

**MIAMI WORLD
CENTER**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 16, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

May 9, 2023

Board of Supervisors
Miami World Center Community Development District

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

Dear Board Members:

The Board of Supervisors of the Miami World Center Community Development District will hold a Regular Meeting on May 16, 2023 at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Update/Discussion
 - FPL Poles Relocation
 - Miami World Towers Easement and Restoration Agreement
6. Discussion/Consideration of 3rd Amendment to JLL Property Management Agreement
7. Acceptance of Unaudited Financial Statements as of March 31, 2023
8. Approval of April 18, 2023 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*

- C. Operations Manager: *Jones Lang LaSalle Americas, Inc.*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - ___ Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 20, 2023 at 11:00 AM
 - QUORUM CHECK

SEAT 1	JOHN CHISTE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	PETER BROWN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JARED BOUSKILA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOE DICRISTINA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CORA DIFIORE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Public Comments

11. Adjournment

Should you have any questions, please contact me directly at (561) 346-5294 or Daniel Rom at (561) 909-7930.

Sincerely,



Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 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, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); 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 2023/2024 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 as follows:

DATE: _____

HOUR: _____

LOCATION: Caoba Sales Center Management Office
698 NE 1ST Avenue, G188
Miami, FL 33132

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 16TH DAY OF MAY, 2023.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024
PROPOSED BUDGET**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 3
Definitions of General Fund Expenditures	4 - 6
Debt Service Fund Budget: Series 2017	7
Debt Service Fund Amortization Schedule: Series 2017	8 - 9
Preliminary Assessment Roll	Exhibit A

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Proposed	
REVENUES					
Assessment levy: gross	\$ 2,317,190				\$ 2,302,903
Allowable discounts (4%)	(92,688)				(92,116)
Assessment levy: net	2,224,502	\$2,008,128	\$ 216,374	\$ 2,224,502	2,210,787
Total revenues	2,224,502	2,008,128	216,374	2,224,502	2,210,787
EXPENDITURES					
Professional & administration					
Supervisors	6,000	-	4,000	4,000	6,000
FICA	459	-	306	306	459
District engineer	30,000	4,635	15,000	19,635	30,000
General counsel	40,000	4,386	15,000	19,386	40,000
District manager	50,000	25,000	25,000	50,000	50,000
Accounting O&M	5,500	2,750	2,750	5,500	5,500
Debt service fund accounting	15,000	7,500	7,500	15,000	15,000
Assessment roll services	20,000	10,000	10,000	20,000	20,000
Arbitrage rebate calculation	750	500	250	750	750
Audit	9,500	9,500	-	9,500	9,700
Postage	1,000	32	968	1,000	1,000
Insurance - GL, POL	17,995	28,961	(12,840)	16,121	19,795
Legal advertising	1,500	105	1,395	1,500	1,500
Miscellaneous- bank charges	750	-	750	750	750
Website					
Hosting and maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
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	208,044	99,249	73,789	173,038	210,044

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Proposed	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Expenditures (continued)					
Field operations					
Capital improvements/replacements	20,000	-	20,000	20,000	20,000
Art work	750,000	-	750,000	750,000	-
Electrical					
Street light services	72,000	5,332	66,668	72,000	72,000
Electrical repairs and relamping	10,000	-	10,000	10,000	10,000
Insurance					
Insurance: property	15,000	-	12,840	12,840	21,000
Landscaping					
Landscape services	80,000	24,304	55,696	80,000	80,000
Irrigation - maintenance	7,500	13,875	(6,375)	7,500	7,500
Plant tree replacement	32,000	19,180	12,820	32,000	32,000
Landscape architect site visits	3,500	4,590	1,000	5,590	6,000
Landscaping assessment	5,000	-	5,000	5,000	5,000
Arborist report	3,500	-	3,500	3,500	3,500
Maintenance & repairs					
Benches	15,000	-	15,000	15,000	15,000
Air conditioning	-	-	-	-	-
General	20,000	-	20,000	20,000	20,000
Stormwater drain inspections/cleanout	15,000	-	15,000	15,000	15,000
Janitorial & pressure washing	230,000	77,554	152,446	230,000	230,000
Janitorial - resealing wood decking	10,000	-	10,000	10,000	10,000
Pest control	8,050	1,172	6,878	8,050	8,050
Maintenance storage	1,000	-	1,000	1,000	1,000
Waste removal	4,000	3,010	3,000	6,010	7,000
Paver sealing & repairs	25,000	-	25,000	25,000	25,000
Painting	2,000	-	2,000	2,000	2,000
Civil engineering & maintenance assistance	10,000	-	10,000	10,000	10,000
Coordination of third party damage	35,000	3,504	31,496	35,000	35,000
Management office					
On-site field management	165,075	66,660	98,415	165,075	165,075
Telephone/internet	1,200	544	656	1,200	1,200
Office lease	8,400	3,693	4,707	8,400	8,400
Office - miscellaneous	4,800	2,564	2,236	4,800	4,800

