MIAMI WORLD CENTER

COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING AGENDA

June 12, 2019

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

June 5, 2019

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Miami World Center Community Development District

Dear Board Members:

A Regular Meeting of the Miami World Center Community Development District's Board of Supervisors will be held on June 12, 2019 at 11:00 a.m., at the offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Ratification of Coastal/Tishman Change Orders *(support documentation available upon request)*

   A. Number 032

   B. Number 033

   C. Number 034

   D. Number 036

4. Consideration of Resolution 2019-01, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law: Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

5. Consideration of Resolution 2019-02, Designating a Date, Time, and Location for a Landowners' Meeting of The District, and Providing for an Effective Date [Seats 1, 2 & 4]

6. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2018, Prepared by Grau & Associates

7. Consideration of Resolution 2019-03, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018

8. Consideration of Siemens Industry Inc., Proposal #3725414 for Camera Maintenance Services – First Year

9. Update: Previously Approved Agreements
   A. Landscape: **Brightview Landscape Services** *(approved at Feb 2019 meeting)*
   B. Security Guards: **Beau Security & Investigations, Inc.** (*approved at Feb 2019 meeting)*
   C. Janitorial: **A&S Total Cleaning** *(approved at Feb 2019 meeting)*
10. Acceptance of Unaudited Financial Statements as of April 30, 2019
11. Approval of April 17, 2019 Regular Meeting Minutes
12. Staff Reports
   A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
   B. District Engineer: *Kimley-Horn and Associates, Inc.*
   C. Operations Manager: *Square Edge Inc.*
   D. District Manager: *Wrathell, Hunt and Associates, LLC*
      - UPCOMING MEETINGS
         - June 19, 2019 at 11:00 A.M.
         - July 17, 2019 at 11:00 A.M.
13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,

Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
Call-in number: 1-888-354-0094
Conference ID: 2144145

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3A

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 032
DATE: 3/13/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 74,89,104,112,118,124,127,129,130 and 134

COR#	Description	Amount
74	GCC - MWC 10th Street Change Orders (CONT $30,028.23)	$ -
89	SFEC -Electrical Scope Update Bulletin 15 to Bulletin 24 (Allowance in Contract $91.459.58)	$ -
104	GCC - Removal of Fence on 10th Street and Install Water Wall (Transfer from 16-999 $19,041.85)	$ -
112	GCC - Sewer Upgrade Changes Contract Reconciliation (Transfer to 16-999 $23,345.40)	$ -
118	GCC-T&M for 8th Street Drainage Installation per RFI No. 236 (CONT$9,746.42)	$ -
124	GCC - Adjusting Telecommunication MH NE 1 Ave btw NE 9 & 10 St (Sub Surface Allowance $16,000)	$ -
127	GCC- Sandblasting X-walk Striping & Place New Striping at N. Miami Ave and 8th St (CONT $3,840.82)	$ -
129	UPC -Additional Survey and Soft Digs NE1st Ave & 9th St (CONT$2,568.00)	$ -
130	UPC- Additinal Equipment per RFI 294 (CONT $1,219.80)	$ -
134	GCC - Install Sidewalk on NE 1st Ave btw RR & 7th St.(CONT $6,241.66)	$ -
	Total:	**$ -**

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(906,377)
The Contract Price prior to this Change Order was	$	32,330,249
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	32,330,249

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is 1/31/2019

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By:
Name:
Title:

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By:
Name: KEVIN DAVIS
Title: 1ST V.P.

OWNER:

Miami World Center Community Development District

By:
Name:
Title: CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By:
Name: Aaron Buck
Title: CDD Engineer

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3B

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 033
DATE: 4/5/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 119,122,125,139,140,147,148,150,152,156 and 160

COR#	Description	Amount
119	UPC - Signalization Bulletin 25 Changes CONT $7,738.13)	$ -
122	BVLD - Hose Bibs per RFI 083 (Contract Award Savings $99,000)	$ -
125	UPC - Rectangular Flashing Beacon Assemblies (CONT $11,342)	$ -
139	UPC - CCD - NE 2 Ave & NE 8 St Pullbox Qty Discrepancy btw T-2 & T-7 (CONT$5,358.77)	$ -
140	UCC - Barrier 1 - K4 Bollards CDD Paseo East - West (CONT $4,551.05)	$ -
147	UPC- Addl Camera at NE 1st Ave and NE 10th ST - CONT($7,541.90)	$ -
148	GCC - N Miami Ave Drainage Cleaning and Video (CONT $4,177.74)	$ -
150	GCC - MDT Signage Demo (CONT $1,679.61)	$ -
152	GCC - Credit for Allowances not used in Contract (Transfer to 16-999 $214,870)	$ -
156	GCC - NE 9th ST Paseo Sub Base Prep (Transfer from 16-999 $15,391.73)	$ -
160	CT - CDD Builders Risk Extension (Transfer from 16-999 $48,319.58)	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previousiy executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(906,377)
The Contract Price prior to this Change Order was	$	32,330,249
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	32,330,249

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is ~~1/31/2019~~ TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

DMR

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By:
Name: George P. Adornato
Title: SR. VICE President

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By:
Name: KEVIN DAVIS
Title: VP

OWNER:

Miami World Center Community Development District

By:
Name: John Christ
Title: C. F. O. / Chairman

CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By:
Name: Alvaro Bucheli
Title: SVP

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3C

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 034
DATE: 4/15/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 75,101,103 and 123

COR#	Description	Amount
75	GCC - Tree Removal at NE 1st Ave bw NE 9th St and NE 10th ST(Allowance $20,741.58)	$ -
101	SFEC - CDD Permit Allowance Adjustment (Allowance $12,160.00)	$ -
103	GCC - Addl Tree Removal at Intersection of NE 10th St and NE 1st Ave (Allowance $7,203.41)	$ -
123	SFEC - Block D FPL Duct Bank to C East (Allowance $10,750.00)	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$ 33,236,625
The net change by previously authorized Change Orders	$ (906,377)
The Contract Price prior to this Change Order was	$ 32,330,249
The Contract Price will be increased by this Change Order in the amount of	$ -
The new Contract Price including this Change Order will be	$ 32,330,249

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By:
Name: George P. Adornato
Title: SR-VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By:
Name: Kevin Davis
Title: 1st V.P.

OWNER:

Miami World Center Community Development District

By:
Name: John Celeste
Title: Chairman
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By:
Name: Aaron Buchler
Title: SVP.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3D

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 036
DATE: 6/1/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 181 and 183

COR#	Description	Amount
181	SFEC - Dpo Credit # 3R2 for Light Fixtures	$ (198,993.50)
183	BVIEW - DPO Credit # 7A for Large Trees	$ (102,287.00)
		$ -
		$ -
	Total:	**$ (301,280.50)**

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(906,377)
The Contract Price prior to this Change Order was	$	32,330,249
The Contract Price will be increased by this Change Order in the amount of	$	(301,281)
The new Contract Price including this Change Order will be	$	32,028,968

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By:
Name: George R. Adornato
Title: Sr. VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By:
Name: Kevin Davis
Title: 1st V.P.

OWNER:

Miami World Center Community Development District

By:
Name: John Chapin
Title: Chairman
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By:
Name: Aaron Buchler
Title: SVP

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Miami World Center Community Development District (**"District"**) prior to June 15, 2019, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2019

HOUR: 11:00 A.M.

LOCATION: Greenberg Traurig, P.A.
333 S.E. 2nd Ave., 44th Floor
Room 44-008
Miami, Florida 33131

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2019.

ATTEST:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Exhibit A

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020
PROPOSED BUDGET
PREPARED MAY 9, 2019

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
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MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenues & Expenditures	Proposed FY 2020 Budget
REVENUES					
Off-roll assessments	$1,001,468	$601,104	$ 400,364	$ 1,001,468	$1,560,118
Developer contribution	-	15,213	-	15,213	-
Total revenues	1,001,468	616,317	400,364	1,016,681	1,560,118
EXPENDITURES					
Professional & administration					
Supervisors	8,000	2,821	5,179	8,000	8,000
FICA	612	168	396	564	612
District engineer	12,500	11,546	5,000	16,546	12,500
General counsel	40,000	9,672	30,328	40,000	40,000
District manager	50,000	25,000	25,000	50,000	50,000
Accounting O&M	4,500	2,250	2,250	4,500	5,500
Debt service fund accounting	15,000	7,500	7,500	15,000	15,000
O&M methodology	-	1,850	-	1,850	-
Assessment roll services	20,000	10,000	10,000	20,000	20,000
Arbitrage rebate calculation	750	-	750	750	750
Audit	8,500	8,500	-	8,500	8,800
Postage	1,000	180	820	1,000	1,000
Insurance - GL, POL	11,781	10,710	-	10,710	11,781
Legal advertising	1,500	105	1,395	1,500	1,500
Miscellaneous- bank charges	750	206	544	750	750
Website					
Hosting and maintenance	675	635	-	635	705
ADA compliance	350	139	-	139	200
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Annual district filing fee	175	175	-	175	175
Trustee	5,500	3,500	2,000	5,500	5,500
Total professional & admin	184,593	96,457	92,662	189,119	185,773

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenues & Expenditures	Proposed FY 2020 Budget
Field operations					
Capital improvements/replacements	-	-	-	-	20,000
Electrical					
Street light services	64,000	-	64,000	64,000	70,000
Electrical repairs and relamping	2,500	-	2,500	2,500	2,500
Insurance					
Insurance: property	8,500	4,938	3,562	8,500	9,500
Landscaping					
Landscape services	75,000	-	75,000	75,000	47,500
Irrigation - maintenance	2,500	-	2,500	2,500	2,500
Plant tree replacement	10,000	-	10,000	10,000	10,000
Licenses and permits	375	-	375	375	2,000
Maintenance & repairs					
Benches	-	-	-	-	2,500
Air conditioning	-	-	-	-	10,000
General	10,000	-	10,000	10,000	20,000
Grounds	5,000	-	5,000	5,000	-
Road repair	4,000	-	-	-	-
Sidewalk/paver repair	7,500	-	7,500	7,500	-
Golf cart	2,500	-	2,500	2,500	-
Signage maintenance	1,000	-	1,000	1,000	-
Stormwater drain inspections/cleanout	4,000	-	4,000	4,000	10,000
Janitorial services	175,000	-	175,000	175,000	-
Janitorial - phase 1	-	-	-	-	20,000
Janitorial - phase 2	-	-	-	-	134,000
Janitorial - phase 3	-	-	-	-	25,000
Janitorial - resealing wood decking	-	-	-	-	10,000
Road cleaning	7,500	-	-	-	-
Pest control	2,100	-	8,000	8,000	14,000
Maintenance storage	-	-	500	500	1,000
Waste removal	4,000	-	4,000	4,000	10,000
Management office					
On-site field management	50,000	17,289	51,870	69,159	237,378
Telephone/internet	5,000	-	-	-	1,000
Copier lease	700	-	700	700	700
Office equipment	1,000	-	1,000	1,000	1,000
Office lease	-	-	-	-	8,400
Office supplies	7,500	-	7,500	7,500	4,500
Marketing					
Holiday lighting	25,000	-	-	-	50,000

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenues & Expenditures	Proposed FY 2020 Budget
Security					
Security services	300,000	-	200,000	200,000	450,000
Construction security consulting	-	-	-	-	69,132
Camera maintenance program	-	-	-	-	20,000
Utilities	-	-	-	-	37,500
Electricity	13,000	-	13,000	13,000	-
Irrigation	10,700	-	10,700	10,700	-
Contingency	18,500	-	18,500	18,500	74,235
Total field operations	816,875	22,227	678,707	700,934	1,374,345
Total expenditures	1,001,468	118,684	771,369	890,053	1,560,118
Net increase/(decrease) of fund balance	-	497,633	(371,005)	126,628	-
Fund balance - beginning (unaudited)	-	92,359	589,992	92,359	218,987
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	218,987
Unassigned	-	589,992	218,987	218,987	-
Fund balance - ending (projected)	$ -	$ 589,992	$ 218,987	$ 218,987	$ 218,987

*This item will be realized when field operations are implemented.
**These items will be realized when bonds are issued.
***These items will be realized the year after the issuance of bonds.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administration

