ 7,544	\$ 7,478	\$ (66)	\$ 9,053	\$ 1,575	Projected to Include Estimated 20% Increase.
50	Entry Fountain Maintenance & Repair	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Future Status of Fountain Unknown. Potentially Could Include Monthly Preventative Maintenance Service if it Remains or Contribute Toward Conversion Expense
51	Entry/Walls Maintenance & Repair	\$ 420	\$ 1,270	\$ 750	\$ (520)	\$ 3,000	\$ 2,250	To Include Pressure Washing. Flag Replacements.
52	Landscape & Irrigation Maintenance Contract	\$ 71,764	\$ 123,024	\$ 123,100	\$ 76	\$ 127,116	\$ 4,016	
53	Irrigation Repairs	\$ 2,932	\$ 5,026	\$ 5,000	\$ (26)	\$ 10,000	\$ 5,000	
54	Landscape Replacement Plants, Shrubs, Trees	\$ 960	\$ 5,000	\$ 5,000	\$ -	\$ 10,000	\$ 5,000	Projected and Proposed to Include Potential Plant Replacements at Fountain Area
55	Contingency							

**Proposed Budget**  
**World Commerce Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
56	Miscellaneous Contingency	\$ 45	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ -	FY 21/22 - Fountain Area Repairs or Enhancements? FY 22/23 Proposed to Include Potential Irrigation Upgrades, Woodline Cutbacks or East Entry Enhancements.
57	Capital Outlay	\$ -	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ -	FY 21/22 Projected to Include Irrigation Restructuring Following Costco Construction and a Portion of Fountain Area Enhancements. FY 22/23 Proposed to Possibly Contribute Toward Fountain Area Enhancements Including Sculpture.
58								
59	<b>Field Operations Subtotal</b>	<b>\$ 105,067</b>	<b>\$ 275,503</b>	<b>\$ 277,290</b>	<b>\$ 1,787</b>	<b>\$ 291,869</b>	<b>\$ 14,579</b>	
60								
61	<b>TOTAL EXPENDITURES</b>	<b>\$ 183,421</b>	<b>\$ 394,206</b>	<b>\$ 391,370</b>	<b>\$ (2,836)</b>	<b>\$ 410,010</b>	<b>\$ 18,640</b>	
62								
63	<b>EXCESS OF REVENUES</b>	<b>\$ 192,748</b>	<b>\$ (2,836)</b>	<b>\$ -</b>	<b>\$ (2,836)</b>	<b>\$ -</b>	<b>\$ -</b>	

**World Commerce Community Development District**  
**Debt Service**  
**Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2004A-1	Series 2007A	Series 2015	Budget for 2022/2023
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$1,451,622.57	\$812,812.50	\$431,164.88	\$2,695,599.94
<b>TOTAL REVENUES</b>	<b>\$1,451,622.57</b>	<b>\$812,812.50</b>	<b>\$431,164.88</b>	<b>\$2,695,599.94</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Debt Service Obligation	\$1,451,622.57	\$812,812.50	\$431,164.88	\$2,695,599.94
<b>Administrative Subtotal</b>	<b>\$1,451,622.57</b>	<b>\$812,812.50</b>	<b>\$431,164.88</b>	<b>\$2,695,599.94</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,451,622.57</b>	<b>\$812,812.50</b>	<b>\$431,164.88</b>	<b>\$2,695,599.94</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Collection and Discount % applicable to the county:

6.0%

**Gross assessments**

**\$ 2,865,221.03**

**Notes:**

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

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received

**World Commerce Community Development District**

**FISCAL YEAR 2022/2023 O&M ASSESSMENT SCHEDULE**

2022/2023 O&M Budget		\$410,010.00
St. Johns County Collection Cost:	2%	\$8,723.62
Early Payment Discount:	4%	\$17,447.23
2022/2023 Total:		<b>\$436,180.85</b>