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Proposed	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Expenditures (continued)					
Marketing					
Holiday lighting	67,000	26,791	40,209	67,000	67,000
Security					
Security services	795,000	290,956	504,044	795,000	795,000
Security operations center Internet	6,960	3,439	3,521	6,960	6,960
Camera maintenance program	43,000	17,950	25,050	43,000	43,000
Camera repairs/replacements	10,000	666	9,334	10,000	10,000
Leased spaces rent	70,129	-	70,129	70,129	-
Electricity - site	20,000	31,178	32,000	63,178	63,200
Water & sewer - irrigation	105,000	48,920	56,080	105,000	105,000
Contingency	50,000	-	50,000	50,000	50,000
Total field operations	<u>2,720,114</u>	<u>645,882</u>	<u>2,119,350</u>	<u>2,765,232</u>	<u>1,954,685</u>
Other fees and charges					
Tax collector	23,172	535	22,637	23,172	23,029
Property appraiser	23,172	20,068	3,104	23,172	23,029
Total other fees & charges	<u>46,344</u>	<u>20,603</u>	<u>25,741</u>	<u>46,344</u>	<u>46,058</u>
Total expenditures	<u>2,974,502</u>	<u>765,734</u>	<u>2,218,880</u>	<u>2,984,614</u>	<u>2,210,787</u>
Net increase/(decrease) of fund balance	(750,000)	1,242,394	(2,002,506)	(760,112)	-
Fund balance - beginning (unaudited)	<u>2,642,035</u>	<u>3,085,032</u>	<u>4,327,426</u>	<u>3,085,032</u>	<u>2,324,920</u>
Fund balance - ending (projected):					
Assigned:					
3 months working capital	743,626	545,730	197,896	545,730	552,697
Unassigned	1,148,409	3,781,696	2,127,024	1,779,190	1,772,223
Fund balance - ending (projected)	<u>\$ 1,892,035</u>	<u>\$ 4,327,426</u>	<u>\$ 2,324,920</u>	<u>\$ 2,324,920</u>	<u>\$ 2,324,920</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	30,000
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	9,700
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	19,795
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.	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Miscellaneous- bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
Hosting and maintenance	210
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	72,000
Electrical repairs and relamping	10,000
Insurance	
South FL Electrical monthly inspection fee - owned light fixtures only, not street lights	
Insurance: property	21,000
Landscaping	
Landscape services	80,000
Irrigation - maintenance	7,500
Plant tree replacement	32,000
Landscape architect site visits	6,000
Landscaping assessment	5,000
Arborist report	3,500
Benches	15,000
General	20,000
Stormwater drain inspections/cleanout	15,000
Janitorial & pressure washing	230,000
Janitorial - resealing wood decking	10,000
Pest control	8,050
Maintenance storage	1,000
Waste removal	7,000
Paver sealing & repairs	25,000
Painting	2,000
Civil engineering & maintenance assistance	10,000
Coordination of third party damage	35,000
Protection of existing CDD improvements	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

On-site field management 165,075

PROPOSED (Annual salary increases)			
PAYROLL			
Staff	Salary including	CDD Allocation	CDD Annual Amount
General Manager	\$ 187,110	50%	\$ 93,555
Lead Engineer	\$ 95,040	50%	\$ 47,520
MANAGEMENT FEE			
Flat Rate \$2,000/month			\$ 24,000
Total Compensation			\$ 165,075