Supervisors	$ 8,000
Statutorily set at $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year. The District anticipates twelve meetings and all five Board Members receiving fees.	
FICA	612
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	12,500
Kimley-Horn and Associates will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	40,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	50,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Accounting O&M	5,500
Debt service fund accounting	15,000
Assessment roll services	20,000
Fishkind & Associates, Inc., will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	8,800
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Postage	1,000
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	11,781
The District carries general liability and public officials liability insurance. The limit of liability is set at $5,000,000 for general liability and $5,000,000 for public officials liability.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	
Miscellaneous- bank charges	750
Bank charges and other miscellaneous expenses incurred during the year.	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Website	705
Hosting and maintenance	200
ADA compliance	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Trustee	5,500
Annual fees paid for services provided as trustee, paying agent and registrar.	
Field operations	
Capital improvements/replacements	20,000
Electrical	
Street light services	70,000
Electrical repairs and relamping	2,500
Insurance	
Insurance: property	9,500
Landscaping	
Landscape services	47,500
Irrigation - maintenance	2,500
Plant tree replacement	10,000
Licenses and permits	2,000
Maintenance & repairs	
Benches	2,500
Air conditioning	10,000
General	20,000
Stormwater drain inspections/cleanout	10,000
Janitorial - phase 1	20,000
Janitorial - phase 2	134,000
Janitorial - phase 3	25,000
Janitorial - resealing wood decking	10,000
Pest control	14,000
Maintenance storage	1,000
Waste removal	10,000
Management office	
On-site field management	237,378
Telephone/internet	1,000
Copier lease	700
Office equipment	1,000
Office lease	8,400
Office supplies	4,500
Marketing	
Holiday lighting	50,000
Security	
Security services	450,000
Construction security consulting	69,132
Camera maintenance program	20,000
Utilities	37,500
Contingency	74,235
Total expenditures	$ 1,560,118

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected	Proposed FY 2020 Budget
REVENUE					
Off-roll assessments	$ -	$ -	$ -	$ -	$ 4,916,213
Interest	-	66,885	-	66,885	-
Unrealized gain (loss) on investment	-	59,887	-	59,887	-
Total revenue	-	126,772	-	126,772	4,916,213
EXPENDITURES					
Interest	3,766,213	1,883,106	1,883,107	3,766,213	3,766,213
Total expenditures	3,766,213	1,883,106	1,883,107	3,766,213	3,766,213
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(17,894)	(17,894)	(35,788)	-
Total other financing sources/(uses)	-	(17,894)	(17,894)	(35,788)	-
Net increase/(decrease) in fund balance	(3,766,213)	(1,774,228)	(1,901,001)	(3,675,229)	1,150,000
Beginning fund balance (unaudited)	10,762,647	10,727,249	8,953,021	10,727,249	7,052,020
Ending fund balance (projected)	$ 6,996,434	$ 8,953,021	$ 7,052,020	$ 7,052,020	8,202,020

Use of fund balance:	
Debt service reserve account balance (required)	(4,945,020)
Principal and Interest expense - November 1, 2020	(3,033,106)
Projected fund balance surplus/(deficit) as of September 30, 2020	$ 223,894

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2020			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2020	1,150,000.00	4.000%	1,883,106.25	3,033,106.25	72,915,000.00
5/1/2021			1,860,106.25	1,860,106.25	72,915,000.00
11/1/2021	1,195,000.00	4.000%	1,860,106.25	3,055,106.25	71,720,000.00
5/1/2022			1,836,206.25	1,836,206.25	71,720,000.00
11/1/2022	1,240,000.00	4.000%	1,836,206.25	3,076,206.25	70,480,000.00
5/1/2023			1,811,406.25	1,811,406.25	70,480,000.00
11/1/2023	1,290,000.00	4.000%	1,811,406.25	3,101,406.25	69,190,000.00
5/1/2024			1,785,606.25	1,785,606.25	69,190,000.00
11/1/2024	1,345,000.00	4.750%	1,785,606.25	3,130,606.25	67,845,000.00
5/1/2025			1,753,662.50	1,753,662.50	67,845,000.00
11/1/2025	1,405,000.00	4.750%	1,753,662.50	3,158,662.50	66,440,000.00
5/1/2026			1,720,293.75	1,720,293.75	66,440,000.00
11/1/2026	1,475,000.00	4.750%	1,720,293.75	3,195,293.75	64,965,000.00
5/1/2027			1,685,262.50	1,685,262.50	64,965,000.00
11/1/2027	1,545,000.00	4.750%	1,685,262.50	3,230,262.50	63,420,000.00
5/1/2028			1,648,568.75	1,648,568.75	63,420,000.00
11/1/2028	1,620,000.00	5.125%	1,648,568.75	3,268,568.75	61,800,000.00
5/1/2029			1,607,056.25	1,607,056.25	61,800,000.00
11/1/2029	1,700,000.00	5.125%	1,607,056.25	3,307,056.25	60,100,000.00
5/1/2030			1,563,493.75	1,563,493.75	60,100,000.00
11/1/2030	1,785,000.00	5.125%	1,563,493.75	3,348,493.75	58,315,000.00
5/1/2031			1,517,753.13	1,517,753.13	58,315,000.00
11/1/2031	1,880,000.00	5.125%	1,517,753.13	3,397,753.13	56,435,000.00
5/1/2032			1,469,578.13	1,469,578.13	56,435,000.00
11/1/2032	1,975,000.00	5.125%	1,469,578.13	3,444,578.13	54,460,000.00
5/1/2033			1,418,968.75	1,418,968.75	54,460,000.00
11/1/2033	2,075,000.00	5.125%	1,418,968.75	3,493,968.75	52,385,000.00
5/1/2034			1,365,796.88	1,365,796.88	52,385,000.00
11/1/2034	2,185,000.00	5.125%	1,365,796.88	3,550,796.88	50,200,000.00
5/1/2035			1,309,806.25	1,309,806.25	50,200,000.00
11/1/2035	2,295,000.00	5.125%	1,309,806.25	3,604,806.25	47,905,000.00
5/1/2036			1,250,996.88	1,250,996.88	47,905,000.00
11/1/2036	2,410,000.00	5.125%	1,250,996.88	3,660,996.88	45,495,000.00
5/1/2037			1,189,240.63	1,189,240.63	45,495,000.00
11/1/2037	2,535,000.00	5.125%	1,189,240.63	3,724,240.63	42,960,000.00
5/1/2038			1,124,281.25	1,124,281.25	42,960,000.00
11/1/2038	2,665,000.00	5.125%	1,124,281.25	3,789,281.25	40,295,000.00
5/1/2039			1,055,990.63	1,055,990.63	40,295,000.00
11/1/2039	2,805,000.00	5.125%	1,055,990.63	3,860,990.63	37,490,000.00
5/1/2040			984,112.50	984,112.50	37,490,000.00
11/1/2040	2,945,000.00	5.250%	984,112.50	3,929,112.50	34,545,000.00
5/1/2041			906,806.25	906,806.25	34,545,000.00
11/1/2041	3,100,000.00	5.250%	906,806.25	4,006,806.25	31,445,000.00
5/1/2042			825,431.25	825,431.25	31,445,000.00
11/1/2042	3,265,000.00	5.250%	825,431.25	4,090,431.25	28,180,000.00
5/1/2043			739,725.00	739,725.00	28,180,000.00
11/1/2043	3,435,000.00	5.250%	739,725.00	4,174,725.00	24,745,000.00

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2044			649,556.25	649,556.25	24,745,000.00
11/1/2044	3,615,000.00	5.250%	649,556.25	4,264,556.25	21,130,000.00
5/1/2045			554,662.50	554,662.50	21,130,000.00
11/1/2045	3,805,000.00	5.250%	554,662.50	4,359,662.50	17,325,000.00
5/1/2046			454,781.25	454,781.25	17,325,000.00
11/1/2046	4,005,000.00	5.250%	454,781.25	4,459,781.25	13,320,000.00
5/1/2047			349,650.00	349,650.00	13,320,000.00
11/1/2047	4,215,000.00	5.250%	349,650.00	4,564,650.00	9,105,000.00
5/1/2048			239,006.25	239,006.25	9,105,000.00
11/1/2048	4,435,000.00	5.250%	239,006.25	4,674,006.25	4,670,000.00
5/1/2049			122,587.50	122,587.50	4,670,000.00
11/1/2049	4,670,000.00	5.250%	122,587.50	4,792,587.50	-
Total	**74,065,000.00**		**75,250,106.31**	**149,315,106.31**	

Miami World Center CDD
FY20 O Assessments

Block	Folio	Owner	SF	Acreage	Admin Per ERU (Permitted), Per Acre (Unpermitted)	Field Services Per ERU	Total Net O&M Assessment
Fr Lien Book	01-0101-080-1010	PUG44 LLC, PUG45 LLC, MRC44 LLC	12500	0.287	$ 2,101.20	**$ -**	$ 2,101.20
Fr Lien Book	01-0101-080-1011	PUG44 LLC, PUG45 LLC, MRC44 LLC	10629	0.244	$ 1,786.69	**$ -**	$ 1,786.69
Fr Lien Book	01-0101-080-1015	MIAMI BLOCK 17 LLC	9125	0.2095	$ 1,533.88	**$ -**	$ 1,533.88
Fr Lien Book	01-0105-080-1070	MIAMI FIRST LLC	12000	0.2755	$ 2,017.15	**$ -**	$ 2,017.15
Fr Lien Book	01-0105-080-1080	MIAMI FIRST LLC	12000	0.2755	$ 2,017.15	**$ -**	$ 2,017.15
Fr Lien Book	01-0105-080-1120	MIAMI SPE LLC	10800	0.2479	$ 1,815.44	**$ -**	$ 1,815.44
A	01-0101-090-1090	Miami First, LLC	0	0.00			
A	01-0101-090-1060	Miami First, LLC	0	0.00			
A	01-0101-090-1052	Miami First, LLC	0	0.00			
A	01-0101-090-1051	Miami First, LLC	0	0.00			
A	01-0101-090-1050	Miami First, LLC	0	0.00			
A	01-0101-090-1010	Miami First, LLC	0	0.00			
A	01-0101-090-1030	Miami First, LLC	0	0.00			
A	01-0101-090-1100	Miami First, LLC	0	0.00			
A	01-0101-090-1110	Miami First, LLC	0	0.00			
A	01-0101-090-1120	Miami First, LLC	0	0.00			
A	01-0101-090-1121	Miami First, LLC	0	0.00			
A	01-0101-090-1130	Miami First, LLC	0	0.00			
A	01-0101-090-1140	Miami First, LLC	144,185	3.31	$ 24,236.70	**$ -**	$ 24,236.70
							$ -
B	01-0102-030-1140	MWC Block B, LLC	7,500	0.17	$ 1,244.79	**$ -**	$ 1,244.79
B	01-0102-030-1130	MWC Block B, LLC	3,750	0.09	$ 659.00	**$ -**	$ 659.00
B	01-0102-030-1120	MWC Block B, LLC	3,750	0.09	$ 659.00	**$ -**	$ 659.00
B	01-0102-030-1110	MWC Block B, LLC	7,500	0.17	$ 1,244.79	**$ -**	$ 1,244.79
B	01-0102-030-1100	MWC Block B, LLC	4,500	0.10	$ 732.23	**$ -**	$ 732.23
B	01-0102-030-1090	MWC Block B, LLC	4,500	0.10	$ 732.23	**$ -**	$ 732.23
B	01-0102-030-1080	MWC Block B, LLC	4,500	0.10	$ 732.23	**$ -**	$ 732.23
B	01-0102-030-1070	MWC Block B, LLC	14,200	0.33	$ 2,416.35	**$ -**	$ 2,416.35
B	01-0102-030-1060	MWC Block B, LLC	7,000	0.16	$ 1,171.56	**$ -**	$ 1,171.56
B	01-0102-030-1050	MWC Block B, LLC	15,000	0.34	$ 2,489.57	**$ -**	$ 2,489.57
B	01-0102-030-1040	MWC Block B, LLC	7,500	0.17	$ 1,244.79	**$ -**	$ 1,244.79
B	01-0102-030-1020	MWC Block B, LLC	7,500	0.17	$ 1,244.79	**$ -**	$ 1,244.79
B	01-0102-030-1010	MWC Block B, LLC	2,250	0.05	$ 366.11	**$ -**	$ 366.11
B	01-0102-030-1030	MWC Block B, LLC	4,500	0.10	$ 732.23	**$ -**	$ 732.23
B	01-0102-030-1210	MWC Block B, LLC	6,500	0.15	$ 1,098.34	**$ -**	$ 1,098.34
B	01-0102-030-1220	MWC Block B, LLC	4,250	0.10	$ 732.23	**$ -**	$ 732.23
B	01-0102-030-1200	MWC Block B, LLC	4,250	0.10	$ 732.23	**$ -**	$ 732.23
							$ -
E	01-3137-037-0010	MWC Block E, LLC	108,700	2.50	$ 18,305.66	**$ -**	$ 18,305.66
							$ -