2021/2022 O&M Budget	\$391,370.00
2022/2023 O&M Budget	\$410,010.00

Total Difference:	<b>\$18,640.00</b>
-------------------	--------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2015 Debt Service - SF	\$1,145.74	\$1,145.74	\$0.00	0.00%
Operations/Maintenance - SF	\$111.48	\$116.79	\$5.31	4.76%
<b>Total</b>	<b>\$1,257.22</b>	<b>\$1,262.53</b>	<b>\$5.31</b>	<b>0.42%</b>
Series 2004A-1 / 2007A Debt Service - MF	\$699.32	\$699.32	\$0.00	0.00%
Operations/Maintenance - MF	\$92.90	\$97.33	\$4.43	4.77%
<b>Total</b>	<b>\$792.22</b>	<b>\$796.65</b>	<b>\$4.43</b>	<b>0.56%</b>
Series 2004A-1 / 2007A Debt Service - Commercial	\$979.05	\$979.05	\$0.00	0.00%
Operations/Maintenance - Commercial	\$130.06	\$136.26	\$6.20	4.77%
<b>Total</b>	<b>\$1,109.11</b>	<b>\$1,115.31</b>	<b>\$6.20</b>	<b>0.56%</b>
Series 2004A-1 / 2007A Debt Service - Hotel	\$559.46	\$559.46	\$0.00	0.00%
Operations/Maintenance - Hotel	\$74.32	\$77.86	\$3.54	4.76%
<b>Total</b>	<b>\$633.78</b>	<b>\$637.32</b>	<b>\$3.54</b>	<b>0.56%</b>
Series 2004A-1 / 2007A Debt Service - Office	\$839.19	\$839.19	\$0.00	0.00%
Operations/Maintenance - Office	\$111.48	\$116.79	\$5.31	4.76%
<b>Total</b>	<b>\$950.67</b>	<b>\$955.98</b>	<b>\$5.31</b>	<b>0.56%</b>
Series 2004A-1 / 2007A Debt Service - Industrial	\$559.46	\$559.46	\$0.00	0.00%
Operations/Maintenance - Industrial	\$74.32	\$77.86	\$3.54	4.76%
<b>Total</b>	<b>\$633.78</b>	<b>\$637.32</b>	<b>\$3.54</b>	<b>0.56%</b>



## WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2022/2023 O&amp;M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$410,010.00
COLLECTION COSTS @	2%	\$8,723.62
EARLY PAYMENT DISCOUNT @	4%	\$17,447.23
TOTAL O&M ASSESSMENT		<u>\$436,180.85</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			
	O&M	SERIES 2004A-1 & 2007A DEBT SERVICE <sup>(1)</sup>	SERIES 2015 DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
<b>PLATTED PARCELS</b>							
SF	405		400	1.50	607.50	10.84%	\$47,301.43
MF	430.000	220		1.25	537.50	9.59%	\$41,851.06
COMM	276.678	258		1.75	484.19	8.64%	\$37,699.94
OFFICE	277.003	192.203		1.50	415.50	7.42%	\$32,352.19
IND	358.190	59.39		1.00	358.19	6.39%	\$27,889.54
<b>Total Platted</b>	<b>1746.871</b>	<b>729.971</b>	<b>400</b>		<b>2402.88</b>	<b>42.89%</b>	<b>\$187,094.15</b>
<b>UNPLATTED LANDS</b>		<b>PLANNED UNITS</b>					
MF	313	313		1.25	391.25	6.98%	\$30,463.68
COMM	479	497		1.75	837.73	14.95%	\$65,227.30
HOTEL	250	250		1.00	250.00	4.46%	\$19,465.61
OFFICE	1126.851	1126.817		1.50	1690.28	30.17%	\$131,609.03
IND	29.81	26.159		1.00	29.81	0.53%	\$2,321.08
<b>Total Unplatted</b>	<b>2198.361</b>	<b>2212.976</b>	<b>0</b>		<b>3199.06</b>	<b>57.11%</b>	<b>\$249,086.70</b>
<b>Total Community</b>	<b>3945.232</b>	<b>2942.947</b>	<b>400</b>		<b>5601.94</b>	<b>100.00%</b>	<b>\$436,180.85</b>

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

(\$26,170.85)

Net Revenue to be Collected

\$410,010.00

PER LOT O&M ASSESSMENT			
O&M	2004A-1 & 2007A D/S <sup>(2)</sup>	2015 D/S <sup>(2)</sup>	Total <sup>(3)</sup>
\$116.79		\$1,145.74	\$1,262.53
\$97.33	\$699.32		\$796.65
\$136.26	\$979.05		\$1,115.31
\$116.79	\$839.19		\$955.98
\$77.86	\$559.46		\$637.32
\$97.33	\$699.32		\$796.65
\$136.26	\$979.05		\$1,115.31
\$77.86	\$559.46		\$637.32
\$116.79	\$839.19		\$955.98
\$77.86	\$559.46		\$637.32

UNPLAT BY ACREAGE    304.33    304.33    \$249,086.70

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT	TOTAL
\$818.48	\$5,933.00	\$6,751.48

<sup>(1)</sup> Reflects the number of total lots with Series 2004A-1, Series 2007A and Series 2015 debt outstanding.<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2004A-1, Series 2007A and Series 2015 bond issues. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.<sup>(3)</sup> Annual assessment that will appear on November 2022 St. Johns County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

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

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

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

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



Rizzetta & Company

## **EXPENDITURES – ADMINISTRATIVE:**

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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

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



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## Tab 9



April 27, 2022

World Commerce CDD  
Attn: Lesley Gallagher, District Manager  
c/o Rizzetta & Company, Inc.  
3434 Colwell Ave., Suite 130  
Tampa, FL 33614

Dear Ms. Gallagher:

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

World Commerce CDD

1,141 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2022.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes  
Supervisor of Elections

VO/ew