Telephone/internet	1,200
Office lease	8,400
Office - miscellaneous	4,800
Holiday lighting	67,000
Security services	795,000
Security operations center Internet	6,960
Camera maintenance program	43,000
Camera repairs/replacements	10,000
Electricity - site	63,200
Water & sewer - irrigation	105,000
Contingency	50,000
Tax collector	23,029
Property appraiser	23,029
Total expenditures	<u><u>\$ 2,210,787</u></u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Proposed	
REVENUE					
Assessment levy - gross	\$ 5,230,997				\$ 5,230,997
Allowable discounts	(209,240)				(209,240)
Assessment levy - net	5,021,757	\$ 4,533,005	\$ 488,752	\$ 5,021,757	5,021,757
Interest	-	138,166	-	138,166	-
Total revenue	5,021,757	4,671,171	488,752	5,159,923	5,021,757
EXPENDITURES					
Principal	1,240,000	1,240,000	-	1,240,000	1,290,000
Interest	3,647,613	1,836,206	1,811,407	3,647,613	3,597,013
Total expenditures	4,887,613	3,076,206	1,811,407	4,887,613	4,887,013
Other fees & charges					
Property appraiser	52,310	-	52,310	52,310	52,310
Tax collector	52,310	45,299	7,011	52,310	52,310
Total other fees & charges	104,620	45,299	59,321	104,620	104,620
Total expenditures	4,992,233	3,121,505	1,870,728	4,992,233	4,991,633
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(106,750)	-	(106,750)	-
Total other financing sources/(uses)	-	(106,750)	-	(106,750)	-
Net increase/(decrease) in fund balance	29,524	1,442,916	(1,381,976)	60,940	30,124
Beginning fund balance (unaudited)	8,265,299	8,388,911	9,831,827	8,388,911	8,449,851
Ending fund balance (projected)	8,294,823	\$9,831,827	\$8,449,851	\$ 8,449,851	8,479,975
Use of fund balance:					
Debt service reserve account balance (required)					(4,945,020)
Principal and Interest expense - November 1, 2024					(3,130,606)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 404,349</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2017			2,604,963.65	2,604,963.65	74,065,000.00
5/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
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		83,504,388.71	157,569,388.71	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 O&M			FY 2024 Total
		FY 2024 DS Assessment	Assessment - Professional & Administration	Assessment - Field Operations	
01-0101-090-1132	SANAPROPERTY8 LLC	\$387,011.33	\$16,374.43	\$0.00	\$403,385.76
01-0101-090-1140	SANAPROPERTY8 LLC	\$409,776.70	\$17,337.64	\$0.00	\$427,114.34
01-0101-090-1140	AP MWC PROPERTY OWNER LLC	\$346,033.65	\$14,640.67	\$0.00	\$360,674.32
01-0101-090-1141	REFERENCE ONLY	\$0.00	\$0.00	\$0.00	\$0.00
01-0101-090-1142	AP MWC PROPERTY OWNER LLC	\$78,312.89	\$3,313.41	\$0.00	\$81,626.30
01-0102-030-1010	LEGACY MWC TRUSTEE LLC	\$15,480.45	\$654.98	\$0.00	\$16,135.43
01-0102-030-1020	LEGACY MWC TRUSTEE LLC	\$50,083.82	\$2,119.04	\$0.00	\$52,202.86
01-0102-030-1030	LEGACY MWC TRUSTEE LLC	\$30,050.29	\$1,271.43	\$0.00	\$31,321.72
01-0102-030-1040	LEGACY MWC TRUSTEE LLC	\$50,083.82	\$2,119.04	\$0.00	\$52,202.86
01-0102-030-1050	LEGACY MWC TRUSTEE LLC	\$100,167.64	\$4,238.09	\$0.00	\$104,405.73
01-0102-030-1060	LEGACY MWC TRUSTEE LLC	\$46,441.36	\$1,964.93	\$0.00	\$48,406.29
01-0102-030-1070	LEGACY MWC TRUSTEE LLC	\$47,351.97	\$2,003.46	\$0.00	\$49,355.43
01-0102-030-1075	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1080	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1090	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1100	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1110	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1120	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1130	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1140	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1200	LEGACY MWC TRUSTEE LLC	\$28,229.06	\$1,194.37	\$0.00	\$29,423.43
01-0102-030-1210	LEGACY MWC TRUSTEE LLC	\$43,709.51	\$1,849.35	\$0.00	\$45,558.86
01-0102-030-1220	LEGACY MWC TRUSTEE LLC	\$28,229.06	\$1,194.37	\$0.00	\$29,423.43
01-3137-036-0010	MIAMI A I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0011	MWC RETAIL LLC	\$40,458.60	\$1,711.80	\$24,012.14	\$66,182.54
01-3137-036-0012	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0013	MWC RETAIL LLC	\$2,704.53	\$114.43	\$1,605.13	\$4,424.09
01-3137-036-0014	MIAMI RETAIL F WEST LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0015	MWC RETAIL F EAST LLC	\$86,001.16	\$3,638.71	\$51,041.61	\$140,681.48
01-3137-036-0016	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0025	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0027	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0030	MWC GARAGE, LLC	\$182,705.69	\$7,730.27	\$108,435.65	\$298,871.61
01-3137-036-0040	OSIB MIAMI WORLDCENTER	\$319,625.67	\$13,523.36	\$189,697.54	\$522,846.57
01-3137-036-0050	ZM MWC OWNER, LLC	\$395,206.68	\$16,721.19	\$234,554.79	\$646,482.66
01-3137-036-0060	MIAMI A/I PARCEL 3 SUBSIDIARY LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0070	MWC GARAGE H LLC	\$215,706.36	\$9,126.53	\$128,021.52	\$352,854.41
01-3137-037-0010	MWC BLOCK E LLC	\$38,660.15	\$1,635.71	\$0.00	\$40,295.86
01-3137-037-0015	BLOCK G PHASE 2, LLC	\$405,360.02	\$17,150.78	\$240,580.80	\$663,091.60
01-3137-037-0020	BLOCK G PHASE 1, LLC	\$419,820.59	\$17,762.60	\$249,163.12	\$686,746.31
01-3137-037-0025	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-037-0030	MIAMI WORLD TOWERS LLC	\$503,569.80	\$21,306.03	\$298,868.20	\$823,744.03
01-3137-039-0001	REFERENCE ONLY	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-039-0010	GASENERGY USA LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0020	YURI MARCELO CALCEDO MOSCOSO	\$1,365.93	\$57.79	\$810.67	\$2,234.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0030	MAURICIO SCHONFELD	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0040	PMUM 320 INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0050	MONICA BEATRIZ CABRERA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0060	PURPLE CEDAR LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0070	BEACH PFM LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0080	GRILLETE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0090	PARAMOUNT 300 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0100	RUBEN DARIO ARREOLA CHAVEZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0110	GEOVANNY MENESES GUEVARA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0120	PMUM 330 INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0130	PROMISE LAND M AND M	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0140	JAMSHID BARMAAN	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0150	R&R INVERSIONES TERRANOVA LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0160	GOZEM LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0170	CKW19 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0180	PMUM 940 INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0190	MERVE GUMUSYAZICI	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0200	GASPGOLD INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0210	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0220	V AND M INTERNATIONAL GROUP INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0230	PARAMOUNT MIAMI WORLD	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0240	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0250	LEROTAMEL CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0260	GROWING NETWORK LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0270	JOAQUIN FREIRE	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0280	HALM GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0290	LOSPRI INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0300	MIAMI AVE CONDO 1005 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0310	KENNETH M CHIDI FUNK TRS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0320	LEYLAH ANNIE FERNANDEZ EXEVEA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0330	LESLIE ODOWD TRS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0340	MARCELL SHINTUN DAREUS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0350	RIBERAS TORRES REAL ESTATE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0360	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0370	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0380	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0390	YINGCHUN XU	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0400	MOTORKING PROPERTIES LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0410	SPONTINI CAPITAL SARL	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0420	CGY INVESTMENT PROPERTIES LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0430	JOANNE GRAY	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0440	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0450	MOTORKING PROPERTIES LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0460	FUNDA TEKURMAZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0470	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 O&M			FY 2024 Total
		FY 2024 DS Assessment	Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0480	EMMA ELMAS	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0490	MOTORKING PROPERTIES LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0500	RAMESH REDDY	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0510	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0520	CERRI MIAMI GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0530	SERGEY VALERIYEVICH SHABLAKOV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0540	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0550	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0560	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0570	FUNDA TEKDUMAZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0580	AJAY K OHRI	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0590	ROBERT L WINARD	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0600	PAVEL KOROBKIN	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0610	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0620	PM 3600 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0630	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0640	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0650	MERCHYCOL INVESTMENT CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0660	NELORE PARAMOUNT LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0670	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0680	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0690	MIAMI DOWNTOWN REAL ESTATE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-0700	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0710	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0720	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0730	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0740	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0750	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0760	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0770	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0780	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0790	