Miami World Center CDD
FY20 O Assessments

Block	Folio	Owner	SF	Acreage	Admin Per ERU (Permitted), Per Acre (Unpermitted)	Field Services Per ERU	Total Net O&M Assessment
PROM	01-3137-037-0025	Miami A/I Commercial Assoc. Holdings, LLC	23,361	0.54	$ 3,954.02	**$ -**	$ 3,954.02
PROM/PLAZA	01-3137-036-0027	Miami A/I Commercial Assoc. Holdings, LLC	60,055	1.38	$ 10,104.73	**$ -**	$ 10,104.73
PASEO/PLAZA	01-3137-036-0025	Miami A/I Commercial Assoc. Holdings, LLC	42,450	0.97	$ 7,102.60	**$ -**	$ 7,102.60
							$ -
D-East	01-3137-036-0030	MWC Garage, LLC	34,968	0.80	$ 6,967.45	$ 98,998.47	$ 105,965.92
D-East	01-3137-036-0017		0	0.00	$ 1,929.04	$ 27,409.20	$ 29,338.24
							$ -
G-East	01-3137-037-0020	Block G Phase 1, LLC	56,522	1.30	$ 15,300.50	$ 217,400.29	$ 232,700.79
					$ 555.12	$ 7,887.54	$ 8,442.66
							$ -
G-West	01-3137-037-0015	Block G Phase 2, LLC	20,980	0.48	$ 3,514.69		$ 3,514.69
							$ -
H	01-3137-036-0016	Miami A/I, LLC	71,890	1.65	$ 12,081.74		$ 12,081.74
F-West	01-3137-036-0014	Miami A/I, LLC	18,600	0.43	$ 3,148.57		$ 3,148.57
F-East	01-3137-036-0015	Miami A/I, LLC	61,000	1.40	$ 10,251.17		$ 10,251.17
8th St	01-3137-036-0012	Miami A/I, LLC	9,770	0.22	$ 1,610.90		$ 1,610.90
D-East	01-3137-036-0017	Miami A/I, LLC	0	0.00	$ -	$ -	$ -
C-East	01-3137-036-0010	Miami A/I, LLC	66,635	1.53	$ 11,203.07		$ 11,203.07
							$ -
C/D-West	01-3137-036-0020	Tower 2, LLC	102,518	2.35	$ 13,045.32	$ 185,357.16	$ 198,402.48
					$ 19,463.90	$ 276,556.83	$ 296,020.73
					$ 2,255.18	$ 32,043.13	$ 34,298.31
							$ -
D-East	01-3137-036-0011	MWC Retail, LLC	44,430	1.02	$ 1,541.50	$ 21,902.71	$ 23,444.21
D-East	01-3137-036-0013	MWC Retail, LLC	2,970	0.07	$ 103.04	$ 1,464.12	$ 1,567.16
			1,045,038	***23.979***	***$ 196,178.88***	***$ 869,019.45***	***$ 1,065,198.33***

Miami World Center CDD
FY20 DS Assessments

Block	Folio	Owner	SF	Acreage	Permitted ERU	Net Annual Debt Service		Total Debt	
Fr Lien Book	01-0101-080-1010	PUG44 LLC, PUG45 LLC, MRC44 LLC	12500	0.28696		$ 53,733.14	$53,733.14	$	809,362.12
Fr Lien Book	01-0101-080-1011	PUG44 LLC, PUG45 LLC, MRC44 LLC	10629	0.24401		$ 45,690.37	$45,690.37	$	688,216.80
Fr Lien Book	01-0101-080-1015	MIAMI BLOCK 17 LLC	9125	0.20948		$ 39,225.19	$39,225.19	$	590,834.35
Fr Lien Book	01-0105-080-1070	MIAMI FIRST LLC	12000	0.27548		$ 51,583.82	$51,583.82	$	776,987.63
Fr Lien Book	01-0105-080-1080	MIAMI FIRST LLC	12000	0.27548		$ 51,583.82	$51,583.82	$	776,987.63
Fr Lien Book	01-0105-080-1120	MIAMI SPE LLC	10800	0.24793		$ 46,425.44	$46,425.44	$	699,288.87
A	01-0101-090-1090	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1060	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1052	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1051	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1050	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1010	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1030	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1100	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1110	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1120	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1121	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1130	Miami First, LLC	0	0.000		$ -	$0.00	$	-
A	01-0101-090-1140	Miami First, LLC	144,185	3.310		$ 619,801.06	$619,801.06	$	9,335,830.16
B	01-0102-030-1140	MWC Block B, LLC	7,500	0.172		$ 32,239.89	$32,239.89	$	485,617.27
B	01-0102-030-1130	MWC Block B, LLC	3,750	0.086		$ 16,119.94	$16,119.94	$	242,808.64
B	01-0102-030-1120	MWC Block B, LLC	3,750	0.086		$ 16,119.94	$16,119.94	$	242,808.64
B	01-0102-030-1110	MWC Block B, LLC	7,500	0.172		$ 32,239.89	$32,239.89	$	485,617.27
B	01-0102-030-1100	MWC Block B, LLC	4,500	0.103		$ 19,343.93	$19,343.93	$	291,370.36
B	01-0102-030-1090	MWC Block B, LLC	4,500	0.103		$ 19,343.93	$19,343.93	$	291,370.36
B	01-0102-030-1080	MWC Block B, LLC	4,500	0.103		$ 19,343.93	$19,343.93	$	291,370.36
B	01-0102-030-1070	MWC Block B, LLC	14,200	0.326		$ 61,040.85	$61,040.85	$	919,435.37
B	01-0102-030-1060	MWC Block B, LLC	7,000	0.161		$ 30,090.56	$30,090.56	$	453,242.79
B	01-0102-030-1050	MWC Block B, LLC	15,000	0.344		$ 64,479.77	$64,479.77	$	971,234.54
B	01-0102-030-1040	MWC Block B, LLC	7,500	0.172		$ 32,239.89	$32,239.89	$	485,617.27
B	01-0102-030-1020	MWC Block B, LLC	7,500	0.172		$ 32,239.89	$32,239.89	$	485,617.27
B	01-0102-030-1010	MWC Block B, LLC	2,250	0.052		$ 9,671.97	$9,671.97	$	145,685.18
B	01-0102-030-1030	MWC Block B, LLC	4,500	0.103		$ 19,343.93	$19,343.93	$	291,370.36
B	01-0102-030-1210	MWC Block B, LLC	6,500	0.149		$ 27,941.23	$27,941.23	$	420,868.30
B	01-0102-030-1220	MWC Block B, LLC	4,250	0.098		$ 18,269.27	$18,269.27	$	275,183.12
B	01-0102-030-1200	MWC Block B, LLC	4,250	0.098		$ 18,269.27	$18,269.27	$	275,183.12
E	01-3137-037-0010	MWC Block E, LLC	108,700	2.495		$ 467,263.41	$467,263.41	$	7,038,212.98
PROM	01-3137-037-0025	Miami A/I Commercial Assoc. Holdings, LLC	23,361	0.536		$100,420.80	$100,420.80	$	1,512,600.68
PROM/PLAZA	01-3137-036-0027	Miami A/I Commercial Assoc. Holdings, LLC	60,055	1.379		$ 258,155.51	$258,155.51	$	3,888,499.36
PASEO/PLAZA	01-3137-036-0025	Miami A/I Commercial Assoc. Holdings, LLC	42,450	0.975		$182,477.75	$182,477.75	$	2,748,593.75
D-East	01-3137-036-0030	MWC Garage, LLC	34,968	0.803	200.82	$150,315.24	$150,315.24	$	2,264,141.96
D-East	01-3137-036-0017				55.60				
G-East	01-3137-037-0020	Block G Phase 1, LLC	56,522	1.298	441.00	$ 385,973.47	$385,973.47	$	5,813,773.22
					16.00				
G-West	01-3137-037-0015	Block G Phase 2, LLC	20,980	0.482		$ 372,064.52	$372,064.52	$	5,604,267.88
H	01-3137-036-0016	Miami A/I, LLC	71,890	1.650		$ 309,030.05	$309,030.05	$	4,654,803.41
F-West	01-3137-036-0014	Miami A/I, LLC	18,600	0.427		$ 79,954.92	$79,954.92	$	1,204,330.83
F-East	01-3137-036-0015	Miami A/I, LLC	61,000	1.400		$ 262,217.74	$262,217.74	$	3,949,687.14
8th St	01-3137-036-0012	Miami A/I, LLC	9,770	0.224		$ 41,997.82	$41,997.82	$	632,597.43
C-East	01-3137-036-0010	Miami A/I, LLC	66,635	1.530		$ 286,440.64	$286,440.64	$	4,314,547.58
C/D-West	01-3137-036-0020	Tower 2, LLC	102,518	2.353	376.00	$ 440,689.15	$440,689.15	$	6,637,934.85
					561.00				
					65.00				
D-East	01-3137-036-0011	MWC Retail, LLC	44,430	1.020	44.43	$190,989.08	$190,989.08	$	2,876,796.71
D-East	01-3137-036-0013	MWC Retail, LLC	2,970	0.068	2.97	$12,766.99	$12,766.99	$	192,304.44
			1,045,038	***23.99***	***1762.82***	***$ 4,917,138.01***	***$ 4,917,138.01***	***$***	***74,065,000.00***
			$ 4,917,138.00			**$ 0.01**	**$ 0.01**	**$**	**74,065,000.00**

Prepared by PFM Group Consulting

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Miami-Dade County Ordinance 15-62 creating the District (the "Ordinance") is July 24, 2015; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District in November on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

SECTION 1. In accordance with section 190.006(2)(b), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the ____ day of November 2019, at 11:00 a.m., located at the offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held the 12th day of June, 2019. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of June, 2019.

ATTEST:	**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November ___, 2019**

TIME: **11:00 A.M.**

LOCATION: **Greenberg Traurig**
P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008
Miami, Florida 33131

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District **("District")** has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors **("Board")** every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property**.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2019

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Miami World Center Community Development District to be held at 11:00 a.m., on November __, 2019 at the offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2016), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2019

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the remaining candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Miami World Center Community Development District and described as follows:

Description	**Acreage**
_____	_____
_____	_____
_____	_____

[Insert the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	**NUMBER OF VOTES**
1. _____	____
2. _____	____
3. _____	____

Date: _____ Signed: _____

Printed Name: _____

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

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MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 4, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 4, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Grau & Associates

June 4, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Miami World Center Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($7,235,022).

- The change in the District's total net position in comparison with the prior fiscal year was ($3,155,271), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2018, the District's governmental funds reported combined ending fund balances of $36,924,219, a decrease of ($10,661,007) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned general fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District maintains only one category of funds: governmental fund.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general, debt service and the capital projects funds which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2018	2017
Current and other assets	$ 39,499,090	$ 48,580,906
Capital assets	30,488,995	23,641,505
Total assets	69,988,085	72,222,411
Current liabilities	4,103,447	3,214,013
Long-term liabilities	73,119,660	73,088,149
Total liabilities	77,223,107	76,302,162
Net position		
Net investment in capital assets	(16,535,621)	(16,946,715)
Restricted for debt service	9,167,561	12,866,916
Unrestricted	133,038	48
Total net position	$ (7,235,022)	$ (4,079,751)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the interest costs associated with the Series 2017 bonds debt service payment.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDING SEPTEMBER 30,

	2018	2017
Revenues:		
Program revenues		
Operating grants and contributions	$ 392,355	$ 254,829
Capital grants and contributions	442,605	158,934
Total revenues	834,960	413,763
Expenses:		
General government	179,673	182,135
Bond issue costs	1,065	2,000,550
Interest	3,809,493	2,310,854
Total expenses	3,990,231	4,493,539
Change in net position	(3,155,271)	(4,079,776)
Net position - beginning	(4,079,751)	25
Net position - ending	$ (7,235,022)	$ (4,079,751)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was $3,990,231. The costs of the District's activities were primarily funded by the proceeds from the issuance of bonds in the prior fiscal year ended September 30, 2017. Additionally, the District levied special assessments in the current fiscal year and earned interest income on investments. Expenses decreased during the current year due to the bond issuance costs associated with the bonds issued in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had $30,488,995 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had $74,065,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates the continuation of the infrastructure projects for the following year and anticipates that the operations will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Miami World Center Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 232,862
Interest receivable	61,589
Due from Developer	46,550
Restricted assets:	
Investments	39,158,089
Capital assets:	
Nondepreciable	30,488,995
Total assets	69,988,085
LIABILITIES	
Accounts payable	119,769
Accrued interest payable	1,569,255
Accrued expenses	3,000
Due to Developer	23,605
Contracts and retainage payable	2,383,006
Unearned revenue	4,812
Non-current liabilities:	
Due in more than one year	73,119,660
Total liabilities	77,223,107
NET POSITION	
Net investment in capital assets	(16,535,621)
Restricted for debt service	9,167,561
Unrestricted	133,038
Total net position	$ (7,235,022)

See notes to the financial statements

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 179,673	$ 271,984	$ 40,679	$ -	$ 132,990
Maintenance and operations	-	-	-	442,605	442,605
Bond issue costs	1,065	-	-	-	(1,065)
Interest on long-term debt	3,809,493	-	79,692	-	(3,729,801)
Total governmental activities	3,990,231	271,984	120,371	442,605	(3,155,271)
Change in net position					(3,155,271)
Net position - beginning					(4,079,751)
Net position - ending					$ (7,235,022)

See notes to the financial statements

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	$ 232,862	$ -	$ -	$ 232,862
Investments	-	10,724,542	28,433,547	39,158,089
Interest receivable	-	14,980	46,609	61,589
Due from Developer	46,550	-	-	46,550
Total assets	$ 279,412	$ 10,739,522	$ 28,480,156	$ 39,499,090
LIABILITIES				
Accounts payable	$ 119,769	$ -	$ -	$ 119,769
Contracts and retainage payable	-	-	2,383,006	2,383,006
Due to Developer	23,605	-	-	23,605
Accrued expenses	3,000	-	-	3,000
Unearned revenue	-	2,706	2,106	4,812
Total liabilities	146,374	2,706	2,385,112	2,534,192
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - Developer	40,679	-	-	40,679
Total deferred inflows of resources	40,679	-	-	40,679
FUND BALANCES				
Reserved for:				
Debt service	-	10,736,816	-	10,736,816
Capital projects	-	-	26,095,044	26,095,044
Unassigned	92,359	-	-	92,359
Total fund balances	92,359	10,736,816	26,095,044	36,924,219
Total liabilities, deferred inflows of resources, and fund balances	$ 279,412	$ 10,739,522	$ 28,480,156	$ 39,499,090

See notes to the financial statements

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

Fund balance - governmental funds		$ 36,924,219
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net postion includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	30,488,995	
Accumulated depreciation	-	30,488,995
Assets that are not available to pay for current-period expenditures are unavailable in the fund statements.		40,679
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable		(1,569,255)
Original issue discount		945,340
Bonds payable		(74,065,000)
Net position of governmental activities		$ (7,235,022)

See notes to the financial statements

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	$ 271,984	$ -	$ -	$ 271,984
Developer contributions	61,010	-	-	61,010
Interest	-	146,739	412,648	559,387
Unrealized gain (loss) on investments	-	(67,047)	29,957	(37,090)
Total revenues	332,994	79,692	442,605	855,291
EXPENDITURES				
Current:				
General government	179,673	-	-	179,673
Debt service:				
Interest		4,488,070	-	4,488,070
Bond issue costs	-	1,065	-	1,065
Capital outlay	-	-	6,847,490	6,847,490
Total expenditures	179,673	4,489,135	6,847,490	11,516,298
Excess (deficiency) of revenues over (under) expenditures	153,321	(4,409,443)	(6,404,885)	(10,661,007)
Fund balances - beginning	(60,962)	15,146,259	32,499,929	47,585,226
Fund balances - ending	$ 92,359	$ 10,736,816	$ 26,095,044	$ 36,924,219

See notes to the financial statements

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

Net change in fund balances - total governmental funds	$ (10,661,007)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, inthe statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	6,847,490
Revenues that do not provide current available resources are unavailable in the fund statements but are recognized as revenues in the statement of activities.	(20,331)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	710,088
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities	(31,511)
Change in net position of governmental activities	$ (3,155,271)

See notes to the financial statements

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Miami World Center Community Development District ("District") was created on July 24, 2015 by Ordinance 15-62 of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members are affiliated with MWC Holdings (the "Developer").

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. Principal and interest on general long-term debt are recorded as fund liabilities when due.

Assessments

Assessments are non-ad valorem assessments on all platted units and parcels in undeveloped acreage within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenues
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2018:

	Fair Value/Amortized Cost	Level	Credit Risk	Maturities
Fidelity Investments Money Market Funds - Government Portfolio	$ 25,409,477	N/A	S&P AAAm	Not Available
United States Treasury Bills	2,993,438	1	S&P AAAm	Matures November 30, 2018
United States Treasury Bills	5,925,289	1	S&P AAAm	Matures February 28, 2019
United States Treasury Bills	4,829,885	1	S&P AAAm	Matures February 15, 2020
Total Investments	$ 39,158,089			

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The U.S. Treasury investment is held by the trustee or agent but not in the District's name.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs. The US Treasury Bills classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 23,641,505	$ 6,847,490	$ -	$ 30,488,995
Total capital assets, not being depreciated	23,641,505	6,847,490	-	30,488,995
Governmental activities capital assets	$ 23,641,505	$ 6,847,490	$ -	$ 30,488,995

The total cost of the improvements included in the capital improvement plan described in the Engineer's Report is approximately $55,982,500 and includes certain onsite and offsite public infrastructure improvements, power distribution improvements, telecommunications improvements, stormwater management systems and roadway improvements, landscaping and hardscaping, signalizations, water features, other miscellaneous improvements, parking space mitigation and Metromover station improvements. The project commenced in the prior fiscal year. Certain improvements will be conveyed to other entities upon completion of the project. Any costs in excess of the amount available from Bond proceeds will be funded by the Developer.

Approximately, $18,700,000 of the prior year improvements were acquired from the Developer under the terms of the Completion Agreement between the District and the Developer. The Developer provides construction management services to the project. The District incurred approximately $1.4 million of costs related to the project that were paid to the Developer during the current fiscal year. The District has outstanding commitments related to the project of approximately $18,500,000 as of September 30, 2018.

NOTE 6 – LONG-TERM LIABILITIES

Series 2017

On February 22, 2017, the District issued $74,065,000 of Special Assessment Revenue Bonds, Series 2017 due on November 1, 2049 with variable interest rates between 4.00% and 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing on November 1, 2020 through November 1, 2049.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

NOTE 6 – LONG-TERM LIABILITIES

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2017	$ 74,065,000	$ -	$ -	$ 74,065,000	$ -
Less: Original issue discount	976,851	-	31,511	945,340	-
Total	$ 73,088,149	$ -	$ (31,511)	$ 73,119,660	$ -

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities		
Year ending September 30:	Principal	Interest	Total
2019	$ -	$ 3,766,213	$ 3,766,213
2020	-	3,766,213	3,766,213
2021	1,150,000	3,743,213	4,893,213
2022	1,195,000	3,696,313	4,891,313
2023	1,240,000	3,647,613	4,887,613
2024-2028	7,060,000	17,349,625	24,409,625
2029-2033	8,960,000	15,383,300	24,343,300
2034-2038	11,500,000	12,774,931	24,274,931
2039-2043	14,780,000	9,408,688	24,188,688
2044-2048	19,075,000	4,996,031	24,071,031
2049-2050	9,105,000	484,181	9,589,181
Total	$ 74,065,000	$ 79,016,321	$ 153,081,321

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

For the current fiscal year, Developer assessment revenues in the general fund was $271,984, which included a receivable of $31,337 as of September 30, 2018.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $61,010. The District is owed $15,213 from the Developer as of September 30, 2018.

The District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 297,666	$ 271,984	$ (25,682)
Developer contributions	-	61,010	61,010
Total revenues	297,666	332,994	35,328
EXPENDITURES			
Current:			
General government	194,158	179,673	14,485
Total expenditures	194,158	179,673	14,485
Excess (deficiency) of revenues over (under) expenditures	$ 103,508	153,321	$ 49,813
Fund balance - beginning		(60,962)	
Fund balance - ending		$ 92,359	

See notes to required supplementary information

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018, the current fiscal year.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 4, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Brown & Associates

June 4, 2019

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

We have examined Miami World Center Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Miami World Center Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 4, 2019

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Miami World Center Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 4, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 4, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Miami World Center Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Miami World Center Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 4, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2018;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Financial Report for Fiscal Year 2018, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2018, for the period ending September 30, 2018; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2018 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this _____ day of _____, 2019.

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

_____ Secretary/Assistant Secretary

_____ Chair/Vice Chair, Board of Supervisors

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

8

SQUARE EDGE

June 12, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Recommendation to award Siemens Camera Maintenance Program

Square Edge Inc. recommends Siemens to provide the first year of the camera maintenance. The reason for this recommendation is that Siemens was the installer and equipment vendor. As such any and all warranty items that may arise will be covered by Siemens. The monthly estimate cost is based on coverage service from Monday thru Sunday, 24 Hours per day online/phone response and on-site response. The proposed cost is for the remaining months for FYI 2019. (3 Months)

Description	CDD Proposed Budget FY 2019	Proposed Cost FY 2019
Siemens	$0	$7,548

Month Fee $2,516

Sincerely,

Paola Lamprea
Square Edge, Inc

SIEMENS

Ingenuity for life

PROPOSAL

Miami World Center Command SOC & Common Area Maintenance Service Agreement

PREPARED BY

Siemens Industry, Inc.
Gino Ezzo

PREPARED FOR

Miami World Center

DELIVERED ON

June 6, 2019

SIEMENS
Ingenuity for life

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Contact Information

Proposal #:	3725414
Date:	June 6, 2019

Sr Account Sales Executive:	Gino Ezzo
Branch Address:	3021 N. Commerce Parkway Miami, Florida, 33025
Telephone:	561-239-2064
Email Address:	gino.ezzo@siemens.com

Miami Customer Contact:	Miami World Center
Customer:	Miami World Center
Address:	
Services shall be provided at:	

Executive Summary

Customer Needs

The Services proposed in this agreement are specifically designed for Miami World Center, and the services provided herein will help you in achieving your facility goals. The Proven Outcomes Services proposed in this agreement are specifically designed for Miami World Center in order to meet their unique business needs. The top priority business needs were identified and agreed to in a series of discussions with Miami World Center and their teams.

Our Services

Siemens will provide the following services.

Service Description

- Software Subscription Service - SiVeillance**Our Approach**
- Operator Coaching**Our Approach**
- Preventive Maintenance – Security**Our Approach**
- Repair & Replace**Our Approach**

Siemens Industry, Inc. is a leading single-source provider of cost-effective facility performance solutions for the comfort, life safety, security, energy efficiency and operation of some of the most technically advanced buildings in the world. For more than 150 years, Siemens has built a culture of long-term commitment to customers through innovation and technology. Siemens is a financially strong global organization with a Branch network that delivers personalized service and support to customers in multiple industries and locations.

Our Proven Outcomes Service Framework has three primary components:

Define

We work with you to understand your goals and strategies, and ultimately Key Performance Indicators (KPI's). By establishing KPI's, we ensure that a service program is designed with them in mind, so the expected results will be achieved and measured.

Deliver

We deliver services that are directly aligned with the expected outcomes (KPI's). This helps to ensure that the services and tasks are aligned with your goals. In addition, we provide transparency to the services as they are performed.

Demonstrate

We quantify performance against your KPI's and review this performance with you on a *quarterly* basis. We also review any recommendations for improvement and establish next steps with you. This keeps the services we provide relevant to your needs. The Proven Outcomes Service Framework is a collaborative approach which ensures that we work together and ultimately help you achieve organizational outcomes.

Building Services – Security

Services that deliver the outcomes you want to achieve.

Through the Siemens Building Security Services we are pleased to offer the following services:

- Protect Lifecycle Investment
- Optimize Performance & Productivity
- Manage System Operation & Compliance

Emergency Online/Phone Response

Premium
Monday through Sunday, 24 Hours per Day System and software troubleshooting and diagnostics will be provided remotely to enable faster response to emergency service requests and to reduce the costs and disruptions of downtime. Siemens will respond within 2 hours, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency, as determined by your staff and Siemens. Where applicable, Siemens will furnish and install the necessary online service technology to enable us to remotely access into your system, through a communications protocol (internet connection or dedicated telephone line) that will be provided by the facility. Where remote access is not available to the system, Siemens will provide phone support to your staff to assist in their onsite troubleshooting and diagnosis. If remote diagnostics determine a site visit is required to resolve the problem, a technician can be dispatched. Depending on your contract coverage, the on-site dispatch will be covered or will be a billable service call.

Emergency On-site Response

Premium
Monday through Sunday, 24 hours a day, Emergency Onsite Response will be provided to reduce the costs and disruptions of downtime when an unexpected problem does occur. Siemens will provide this service between scheduled service calls and respond onsite at your facility within 4 hours for emergency conditions, as determined by your staff and Siemens, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency. Non-emergency conditions, as determined by your staff and Siemens, may be incorporated into the next scheduled service call.

Manage System Operation & Compliance

Preventive Maintenance – Security

Siemens will perform predetermined and/or condition-based maintenance to all components designated in the List of Maintained Equipment, as detailed in this service agreement. Preventive maintenance is performed in accordance with a program of standard routines as determined by technology, application, location, and our experience. These services help preserve the integrity of the customer's equipment, prevent premature failure and assure that code and compliance requirements are met.

Repair & Replacement Services – Labor

Repair & Replacement Services: To reduce the unexpected costs of unbudgeted repairs, Siemens will provide the labor only to repair or replace failed or worn components. Prior to beginning any repair or replacement, Siemens will troubleshoot the system to diagnose your system's problem. Components that are suspected of being faulty may be repaired or replaced in advance to minimize the occurrence of system interruptions. Equipment covered under this agreement is itemized in the List of Maintained Equipment, unless otherwise noted. Items not covered will be brought to the owner's attention.

Protect Lifecycle Investment

Software Subscription Service - SiVeillance

Siemens will provide you with software upgrades to your existing Security software as they are released. These upgrades include both Service Releases and all New Version Releases of Software. Siemens will also provide corresponding support documentation outlining the features of the releases. Included is onsite training to help to familiarize you with the new features along with their associated benefits. These updates will act to deliver the benefits of Siemens' commitment to compatibility by design, a commitment unique in our industry. Workstations covered under this service are itemized in the List of Maintained Equipment. (Upgrades to PC's and related workstation hardware are excluded unless specified elsewhere.)