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0800	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0810	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0820	PWC1901 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0830	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0840	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0850	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0860	AYSE GULAY TIRIS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0870	DEBORA RICCO BERTONI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0880	GREEN77 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0890	ASK FLORIDA LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0900	MINJUNG OH	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0910	PARAMOUNT FL INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0920	INVESTMENTS AND BUSINESS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0930	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0940	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0950	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0960	VO INTERNATIONAL INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0970	SERGIO MOISES	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0980	AMY L FEDERNAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-0990	PARAMOUNT RSC LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1000	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1010	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1020	LEMM ESTATE INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1030	SEVEN STARR REALTY I LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1040	ASHLES LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1050	BSDT 2012 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1060	FLORIDA INVESTMENTS 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1070	PARAMOUNT 4401 2 LLC	\$3,642.46	\$154.11	\$2,161.80	\$5,958.37
01-3137-039-1080	RAUL MANZANO DIAZ	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1090	JASON KAHAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1100	MICHAEL GALLINAR TRS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1110	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1120	TED FLORIDA RE 4901 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1130	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1140	PARAMOUNT PH LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1150	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1160	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1170	J MAIA DOWNTOWN LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1180	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1190	R MAIA DOWNTOWN LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1200	GULUM OZER	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1210	ANNA SHCHELKUNOVA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1220	PMW 1402 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1230	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1240	NATALIYA MYKHAYLOVA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1250	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1260	MIAMI SKYLINE INVESTMENT	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1270	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1280	PRJB MIAMI 02 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1290	OPTINA GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1300	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1310	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1320	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1330	REACHYOT LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1340	EMRA 8894 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1350	SERGEY VALERIYEVICH SHABLAKOV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1360	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1370	PILSUE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 O&M			FY 2024 Total
		FY 2024 DS Assessment	Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1380	SERGEY VALERIYEVICH SHABLA KOV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1390	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1400	PARAMOUNT 3202 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1410	ANDRES RICO PEREZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1420	LIONS INTERNATIONAL PROTECTION	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1430	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1440	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1450	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1460	RUMIYA KALIEVA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1470	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1480	CGA PROPERTY INTERNATIONAL LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1490	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1500	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1510	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-1520	VASK LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1530	RAYMOND BROWN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1540	GOMEZ LEON HOLDINGS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1550	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1560	CTG PARAMOUNT 4902 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1570	VICKY LINDO	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1580	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1590	WILLIAM BARTON	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1600	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1610	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1620	NEIL PATEL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1630	CADA CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1640	HADRIAN CYRIL WOEL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1650	AURELIEN BAYARD CHEDJOU FONGANG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1660	NUEVA OPELEC LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1670	RAFI LANKRI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1680	AHUMADA PARAMOUNT LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1690	PEDRO TRONILO	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1700	DIESEL VALJUA LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1710	FRANCISCO GUTIERREZ	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1720	FIRENZE LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1730	PARAMOUNT SOCCER HOLDINGS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1740	RICHARD J PELTZ JR	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1750	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1760	RE GLOBAL INVEST LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1770	RE GLOBAL INVEST LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1780	RAMESH REDDY	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1790	M2B VENTURES LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1800	ADRIGIO LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1810	CHI MING LAM	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1820	SONG LIN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1830	DHIRENDA K DHIR	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1840	PARAMOUNT 3103 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1850	ERDEM USA CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1860	ABRAHAM JAAR	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1870	PARAMOUNT MIAMI 5012 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1880	ELLICA FLORIDA RE 3503 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1890	EDGARDO AGUILERA GARIBAY	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1900	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1910	VIGG PROPERTIES LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1920	SAF REAL ESTATE INVESTMENTS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1930	SECUTOR LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1940	COTTONWOOD LANE LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1950	MINAS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1960	TROY MITCHELL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1970	HARRISON GROLL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1980	MACMOR INVESTMENTS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-1990	JASON KAHAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-2000	WY USA ENTERPRISE INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-2010	RP20 PROPERTIES LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-2020	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-2030	INTERTOWN LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-2040	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2050	R & O GROUP USA LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2060	GP AND IG INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2070	JASON ANTON MORELL	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2080	ORSON ESTATE CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2090	RICARDO ANTONIO CURE DAU	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2100	MING SAU HAU	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2110	VERSEAU LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2120	ENRIQUE CASAGRANDE	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2130	ORZARA INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2140	INVERCOBA SMART BUSINESS	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2150	FAST LAP THREE CORPORATION	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2160	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2170	JARED ROSE	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2180	PARAM MIA 2304 CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2190	RMLM ENTERPRISE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2200	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2210	VAL AKS	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2220	DORIS NG	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2230	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2240	CRAFITNESS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2250	DARCY ANTONIO GERAGE JUNIOR	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2260	DERWIN FINANCE LTD	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2270	THE BOX IS BLISS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2280	FRODDO INVESTMENT LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2290	LIVING 28 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2300	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2310	PCH GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2320	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2330	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2340	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2350	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2360	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2370	