Optimize Performance & Productivity

Operator Coaching

Through our individual Operator Coaching, we will review and reinforce learned skills, leading to greater operator knowledge and productivity. Siemens will assist your operators in identifying, verifying and resolving problems found in executing tasks. During the coaching sessions, we can address log book issues, assist your operators in becoming more self-sufficient, and improve the skills of your operators to better meet the needs of your facility and their specific job responsibilities. This will promote better utilization of systems and applications implemented in your facility. Under this agreement we shall provide coaching, which will be conducted on normal business days and hours, during scheduled visits.

Exclusions and Clarifications

- Unless expressly stated otherwise, Services do not include and Siemens is not responsible for: (a) service or provision of consumable supplies, including but not limited to batteries and wiring; (b) reinstallation or relocation of Equipment; (c) painting or refinishing of Equipment or surrounding surfaces; (d) changes to Services; (e) parts, accessories, attachments or other devices added to Equipment but not furnished by Siemens; (f) failure to continually provide suitable operating environment including, but not limited to, adequate space, ventilation, electrical power and protection from the elements; (g) installation / removal, and / or rental fees for any temporary HVAC equipment if necessary; or (h) latent defects in the Equipment that cannot be discovered through the standard provision of the Services. Siemens is not responsible for services performed on any Equipment other than by Siemens or its agents. Siemens is not responsible for repairs, replacements or services to Equipment due to corrosion, acts of GOD

Connectivity and Communications

Data security as a basic requirement

We value confidentiality and long-term partnerships. That is why we give the security of your data the highest priority. Before we implement an enhanced service package with remote support, we conduct an in-depth analysis of the situation, taking into account national and international regulations, technical infrastructures and industry specifics. Our service employees carefully evaluate your needs on an individual basis with a view toward information security.

Service Agreement Contract Characteristics

Description	SECURITY
Hours of Coverage	24 x 7
Response Times (Phone/Online)	2 Hours
Response Times (Onsite/Emergency)	4 Hours
Remote Services	No
Third Party Systems	No
Monitoring	No
Additional Labor Discount	10.0%
Additional Material Discount	10.0%

*Labor and material costs for troubleshooting problems and repairing or replacing components are handled separately. These costs can be billable or included within your Repair and Replacement Coverage. See List of Maintained Equipment to view your current Repair and Replacement Coverage.

Maintained Equipment Table

SECURITY

Service Equipment	Qty	Service/ Description	Frequency	Year	Location	Repair & Replace Coverage
Main Server - VMS	1	Software Subscription Service - SiVeillance	1	1,2,3,4,5	Onsite	None
Work Station - VMS	1	Software Subscription Service - SiVeillance	1	1,2,3,4,5	Onsite	None
NEMA Enclosure Weatherproof	10	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
NEMA Enclosure Weatherproof	10	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
499440 CLESP Surge protector	104	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
499440 CLESP Surge protector	104	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network Switches power supply	52	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Network Switches power supply	52	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network Switch Hardend Unmanaged	52	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None

Network Switch Hardend Unmanaged	52	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Color Monitor	8	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Color Monitor	8	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Video Wall Prosesser Redundancy power supply	1	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Video Wall Prosesser Redundancy power supply	1	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Receiver / Transmitter with power supply	1	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Receiver / Transmitter with power supply	1	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
360 Video Camera	52	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
360 Video Camera	52	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Desktop Work Station - VMS	4	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Desktop Work Station - VMS	4	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Video Wall Work Station - VMS	2	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Video Wall Work Station - VMS	2	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
2U Rack Mounted UPS 1000VA	4	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None

2U Rack Mounted UPS 1000VA	4	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
22" Desktop Color Monitor	8	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
22" Desktop Color Monitor	8	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
2U Rack Mounted 2000VA for VW Workstation	3	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
2U Rack Mounted 2000VA for VW Workstation	3	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network SFP (LC) Fiber modules	20	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Network SFP (LC) Fiber modules	20	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Rack Mounted Network Switch 24-Port	3	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Rack Mounted Network Switch 24-Port	3	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network Video Recorder	1	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	None
Network Video Recorder	1	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only

Service Team

An important benefit of your Service Agreement derives from having the trained building service personnel of Siemens Industry, Inc. familiar with your building systems. Our implementation team of local experts provides thorough, reliable service and scheduling for the support of your system.

Added to the team is a team of building experts at our Digital Service Center. The benefits you receive are less disruption to your employees at the site, less intrusive on the system at peak hours, fewer emissions for trucks rolled, and real time analytics with digital workspace hours.

The following list outlines the service team that will be assigned to the service agreement for your facility

Your Assigned Team of Service Professionals will include:

Gino Ezzo - gno.ezzo@siemens.com **Sr Account Representative** manages the overall strategic service plan based upon your current and future service requirements.

David Caraza - Service Operations Manager is responsible for managing the delivery of your entire support program and service requirements.

Brian Bray - brianbray@siemens.com **Service Account Team Leader** is responsible for ensuring that our contractual obligations are delivered, your expectations are being met, you are satisfied with the delivery of our services and is responsible for all service invoicing including both service agreement and service projects.

Ivonne Ruiz - Ivonne.ruiz@siemens.com **Service Coordinator** is responsible for scheduling your planned maintenance visits, and handling your emergency situations by taking the appropriate action.

Primary Service Specialist is responsible for performing the ongoing service of your system.

Secondary Service Specialist who will be familiarized with your building systems to provide in-depth backup coverage.

Terms and Conditions

http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Siemens-Projects-Business-Standard-Terms-and-Conditions-FINAL-US.pdf

Agreement Terms for Investments

Services shall be provided at:

Miami World Center

Siemens Industry, Inc. shall provide the services as identified in this Proposal and pursuant to the associated terms and conditions contained within.

Duration (Initial Term and Renewal): This Agreement shall remain in effect for an Initial Term of 5 Periods beginning 2019-07-01. After the expiration of the Initial Term, this Agreement shall automatically renew for successive one year periods. The Investments for each year after the Initial Term of the Agreement and each year of each renewal of this Agreement shall be determined as the immediate prior year's Investment plus an escalator of 3%. In addition, each renewal term pricing shall be adjusted for any additions or deletions to services selected for the renewal term.

Initial Term Investments:

Billing Frequency	Period Range	Period	Sell Price
ANNUALLY	Jul 1,2019 - Sept 30,2019	1	$7,548
ANNUALLY	Oct 1,2019 - Sept 30,2020	2	$32,135
ANNUALLY	Oct 1,2020 - Sept 30,2021	3	$39,106
ANNUALLY	Oct 1,2021 - Sept 30,2022	4	$40,278
ANNUALLY	Oct 1,2022 - Sept 30,2023	5	$41,487

Total Quote Price	**$1□□,00□**

***Amount Due In Advance Based On Billing Frequency**

Applicable sales taxes are excluded from the Investments. The pricing quoted in this Proposal are firm for 30 days.

Signature Page

The Buyer acknowledges that when accepted by the Buyer as proposed Siemens Industry, Inc., this Proposal and the Standard Terms and Conditions of Sale for Services, (together with any other documents incorporated into the forgoing) shall constitute the entire agreement of the parties with respect to its subject matter.

BY EXECUTION HEREOF, THE SIGNER CERTIFIES THAT (S)HE HAS READ ALL OF THE TERMS AND CONDITIONS AND DOCUMENTS, THAT SIEMENS INDUSTRY, INC. OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH THEREIN, AND THAT (S)HE IS DULY AUTHORIZED TO EXECUTE THE SIGNATURE PAGE ON BEHALF OF THE BUYER.

Proposed by:	Accepted by:
Siemens Industry, Inc.	Miami World Center
Company	Company
Gino Ezzo	
Name	Name (Printed)
3725414	
Proposal #	Signature
$153,006.00	
Proposal Amount	Title
June 6, 2019	
Date	Date
	Purchase Order #

SIEMENS
Ingenuity for life

Appendix A: Siemens Service Portfolio

Advisory and Performance Services

SIEMENS
Ingenuity for life

Manage System Operation & Compliance

Services that keep systems performing at their best, as designed and intended to operate, help you achieve:

- Optimized comfort, safety, and security
- Fulfilled regulatory requirements
- Greater transparency into critical systems
- Reduced operating risk

Facility Assessment & Planning
In-depth building system assessment and recommendations, definition of relevant KPIs, and development of your service program

Test & Inspection
Regular check-ups to measure system performance compared to your defined facility and regulation requirements and risks

Preventive Services
Services performed on a regular schedule or based on data analytics to verify and improve system state

Documentation Management
Management of critical building system and compliance information, with organization and access determined by your needs

Corrective Services
Immediate response to system failures or faults to restore functionality and integrity to desired state

Optimize Performance & Productivity

Enhance building performance with improvement measures that increase productivity and efficiency; common outcomes include:

- Enhanced system performance
- Streamlined operational processes
- Improved decision-making through data analytics

Optimization Planning
Planning and prioritization of improvement measures to increase building and/or process performance and efficiencies

Predictive Services
Systems are audited and monitored to detect abnormalities or faults, with recommendations provided and/or corrective actions taken

System Improvements & Integration
Enhancements or additions to your current system to increase staff productivity, system performance, and operational/energy efficiencies

Training & Operational Support
Training, coaching, and on-site support to increase staff productivity and knowledge

Managed Services
On-site and/or remote resources monitor system events and alarms, and take appropriate action

Protect Lifecycle Investment

Leverage past investments and address future requirements with advanced and proven technology, to achieve outcomes such as:

- Extended system life
- Maximized return on investment
- Realized benefits of new technology

Technology Planning
Consulting services identify technology improvement opportunities that help achieve performance goals while leveraging past investments

System Updates / Upgrades
Software upgrades and firmware updates are provideded, delivering the most current technology and functionality

System Migration / Modernization
Enhancements to your systems by elevating them to the most current hardware and software platforms, resulting in increased functionality and performance levels

Retrofits & Extensions
Modifications are made to existing systems to accommodate changes to your facility usage and footprint

New Installation Services
Startup, commissioning, and other installation services are completed to ensure new equipment operates at maximum performance

Enhance Energy Management & Sustainability

Increase the value and competitiveness of buildings and infrastructure by delivering solutions that:

- Conserve energy
- Maximize efficiency
- Minimize operating costs
- Reduce environmental impact

Energy & Sustainability Master Planning
Strategy and planning services provide a detailed master plan to provide budget transparency, enable improved performance and sustainability, reduce energy consumption, and minimize operational costs

Energy Conservation
Implementing energy conservation strategies reduces total carbon emissions through efficiency measures and minimizes energy spend by optimizing consumption

Energy Production & Storage
Using innovative design and simulation tools, energy production and storage solutions improve energy efficiency, energy availability, security of supply, and carbon reduction

Energy Procurement
With advanced procurement technologies and beneficial contract terms, these tailored procurement and supply services reduce costs, reduce risks, and create certainty

Digital Services

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

9A

SQUARE EDGE

June 12, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Additional Landscape Services

The previously approved proposals were provided for services on three (3) areas. This recommendation letter is for all the remaining areas and revises the previous approved of areas 1.3, 1.10, 2.4 and 2.5. Each specific area would be released on different dates therefore the proposals are presented by areas to allow the service to start as they are available. Below you will see the summary of previous approved proposal, which it was estimated for 8 months and the new and revised proposals estimated for 3 months (For FYI 2019 Agreement):
* Please note that previous approved amount was not spent

Approved proposals

Area	Monthly
1.3	$654.17
1.10	$697.92
2.4 and 2.5	$436.67
Monthly Total	**$1,788.76**

* Amount not spent

Description	CDD Proposed Budget FY 2019	Proposed cost Phase I (8 months)
Landscape Services	$75,000	*$14,310

Remaining areas and revised proposals:

Area	Monthly
1.3	$722.50
1.8, 1.10 & 1.9 North	$766.25
1.12 and 1.1	$371.50
1.13 and 1.2	$1,353.00
1.6	$756.25
1.5	$603.00
2.4 and 2.5	$505.00
2.1 North	$414.58
4.1 and 4.2	$63.17
Monthly Total	**$5,555.25**

Description	CDD Proposed Budget FY 2019	Proposed cost for turned over areas as of Sept 2019 (3 months services)
Landscape Services	$75,000	$16,666

Sincerely,

Paola Lambrea
Square Edge, Inc

Miami Worldcenter Phase 1 (Sheet 1301)

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

Field Validation 5/23/19

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services	*7 hrs ea visit*	2	2	2	2	2	2	2	2	2	2	2	2	24	$180.00	$4,320.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12'*		1		1		1		1		1		1	6	$5.00	$30.00
SERVICE PRICE															**$402.50**	**$4,830.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$25.00	$300.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$40.00**	**$480.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*													0	$0.00	$0.00
Insect Control - Arena @.40 lb Acre														0	$0.00	$0.00
Insect Control -Talstar One @ .20 lb Acre														0	$0.00	$0.00
Weed Control - Barricade (pre emergent)														0	$0.00	$0.00
Weed Control - Multiple post emergents														0	$0.00	$0.00
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$60.00	$360.00
Spiraling Whitefly Drench	*Systemic Insecticide*			1		1		1			1			4	$100.00	$400.00
SERVICE PRICE															**$76.67**	**$920.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood Mixed 1/4" Pebble Touch Up	*Image below | 5 cubic yds*										1			1	$200.00	$200.00
Palm Trimming over 12'	*10 units*				1					1				2	$960.00	$1,920.00
Tree Trimming over 12'	*8 units*				1					1				2	$160.00	$320.00
SERVICE PRICE															**$176.67**	**$2,120.00**