PARAMOUNT 4204 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2380	ELIMAR INVESTMENTS L L C	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2390	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2400	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2410	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2420	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2430	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2440	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2450	PARAMOUNT 5104 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2460	IGOR SHMAYLOV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2470	PARAMOUNT 1005 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2480	ERVO INTERNATIONAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2490	VA YAP INVEST LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2500	PATRICK W LYNCH	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2510	ANTARTICA 80 80 CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2520	PARAMOUNT NUNES CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2530	PARAMOUNT MWC 1705 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2540	9420 W FLAGLER ST 110 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2550	PARAMOUNT 1905 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2560	IGOR TIMOFEEV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2570	DAVID ABUSAID BARRERA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2580	PRAGA INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2590	EL MORRO INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2600	FLORIDA PB INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2610	FLORIDA INVESTMENTS 334 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2620	AJWCS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2630	CONNOLLY AND BARRETO INVESTMENT	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2640	PDT INVESTMENT 1812 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2650	HOI PROPERTIES CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2660	LYCAM PROPERTIES LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2670	GEHP MIAMI LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2680	INVESTMENTS CAPRI LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2690	PAR 3305 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2700	ORG BRICKELL SECOND LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2710	ORG BRICKELL THIRD LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2720	STUBAITAL LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 O&M			FY 2024 Total
		FY 2024 DS Assessment	Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2730	YAFAR CO LTD	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2740	4401 HOLDINGS INC	\$3,187.15	\$134.85	\$1,891.57	\$5,213.57
01-3137-039-2750	TYK CORPORATION	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2760	STUBAITAL LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2770	FETANYE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2780	DOWNMILL LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2790	PARAMOUNTMIAMI4305 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2800	VLADIMIR BUDAEV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2810	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2820	PARAMOUNT 4605 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2830	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2840	CELINA SMITH	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2850	NATHAN BERDOWSKY	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2860	PATRICK FRANCIS CHAU	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2870	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2880	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2890	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2900	AVELLINO PROPERTIES INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2910	DHARMARENTA LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2920	VIRGINIA DEL CARMEN BATISTA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2930	COSELCO LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2940	EFATA GROUP 1 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2950	H & H PARAMOUNT LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2960	PMUM 1 INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2970	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2980	PASELLO LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-2990	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3000	MATMAR GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3010	TIMM GROUP INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3020	TRONCOSO LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3030	SARDEGNA LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3040	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3050	ANLLELA J BETANCUR SAGRA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3060	WORLD 21 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3070	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3080	BELLAGIO PARTNERS OF	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3090	PARAMOUNT 5780 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3100	FLORIDA REAL INVESTMENTS TR LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3110	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3120	GREGORY CIAURI	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3130	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3140	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3150	LUIS CARLOS HERMOSA	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3160	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3170	MERAL PLOSCHE TRS	\$1,365.93	\$57.79	\$810.67	\$2,234.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3180	CARDHU INVEST CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3190	PARAMOUNT MWC 4106 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3200	ATLANTIC REY CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3210	DANDAV PM4306 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3220	ISA YAMADAEV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3230	HORIA BOGDAN GHERGHEL	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3240	UNICAPAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3250	MARIA GABRIELA RAMIREZ ORTIZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3260	UNICAPITAL INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3270	AVF INVESTMENTS GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3280	BETH ROCHELLE KIGEL	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3290	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3300	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3310	CTG PARAMOUNT 4901 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3320	FLOWER OF SCOTLAND LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3330	MARIO SEBASTIAN VIERA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3340	HUGO LEONARDO DAVILA PONCE	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3350	PARAMOUNT FRANCO CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3360	DORIS NG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3370	PMP 1507 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3380	MOCI 851 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3390	MODERN WORLD	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3400	PARAMOUNT MIAMI NO 2107 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3410	DARREN HIMMELSTEIN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3420	JUAN MIGUEL GUARESCHI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3430	FAST LAP TWO CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3440	YUAN HONG HUANG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3450	EJSPORTS 2016 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3460	GMG HOLDING LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3470	PARAMOUNT 2807 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3480	PARAMOUNT2709 INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3490	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3500	GUALBERTO FANEITE	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3510	YUAN HONG HUANG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3520	SAVIO TUNG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3530	ANA MERCEDES CARBALLO	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3540	FREDICK FREEDMAN TRS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3550	YUAN HONG HUANG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3560	NATHACHA OXFORD	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3580	SERGIO ESPINOSA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3590	TIMO PROPERTIES LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3600	RK PATH II LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3610	TAYMURAZ AGARIZAEV	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3620	FARREN HALCOVICH	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3630	JANIO RANIER BERMUDEZ PORTILLO	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3640	LOS SILO INVESTMENTS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3650	SCOTT ADAM SINGERMAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-3660	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3670	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3680	KEVIN LEWIS GRENZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3690	GEMA SL CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3700	SERGEY V SHABLA KOV	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3710	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3720	CAZU INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3730	HYONE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3740	FEIRUZ HADWEH	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3750	PARAMOUNT 1808 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3760	ALESSANDRA MADALENA RORIZ JALES	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3770	EXUR GROUP RE CORP	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3780	CHALTEN GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3790	IENG CHAN NG	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3800	CV REAL INVEST 1 INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3810	ALVINA HEID TRS	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3820	PARADA INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3830	VALENTIM PARAMOUNT 2608 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3840	THE GRANDLAND HOLDING INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3850	RCHC MIAMI INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3860	PDT INVESTMENT 2908 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3870	SYLVESTER KEARNEY JR	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3880	PARAMOUNT 3108 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3890	RICCO INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3900	SEAN LEVINE	