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BASE CONTRACT PER YEAR	$4,830.00
BASE CONTRACT PER MONTH	$402.50

WATER MANAGEMENT	$480.00
AGRONOMIC PROGRAM	$920.00
FLOWER CARE	$0.00
MULCHING	$200.00
PALM CARE	$1,920.00
TREE CARE	$320.00

ALL INCLUSIVE PER YEAR	$8,670.00
ALL INCLUSIVE PER MONTH	$722.50

Presented by Craig Offutt on 5|28|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Phase 1 (Sheet 1400)

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

Field Validation 5/23/19

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services	*7 hrs ea visit*	2	2	2	2	2	2	2	2	2	2	2	2	24	$180.00	$4,320.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12'*		1		1		1		1		1		1	6	$5.00	$30.00
SERVICE PRICE															**$402.50**	**$4,830.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$25.00	$300.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$40.00**	**$480.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*			1		1		1		1	1		1	6	$10.00	$60.00
Insect Control - Arena @.40 lb Acre					1									1	$10.00	$10.00
Insect Control -Talstar One @ .20 lb Acre						1								1	$10.00	$10.00
Weed Control - Barricade (pre emergent)														0	$0.00	$0.00
Weed Control - Multiple post emergents					1		1		1					3	$15.00	$45.00
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$60.00	$360.00
Spiraling Whitefly Drench	*systemic insectide*			1		1		1			1			4	$100.00	$400.00
SERVICE PRICE															**$87.08**	**$1,045.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood Mixed 1/4" Pebble Touch Up	*Image below | 10 cubic yds*										1			1	$400.00	$400.00
Palm Trimming over 12'	*32 units*				1					1				2	$960.00	$1,920.00
Tree Trimming over 12'	*13 units*				1					1				2	$260.00	$520.00
SERVICE PRICE															**$193.33**	**$2,320.00**

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BASE CONTRACT PER YEAR	$4,830.00
BASE CONTRACT PER MONTH	$402.50

WATER MANAGEMENT	$480.00
AGRONOMIC PROGRAM	$1,045.00
FLOWER CARE	$0.00
MULCHING	$400.00
PALM CARE	$1,920.00
TREE CARE	$520.00

ALL INCLUSIVE PER YEAR	$9,195.00
ALL INCLUSIVE PER MONTH	$766.25

Presented by Craig Offutt on 5|28|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Sheet L-1401

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$108.00	$2,592.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$7.00	$168.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$7.00	$168.00
Prune Small Palms and Ornamental Trees	*up to 12'*															
SERVICE PRICE															$244.00	$2,928.00
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$15.00	$180.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															$30.00	$360.00
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$35.00	$210.00
SERVICE PRICE															$30.83	$370.00
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 1.5 pallets*										1			1	$550.00	$550.00
Palm Trimming over 12'														0	$0.00	$0.00
Tree Trimming over 12'	*5 units*										1			1	$250.00	$250.00
SERVICE PRICE															$45.83	$550.00

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BASE CONTRACT PER YEAR	$2,928.00
BASE CONTRACT PER MONTH	$244.00

WATER MANAGEMENT	$360.00
AGRONOMIC PROGRAM	$370.00
FLOWER CARE	$0.00
MULCHING	$550.00
PALM CARE	$0.00
TREE CARE	$250.00

ALL INCLUSIVE PER YEAR	$4,458.00
ALL INCLUSIVE PER MONTH	$371.50

Presented by Craig Offutt on 5|14|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Sheet L-1402

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$324.00	$7,776.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$15.00	$360.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$15.00	$360.00
Prune Small Palms and Ornamental Trees	*up to 12' | 16 units*		1		1		1		1		1		1	6	$35.00	$210.00
SERVICE PRICE															$725.50	$8,706.00
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 3 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$30.00	$360.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$20.00	$240.00
SERVICE PRICE															$55.00	$660.00
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$140.00	$560.00
Date Palm Treatments	*Fungicide & Liquid Solvable*				1		1		1		1			4	$200.00	$800.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$140.00	$840.00
SERVICE PRICE															$183.33	$2,200.00
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 6 pallets*										1			1	$2,250.00	$2,250.00
Palm Trimming over 12'	*28 units*			1						1				2	$960.00	$1,920.00
Tree Trimming over 12'	*7 units*				1						1			2	$250.00	$500.00
SERVICE PRICE															$347.50	$4,170.00

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BASE CONTRACT PER YEAR	$8,706.00
BASE CONTRACT PER MONTH	$725.50

WATER MANAGEMENT	$660.00
AGRONOMIC PROGRAM	$2,200.00
FLOWER CARE	$0.00
MULCHING	$2,250.00
PALM CARE	$1,920.00
TREE CARE	$500.00

ALL INCLUSIVE PER YEAR	$16,236.00
ALL INCLUSIVE PER MONTH	$1,353.00

Presented by Craig Offutt on 5|14|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Sheet L-1404

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$200.00	$4,800.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12' | 26 units*		1		1		1		1		1		1	6	$55.00	$330.00
SERVICE PRICE															**$467.50**	**$5,610.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 3 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$30.00	$360.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$20.00	$240.00
SERVICE PRICE															**$55.00**	**$660.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$195.00	$780.00
Date Palm Treatments	*Fungicide & Liquid Soluable*														$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$150.00	$900.00
SERVICE PRICE															**$140.00**	**$1,680.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 3 pallets*										1			1	$1,125.00	$1,125.00
Palm Trimming over 12'																
Tree Trimming over 12'																
SERVICE PRICE															**$93.75**	**$1,125.00**

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BASE CONTRACT PER YEAR	$5,610.00
BASE CONTRACT PER MONTH	$467.50

WATER MANAGEMENT	$660.00
AGRONOMIC PROGRAM	$1,680.00
FLOWER CARE	$0.00
MULCHING	$1,125.00
PALM CARE	$0.00
TREE CARE	$0.00

ALL INCLUSIVE PER YEAR	$9,075.00
ALL INCLUSIVE PER MONTH	$756.25

Presented by Craig Offutt on 5|14|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Sheet L-1405

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$182.00	$4,368.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12' | 32 units*		1		1		1		1		1		1	6	$60.00	$360.00
SERVICE PRICE															$434.00	$5,208.00
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 3 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$30.00	$360.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$20.00	$240.00
SERVICE PRICE															$55.00	$660.00
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$162.00	$648.00
Date Palm Treatments	*Fungicide & Liquid Soluable*														$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$120.00	$720.00
SERVICE PRICE															$114.00	$1,368.00
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 3 pallets*													0	$1,125.00	$0.00
Palm Trimming over 12'														0	$0.00	$0.00
Tree Trimming over 12'														0	$0.00	$0.00
SERVICE PRICE															$0.00	$0.00

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BASE CONTRACT PER YEAR	$5,208.00
BASE CONTRACT PER MONTH	$434.00

WATER MANAGEMENT	$660.00
AGRONOMIC PROGRAM	$1,368.00
FLOWER CARE	$0.00
MULCHING	$0.00
PALM CARE	$0.00
TREE CARE	$0.00

ALL INCLUSIVE PER YEAR	$7,236.00
ALL INCLUSIVE PER MONTH	$603.00

Presented by Craig Offutt on 5|14|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Phase 1 (Sheet 2300)

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

Field Validation 5/23/19

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services	*4 hrs ea visit*	2	2	2	2	2	2	2	2	2	2	2	2	24	$100.00	$2,400.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12'*		1		1		1		1		1		1	6	$20.00	$120.00
SERVICE PRICE															**$250.00**	**$3,000.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$25.00	$300.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$40.00**	**$480.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*													0	$0.00	$0.00
Insect Control - Arena @.40 lb Acre														0	$0.00	$0.00
Insect Control -Talstar One @ .20 lb Acre														0	$0.00	$0.00
Weed Control - Barricade (pre emergent)														0	$0.00	$0.00
Weed Control - Multiple post emergents														0	$0.00	$0.00
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$40.00	$240.00
Spiraling Whitefly Drench	*Systemic Insecticide*			1		1		1			1			4	$100.00	$400.00
SERVICE PRICE															**$66.67**	**$800.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided In Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood Mixed 1/4" Pebble Touch Up	*Image below | 5 cubic yds*										1			1	$200.00	$200.00
Palm Trimming over 12'	*15 units*				1					1				2	$450.00	$900.00
Tree Trimming over 12'	*17 units*				1					1				2	$340.00	$680.00
SERVICE PRICE															**$91.67**	**$1,100.00**

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BASE CONTRACT PER YEAR	$3,000.00
BASE CONTRACT PER MONTH	$250.00

WATER MANAGEMENT	$480.00
AGRONOMIC PROGRAM	$800.00
FLOWER CARE	$0.00
MULCHING	$200.00
PALM CARE	$900.00
TREE CARE	$680.00

ALL INCLUSIVE PER YEAR	$6,060.00
ALL INCLUSIVE PER MONTH	$505.00

Presented by Craig Offutt on 5|28|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Sheet L-2303

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$70.00	$1,680.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$5.00	$120.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$5.00	$120.00
Prune Small Palms and Ornamental Trees	*up to 12'*															
SERVICE PRICE															$160.00	$1,920.00
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$15.00	$180.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															$30.00	$360.00
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*															
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$35.00	$140.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$30.00	$180.00
SERVICE PRICE															$26.67	$320.00
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 3 pallets*										1			1	$1,125.00	$1,125.00
Palm Trimming over 12'	*11 units*				1						1			2	$385.00	$770.00
Tree Trimming over 12'	*6 units*				1						1			2	$240.00	$480.00
SERVICE PRICE															$157.92	$1,895.00

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BASE CONTRACT PER YEAR	$1,920.00
BASE CONTRACT PER MONTH	$160.00

WATER MANAGEMENT	$360.00
AGRONOMIC PROGRAM	$320.00
FLOWER CARE	$0.00
MULCHING	$1,125.00
PALM CARE	$770.00
TREE CARE	$480.00

ALL INCLUSIVE PER YEAR	$4,975.00
ALL INCLUSIVE PER MONTH	$414.58

Presented by Craig Offutt on 5|14|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter Sheet L-4302

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$2.00	$48.00
Prune Small Palms and Ornamental Trees	*up to 12'*															
SERVICE PRICE															**$4.00**	**$48.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$15.00	$180.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$30.00**	**$360.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$5.00	$20.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$5.00	$30.00
SERVICE PRICE															**$4.17**	**$50.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood														0	$0.00	$0.00
Palm Trimming over 12'	*5 units*				1						1			2	$150.00	$300.00
Tree Trimming over 12'														0	$0.00	$0.00
SERVICE PRICE															**$25.00**	**$300.00**

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BASE CONTRACT PER YEAR	$48.00
BASE CONTRACT PER MONTH	$4.00

WATER MANAGEMENT	$360.00
AGRONOMIC PROGRAM	$50.00
FLOWER CARE	$0.00
MULCHING	$0.00
PALM CARE	$300.00
TREE CARE	$0.00

ALL INCLUSIVE PER YEAR	$758.00
ALL INCLUSIVE PER MONTH	$63.17

Presented by Craig Offutt on 5|14|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Blue and Purple = CDD / R.O.W. work

CDD

MIAMI WORLD CENTER

MASTER TCO/PUNCH SCHEDULE

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

9B

SQUARE EDGE

June 12, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Additional scope for Security Guard Services

This recommendation letter is for the revised proposal from Beau Dietl & Associates, which includes all the areas that would be turned over to the CDD by September 30, 2019. The services primarily will be provided during off-hours mainly due to the site being under construction. Some of these hours will be dedicated toward staffing the Security Operations Center as it becomes more functional over the next few months. The hourly rate increase from $18/hr. to $19/hr. due to the fact that the area will require a higher quality guard than currently deployed for the construction site. Additionally, with the increasing opportunities in the economy, this rate will lessen the challenges currently facing attracting and retaining reliable guards for the site.

* Please note that previous approved amount was not spent

Approved proposals

Description	CDD Proposed Budget FY 2019	Proposed cost Phase I
Security Services	300,000	* 27,702

* Amount not spent

All areas :
186 @ per week @ $19/hr. total $3,534. For 3 months of service total estimated $42,408.00

Description	CDD Proposed Budget FY 2019	Proposed cost Phase I
Security Services	200,000	42,408

Sincerely,

Paola Lambrea
Square Edge, Inc

BEAU DIETL & ASSOCIATES

One Penn Plaza, Suite 2611
New York, New York 10119
(212) 557-3334 - Phone
(212) 557-4737 - Fax
www.investigations.com

June 4, 2019

Bibiana Tabares
Miami World Center Community Development District
600 N.E. 1st Avenue
Miami, Florida 33132

Bibiana,

Beau Dietl & Associates (BDA, Florida Security Agency License B 1400286) was founded in 1985 by Richard "Bo" Dietl, one of the most highly decorated Detectives in NYPD history. For more than 30 years our company has provided security services, consulting services and investigative expertise to private and public clients throughout the United States. Our headquarters are located in Midtown Manhattan. We currently employ over 700 people in a variety of security roles.

Our senior staff is comprised of experienced former senior law enforcement and military officers, security and investigations professionals whose experience is second to none. Utilizing an "all-hazards" approach, we are highly skilled at understanding each client's unique security needs and providing customized solutions, including hand-selected personnel and state-of-the-art countermeasures, to effectively and efficiently mitigate risk providing safe, secure and welcoming environments. Additionally, our team of highly-trained analysts can perform in-depth due diligence for any situation and are currently supporting Fortune 100 companies, major financial institutions and top law firms around the globe.

As requested, please see our enclosed proposal to provide security guarding services for the Miami World Center Community Development District (CDD) from July 1 to September 30, 2019.

Please feel free to contact me with any questions you may have.

Sincerely,

Patrick Hurley
Executive Vice President
212.557.3334
patrick@investigations.com

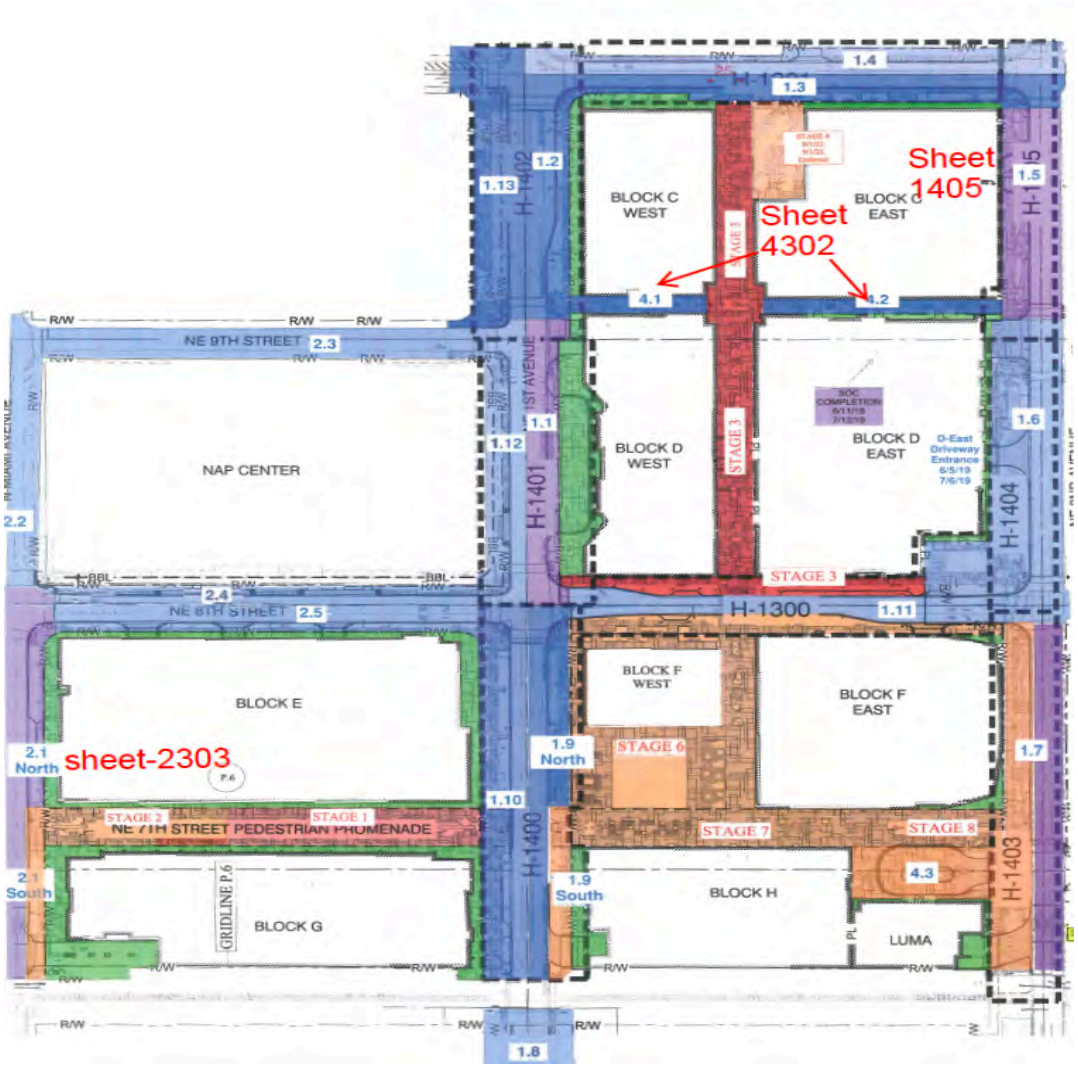
Proposal

Location: Miami World Center Community Development District (CDD)

1. **Term:** July 1,2019 – September 30, 2019 (12 weeks)

2. **Assumptions:**
   - Security Operations center located in Block D-East will be operational.
   - CCTV system will provide coverage for CDD and PIA areas as designed.
   - CCTV system will have basic analytics operational including motion detection and line crossing.
   - Services set-forth in this proposal are commensurate with existing and anticipated security risks at in-scope areas of the Miami World Center site only through September 30, 2019.
   - Miami World Center Community Development District is assumed to be tax exempt as per Certificate Number 85-8016801735C-0 (Exp. 8/31/2020) issued by Florida Department of Revenue.

3. **Areas in Scope:** CDD Areas in scope are depicted in Blue, Purple and Red below:



4. **Services:** Unarmed Security Officer Services:

Days	Shifts	Hours/Week (est)	Rate/Hour	Weekly Costs (est)	Weeks (est)	Total Costs (est)
Sunday - Saturday	TBD	186.00	19.00	3,534.00	12.00	42,408.00

* Overtime rates of 1.5 times based rate will apply for recognized holidays as agreed by Client and set-forth in Security Services Agreement (SSA)

5. **Qualifications:** State of Florida Class D Security Officer License

6. **Uniforms:** As prescribed by client

7. **Payment Terms**
    - Client will be invoiced weekly for security officer services.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

9C

SQUARE EDGE

June 6, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Recommendation for additional Janitorial Services

Original approved proposal for Phase I of janitorial services included only three areas (1.3, 1.10, 2.4 and 2.5) and it was estimated for 8 months of service. As the areas become available there will be required additional services. This letter provides the cost for 3 months of service for all the expected areas to be turned over. The service is estimated with 4 porters, 7 days a week, for 6 hours a day with the same hourly rate as previously approved $18.00. See below total estimated monthly cost:
* Please note that previous approved amount was not spent

Approved proposals:

Area	Sheet	Monthly
1.3, 1.10, 2.4 and 2.5	L-1301, L-1400 and L-2300	$8,424
	Monthly Total	**$8,424**
	Additional liners for trash receptacles for 8 months	$600

* Amount not spent

Description	CDD Proposed Budget FY 2019	Proposed cost Phase I (8 months)
Janitorial Services	$175,000	*$67,992

Remaining areas and revised proposals:

Area	Sheet	Monthly
All Areas	Please refer to exhibit attached	$13,423.90
	Monthly Total	**$13,423.90**

Days per week	7
4 Porters @ 6 hrs. per day	24
Estimate hours per week	168
Hourly rate	$18.00
Total average per week	$3,024
Total average per month	**$13,104**

Additional estimated liners for trash receptacles	
2 bags per day per can (total cans 32)	64 per day
1 months	30 days
Estimated liners for 1 months (8 cases)	1920
250 liners per case	$40/ per case
Estimated monthly cost	**$320.00**

Description	CDD Proposed Budget FY 2019	Proposed cost for turned over areas as of Sept 2019 (3 months services)
Landscape Services	$175,000	$40,272

Sincerely,

Paola Lamprea
Square Edge, Inc

A & S TOTAL CLEANING
TOTAL CLEAN, TOTAL CARE

6/7/2019

Miami World Center Community Development District

MIAMI WORLDCENTER

Price Summary

EXHIBIT B

A & S Total Cleaning is responsible to provide for all insurance, workman's compensation, disability and benefits within the prescribed fixed fee.

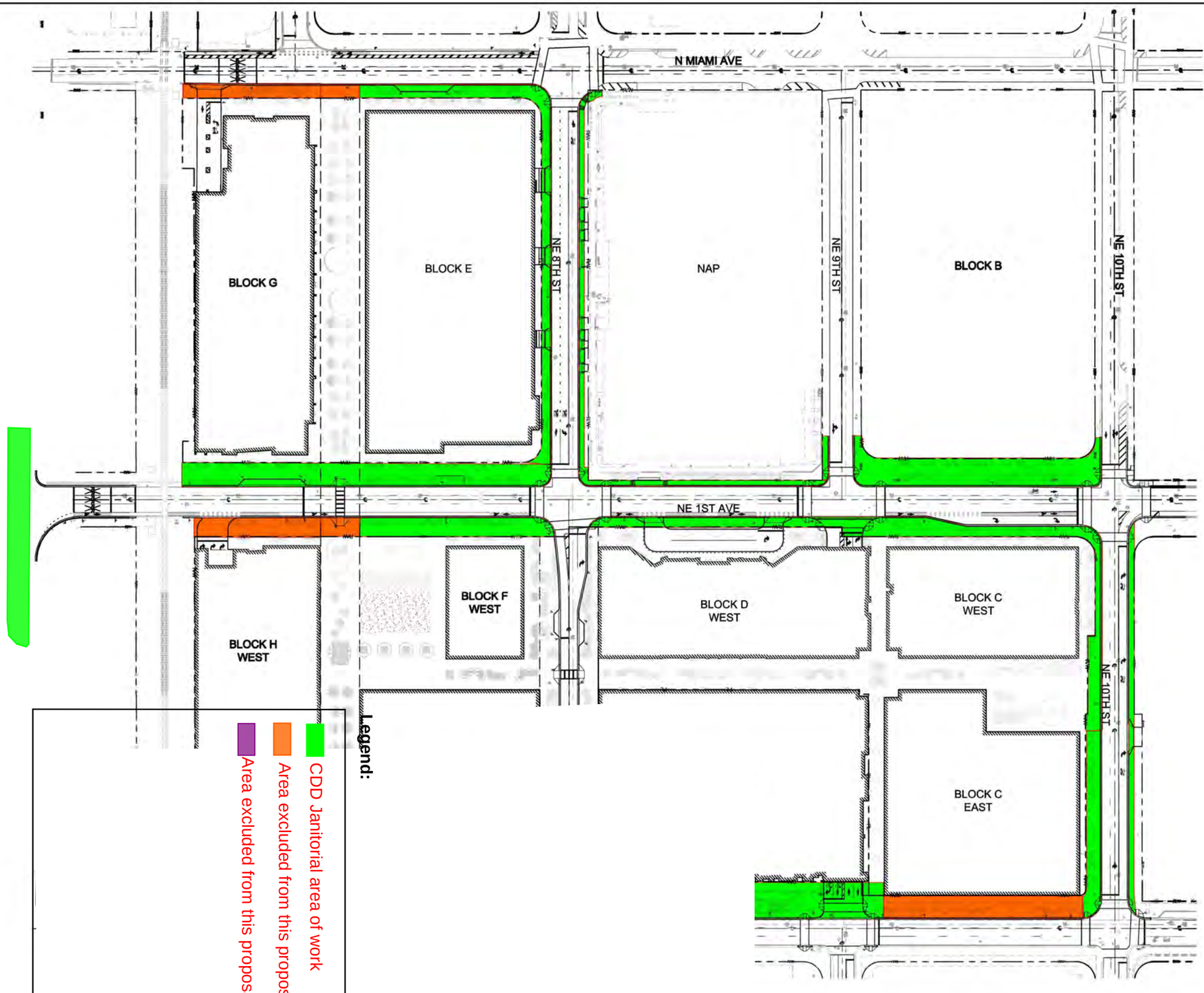
A & S Total Cleaning shall provide all site specific supervision, equipment, chemicals, material and labor, to successfully clean the contracted facilities.

Janitorial Professional Services	Pricing (plus sales tax)
Janitorial Porter Cleaning Services Seven (7) Days per week Four (4) Day Porters Six (6) hours per day each Labor, Supervision, Chemicals, Equipment, Health Ins., Overhead & Profit.	**$13,104.00** Per Month Start Date _____2019 _____Initial
Engaged Experienced Motivated Uniformed Staff and Supervision Cleaning Chemicals & Equipment Included	Consumable Products Billed Separately

Other Additional Services: Estimates shall be available upon request.