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3910	LEMM ESTATE INC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3920	DD INVESTMENTS PARAMOUNT LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3930	TEHIA INVESTMENT LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3940	DAVOR INVESTMENTS LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3950	RIMON YALDO	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3960	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3970	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3980	STEVEN JAMES DEMETRIOU	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-3990	ELIYAHU HALALI	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4000	CALATRAVIA BCC ONE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4010	LEANDRO DE CARVALHO PINTO	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4020	YENY LILIBETH CARIAS RODRIGUEZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4030	PARAMOUNT MIAMI NUMBER	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4040	CARL GRUND III	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4050	SLS MEMBER LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4060	JOSEPH ANGELO GUARDO	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4070	OV PROPERTIES FL INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4080	SUNRISE 1209 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4090	MARINO JURIC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4100	JIM TAUBENFELD	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4110	LK MIAMI LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4120	GARY SILVERMAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4130	HASNAIN ASLAM	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4140	HOK YING WU	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4150	SAMARA INTERNATIONAL CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4160	PLAYAMAR 4 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4170	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4180	SUN VIEW APART LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4190	SAMARA INTERNATIONAL CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4200	RUMIYA KALIEVA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4210	PRIVE WATER RESIDENCES 7 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4220	HANS BRULAND	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4230	JEAN CLAUDE MAILLARD	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4240	LUC MAZZINI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4250	DOUGLAS NG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4260	FRAD HOLDINGS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4270	ANAT MASSIKA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4280	SENOLE CILEK	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4290	PROMETEUS DEVELOPMENT LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4300	LJMIAMI LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4310	ORG BRICKELL SECOND LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4320	ORG BRICKELL THIRD LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4330	EQUITY TRUST COMPANY CUSTODIAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4340	KCMUTLU LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4350	MIAMI PARAMOUNT INTERNATIONAL LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4360	LJUBOMIR IVANOV	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4370	AHMET ENGIN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4380	FIRHAN CHOUDHARY	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4390	JOHN STIRN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4400	RYAN SINGH	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4405	PARAMOUNT 4609 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4410	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4420	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4430	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4440	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4450	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4460	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4470	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4480	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4490	CERRI BOCA GROUP LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4500	INES FLAX TRS	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4510	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4520	BEHZAD M NAMIN	\$1,365.93	\$57.79	\$810.67	\$2,234.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4530	SEND IN THE CLOWN LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4540	TYLER ADAM MAMONE	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4550	MARIO ALBERTO VEGA SANCHEZ	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4560	PRMMIA LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4570	ZHU XUANCHU LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4580	ALI AVCI	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4590	ORG BRICKELL FIRST LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4600	STEVEN BRANDSTETTER	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4610	ORG BRICKELL FIRST LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4620	PARAMOUNT 3010 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4630	MINXUAN DUAN	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4640	LAMAX LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4650	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4660	KASSA CORPORATION	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4670	COSTAINVEST LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4680	SILOTE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4690	VESTA ALPHA LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4700	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4710	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4720	PLC 7705 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4730	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4740	SILOTE LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4750	HULYA ALEMDAR	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4760	MOACYR TIMAS	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4770	TOWER 2 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4780	NAJAH PARAMOUNT 4610 LLC	\$1,365.93	\$57.79	\$810.67	\$2,234.39
01-3137-039-4790	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4800	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4810	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4820	FELIPE JOSE SOLANO	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4830	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4840	MUNIR BENDECK MIGUEL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4850	NUEVA DRIGOLOTA LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4860	BLACZKO LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4870	MIA2GIDI LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4880	STEINAR ZINKE	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4890	ANDREW BRANDSTETTER	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4900	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4910	XUEFANG LIN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4920	CLASS REAL ESTATE LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4930	JIAYI KANG	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4940	ROBERT CLIVILLES	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4950	CANOR LIMITED PARTNERSHIP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4960	LTL ROYALE ENTERPRISE LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4970	RISHAV GUPTA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4980	CAPRICORP LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-4990	AIDA ALOIAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5000	LUCAS LECHUGA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5010	OLEG KUZICHKIN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5020	IAV PARAMOUNT INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5030	JMV GENERAL INVESTMENTS INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5040	ROBYN BERMAN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5050	XINGU PROPERTIES LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5060	SFDD INVESTMENT CORPORATION	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5070	LEONARD F LONGER	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5080	ANOOP MAMTANI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5090	LUIS ESTUARDO OGANES	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5100	DOMINIQUE BROADWAY	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5110	STARSTRUCK USA INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5120	GEOFFREY LAWRENCE WELLEN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5130	FARMINGTON 4311 INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5140	PRM 411 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5150	LEE SCHOR	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5160	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5170	4811 MIAMI PENTHOUSE CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5180	PARAMOUNT 4911 INVESTMENTS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5190	LUBERCY INVESTMENTS INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5200	ROY ANDERSON TRS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5210	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5220	NANETTE ZEYSING CO TRS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5230	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5240	PERNILLE DUPONT JENSEN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5250	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5260	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5270	EDASI VENTURE CAPITAL CORP	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5280	JERROLD THOMAS PIRO	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5290	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5300	INNA BYKOVSKAIA	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5310	GATEWAY INTERNATIONAL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5320	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5330	PMWC 1812 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5340	PWC1912 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5350	GRAND TRACTOR SOUTH LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5360	EBM INVESTMENTS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5370	RAMZY ALSAIDI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5380	RALPH GOPAUL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5390	YOUNGHEE KIM WAIT	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5400	JOHN VIPULIS	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5410	JUAN CARLOS PAZ	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5420	INTERTOWN II LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024**