- Carpet Cleaning and Extraction, Upholstery and Furniture Cleaning
- Floor Stripping and Refinishing, Tile, Marble and Grout Cleaning & Sealing
- Pressure Washing and Window Cleaning

3350 NW 53rd Street Suite 106 Fort Lauderdale, FL 33309
Broward: 954 570-1165 – Boca: 561 852-9299 - Fax 954 570 8736
E-Mail: info@totalcleaning.com – web: www.totalcleaning.com



PUBLIC CDD IMPROVEMENT AREAS

PRIVATE IMPROVEMENT AREAS

DEVELOPER SCOPE

CDD Pavers for TCO/CO

Legend

Sand Set Pavers in CDD

Vehicular Pavers in CDD

Vehicular Pavers in CDD with deferred installation

Version 1 - 2018 07 05 (internal)
Version 2 - 2018 07 09 (internal)
Version 2.1 - 2018 07 11

Mortar Set (Total Sunk = $0.00)
Mortar Set Pavers Prep - $20.67/SF
Paver - $6.00/SF

Sand Set (Total sunk = $24.74/SF)
Sand Set Prep - $8.47/SF (sunk cost)
Paver - $6.00/SF
Removal - $4.00/SF (sunk cost)
Curbing - $7.27/SF (sunk cost)
Landscape - $5.00/SF (sunk cost)

Temporary Sidewalk (Total sunk = $10.00/SF)
Concrete Sidewalk - $6.00/SF (sunk cost)
Removal - $4.00/SF (sunk cost)

Contract Rates
Mortar Set Paver on Concrete Base - $26.67/SF
Sand Set Paver on Limerock Base - $14.47/SF

CDD Deferred Work Exhibit Issued: 3/06/19

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

10

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2019

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	$ 602,799	$ -	$ -	$ 602,799
Investments				
Reserve	-	4,923,912	-	4,923,912
Capitalized interest	-	3,943,303	-	3,943,303
Construction	-	-	19,052,293	19,052,293
Construction reserve[1]	-	-	2,000,000	2,000,000
Cost of issuance	-	18,553	-	18,553
Retainage subaccount	-	-	987	987
Assessments receivable	175,153	-	-	175,153
Interest receivable	-	21,758	39,909	61,667
Total assets	$ 777,952	$ 8,907,526	$ 21,093,189	$ 30,778,667
LIABILITIES				
Accounts payable	$ 4,500	$ -	$ -	$ 4,500
Retainage payable	-	-	755,401	755,401
Accrued wages payable	1,000	-	-	1,000
Accrued taxes payable	77	-	-	77
Developer advance	6,000	-	-	6,000
Due to Developer	17,605	-	-	17,605
Total liabilities	29,182	-	755,401	784,583
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	175,153	21,758	39,909	236,820
Total deferred inflows of resources	175,153	21,758	39,909	236,820
FUND BALANCES				
Restricted for:				
Debt service	-	8,885,768	-	8,885,768
Capital projects	-	-	18,297,879	18,297,879
Metro Mover[1]	-	-	2,000,000	2,000,000
Unassigned	573,617	-	-	573,617
Total fund balances	573,617	8,885,768	20,297,879	29,757,264
Total liabilities, deferred inflows of resources and fund balances	$ 777,952	$ 8,907,526	$ 21,093,189	$ 30,778,667

[1]Reserve for Metro Mover.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Off-roll assessments	$ -	$ 601,104	$ 1,001,468	60%
Developer contribution	-	15,213	-	N/A
Total revenues	-	616,317	1,001,468	62%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	3,821	8,000	48%
FICA	77	245	612	40%
District engineer	-	11,546	12,500	92%
General counsel	2,697	12,369	40,000	31%
District manager	4,167	29,167	50,000	58%
Accounting O&M	375	2,625	4,500	58%
Debt service fund accounting	1,250	8,750	15,000	58%
O&M methodology	-	1,850	-	N/A
Assessment roll services	-	10,000	20,000	50%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	8,500	8,500	100%
Postage	13	194	1,000	19%
Insurance - GL, POL	-	10,710	11,781	91%
Legal advertising	-	105	1,500	7%
Miscellaneous- bank charges	-	206	750	27%
Website				
Hosting and maintenance	-	635	675	94%
ADA compliance	-	139	350	40%
Dissemination agent	250	1,750	3,000	58%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	5,500	64%
Total professional & administrative	9,829	106,287	184,593	58%

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2019

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Janitorial services	-	-	175,000	0%
On-site field management	5,763	23,052	50,000	46%
Security services	-	-	300,000	0%
Landscape services	-	-	75,000	0%
Road cleaning	-	-	7,500	0%
Pest control	-	-	2,100	0%
Waste removal	-	-	4,000	0%
Telephone/internet	-	-	5,000	0%
Street light services	-	-	64,000	0%
Utilities				
Electricity	-	-	13,000	0%
Irrigation	782	782	10,700	7%
Stormwater drain inspections/cleanout	-	-	4,000	0%
Copier lease	-	-	700	0%
Repairs & maintenance				
General	-	-	10,000	0%
Electrical	-	-	2,500	0%
Grounds	-	-	5,000	0%
Irrigation	-	-	2,500	0%
Plant tree replacement	-	-	10,000	0%
Road repair	-	-	4,000	0%
Sidewalk/paver repair	-	-	7,500	0%
Signage	-	-	1,000	0%
Golf cart	-	-	2,500	0%
Holiday lighting	-	-	25,000	0%
Licenses and permits	-	-	375	0%
Contingency	-	-	18,500	0%
Insurance: property	-	4,938	8,500	58%
Office equipment	-	-	1,000	0%
Office supplies	-	-	7,500	0%
Total field operations	6,545	28,772	816,875	4%
Total expenditures	16,374	135,059	1,001,468	13%
Excess/(deficiency) of revenues over/(under) expenditures	(16,374)	481,258	-	
Net change in fund balance	(16,374)	481,258	-	
Fund balance - beginning	589,991	92,359	-	
Fund balance - ending	$ 573,617	$ 573,617	$ -	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED APRIL 30, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest income	$ 7,953	$ 74,836	$ -	N/A
Unrealized gain (loss) on investment	4,612	64,501	-	N/A
Total revenues	12,565	139,337	-	N/A
EXPENDITURES				
Interest	-	1,883,106	3,766,213	50%
Total expenditures	-	1,883,106	3,766,213	50%
Excess/(deficiency) of revenues over/(under) expenditures	12,565	(1,743,769)	(3,766,213)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(79,818)	(97,712)	-	N/A
Total other financing sources/(uses)	(79,818)	(97,712)	-	N/A
Net change in fund balance	(67,253)	(1,841,481)	(3,766,213)	
Fund balance - beginning	8,953,021	10,727,249	10,762,647	
Fund balance - ending	$ 8,885,768	$ 8,885,768	$ 6,996,434	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED APRIL 30, 2019

	Current Month	Year to Date
REVENUES		
Interest income	$ 44,298	$ 281,130
Unrealized gain (loss) on investment	-	(1,857)
Total revenues	44,298	279,273
EXPENDITURES		
Capital outlay	1,198,729	6,174,150
Total expenditures	1,198,729	6,174,150
Excess/(deficiency) of revenues over/(under) expenditures	(1,154,431)	(5,894,877)
OTHER FINANCING SOURCES/(USES)		
Transfers in	79,818	97,712
Total other financing sources/(uses)	79,818	97,712
Net change in fund balance	(1,074,613)	(5,797,165)
Fund balance - beginning	21,372,492	26,095,044
Fund balance - ending	$ 20,297,879	$ 20,297,879

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Miami World Center Community Development District held a Regular Meeting on April 17, 2019 at 11:00 a.m., at the offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131.

Present at the meeting were:

John Chiste	Chair
Cora DiFiore (via telephone)	Vice Chair
Joseph DiCristina (via telephone)	Assistant Secretary
Peter Brown	Assistant Secretary
Stephen Colamarino	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Lisa Dao	Wrathell, Hunt and Associates LLC
Ginger Wald	District Counsel
Marissa Neufeld	Greenberg Traurig
Bibiana Tabares	Construction Manager
Hank Fishkind (via telephone)	Fishkind and Associates
Ben Feldman	Falcone Group/Miami World Center

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

Ms. Cerbone called the meeting to order at 11:07 a.m. Supervisors Chiste, Brown and Colamarino were present, in person. Supervisors DiFiore and DiCristina were attending via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

- **Covenants for Construction of Non-Standard Items in County Rights-of-Way**

This item was an addition to the agenda.

Ms. Neufeld recalled that the Board approved a Covenant for construction of non-standard items in the County's rights-of-way, such as upgraded benches, trash receptacles, etc., that the District would be installing, which were different than the standard County items. Although that document was executed in 2018, since it is now 2019, it was necessary to re-execute the document.

Ms. Neufeld presented another Covenant that contained exactly the same language approved in the prior Covenant but it is related to electrical improvements, such as lighting, Wi-Fi, etc., that would be in the County's rights-of-way. The only difference between the two Covenants being presented was the last page, which specified the non-standard improvements covered for each Covenant.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the Covenants for Construction in the County's Rights of Way, were approved.

THIRD ORDER OF BUSINESS **Ratification of Coastal/Tishman Change Order Number 031** ***(support documentation available upon request)***

Ms. Cerbone presented Coastal/Tishman Change Order Number 031; the contract amount was not changed by this the Change Order.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, Coastal/Tishman Change Order Number 031, was ratified.

FOURTH ORDER OF BUSINESS **Ratification of Requisitions** ***(support documentation available upon request)***

Ms. Cerbone presented the following Requisitions:

A. Number 50 [Coastal-Tishman]

This requisition was related to hardscape, roadway improvements and signalization.

B. Number 51 [Coastal-Tishman]

This requisition was related to roadway improvements.

C. Number 52 [Siemens Industry, Inc.]

This requisition was related to security cameras and the security control room.

D. Number 53 [Miami WorldCenter Holdings, LLC]

This requisition was related primarily to the construction management fee, along with fire hydrant and light pole work.

E. Number 54 [Coastal-Tishman]

This requisition was related to roadway improvements, site lighting, permits and hardscape work.

On MOTION by Mr. Colamarino and seconded by Mr. Brown, with all in favor, Requisition Numbers 50, 51, 52, 53 and 54, were ratified.

FIFTH ORDER OF BUSINESS **Consideration of First Amendment to Developer's Advance Funding Agreement**

Ms. Cerbone presented the First Amendment to the Developer's Advance Funding Agreement and highlighted the changes reflected in the redline version in the agenda.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the First Amendment to Developer's Advance Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Supplemental Assessment Methodology Report**

Dr. Hank Fishkind, of Fishkind & Associates, presented the Supplemental Assessment Methodology Report. The purpose of the Supplemental Report was to further clarify the processes but there were no material changes from the prior report. The District issued $74,065,000 in bonds. The infrastructure supports the Land Use Plan (LUP) and debt was allocated based on an Equivalent Residential Unit (ERU) basis, using an apartment as the unit of measurement. A total of 5,656 ERUs were expected to be developed, based on the current LUP. The debt was first allocated on an acreage basis and then would be allocated to individual

use, as units are sold. As sales occurred, purchasers asked additional questions or for clarification of the process. This Supplemental Report provides clarification, including giving further explanation of the first conveyed, first assessed process, clarifying when conveyance occurs, in a range and distinguishing more clearly between the issuance of a permit for construction and the Certificate of Occupancy (CO) when completed. Examples of various scenarios were included in Section 4.0, on Pages 7 and 8.

Discussion ensued regarding the true-up mechanism, whether the Developer must make true-up payments upon the sale of parcels that would not take on the CDD debt service liability, paying down debt service at the time of sale or over time, etc.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the Supplemental Assessment Methodology Report dated April 10, 2019, was approved.

SEVENTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of February 28, 2019**

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2019.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the Unaudited Financial Statements as of February 28, 2019, were approved.

EIGHTH ORDER OF BUSINESS **Approval of February 20, 2019 Regular Meeting Minutes**

Ms. Cerbone presented the February 20, 2019 Regular Meeting Minutes.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the February 20, 2019 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

There being no report, the next item followed.

B. District Engineer: *Kimley-Horn and Associates, Inc.*

There being no report, the next item followed.

C. Operations Manager: *Square Edge Inc.*

Ms. Tabares stated that she had the agreements for final execution. Ms. Wald asked if she had the start dates. Ms. Tabares replied no. Ms. Wald noted that, before the agreements go into effect, the start dates must be provided.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: May 15, 2019 at 11:00 A.M.**

The next meeting will be held on May 15, 2019 at 11:00 a.m.

TENTH ORDER OF BUSINESS Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

ELEVENTH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the meeting adjourned at 11:28 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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180 _____ _____
181 Secretary/Assistant Secretary Chair/Vice Chair

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

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MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS

The Board of Supervisors ("Board") of the Miami World Center Community Development District ("District") will hold Regular Meetings, for Fiscal Year 2019, at 11:00 a.m., at the offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131 as follows:

October 17, 2018 *(canceled)*
November 28, 2018
December 19, 2018
January 16, 2019
February 20, 2019
March 20, 2019 *(canceled)*
April 17, 2019
May 15, 2019 *(canceled)*
June 12, 2019
June 19, 2019
July 17, 2019
August 21, 2019
September 18, 2019

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Miami World Center CDD