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-5430	ELLIOT MECHANIC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5440	ALEJANDRO ITKIN	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5450	VIXI INVESTMENT LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5460	FAITH N HONOUR LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5470	SKY VICTORY GLOBAL LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5480	DINESH N ISRANI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5490	ASHOK S LALWANI	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5500	KISLER HOLDINGS INC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5510	KIRPALANI VENTURES LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5520	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5530	SINAN ATIK	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5540	ASK FLORIDA LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5550	KEVIN O BRYANT	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5560	VIRGIL GORDON II	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5570	MALAIKA INVESTMENTS LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5580	CERAME LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5590	4412 PARAMOUNT MIAMI LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5600	INVERSIONES SIVA LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5610	ASK FLORIDA LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5620	JEFFREY SCOTT RANSDELL	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5630	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5640	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5650	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5660	PMWC PH5312 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5670	TOWER 2 LLC	\$1,821.22	\$77.06	\$1,080.90	\$2,979.18
01-3137-039-5680	TOWER 2 LLC	\$1,220.22	\$51.63	\$724.20	\$1,996.05
01-3137-039-5690	MWC RETAIL CD WEST LLC	\$58,716.42	\$2,484.29	\$34,848.14	\$96,048.85
01-3137-039-5700	TOWER 2 LLC	\$1,047.20	\$44.31	\$621.52	\$1,713.03
Total		\$5,230,996.55	\$221,323.71	\$2,095,867.23	\$7,548,187.49

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“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 the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of May, 2023.

ATTEST:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION <i>Caoba Sales Center Management Office 698 NE 1st Ave., G188, Miami, Florida 33132</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023	Regular Meeting	11:00 AM
November 21, 2023	Regular Meeting	11:00 AM
December 19, 2023	Regular Meeting	11:00 AM
January 16, 2024	Regular Meeting	11:00 AM
February 20, 2024	Regular Meeting	11:00 AM
March 19, 2024	Regular Meeting	11:00 AM
April 16, 2024	Regular Meeting	11:00 AM
May 21, 2024	Regular Meeting	11:00 AM
June 18, 2024	Regular Meeting	11:00 AM
July 16, 2024	Regular Meeting	11:00 AM
August 20, 2024	Regular Meeting	11:00 AM
September 17, 2024	Regular Meeting	11:00 AM

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 4,336,790	\$ -	\$ -	\$ 4,336,790
Investments				
Revenue	-	3,102,785	-	3,102,785
Reserve	-	4,917,138	-	4,917,138
Interest	-	1,811,406	-	1,811,406
Sinking	-	495	-	495
Construction	-	-	10,113,382	10,113,382
Construction reserve ¹	-	-	2,000,000	2,000,000
Retainage subaccount	-	3	1,024	1,027
Interest receivable	-	33,449	41,325	74,774
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 4,338,020</u>	<u>\$ 9,865,276</u>	<u>\$ 12,155,731</u>	<u>\$ 26,359,027</u>
LIABILITIES				
Liabilities				
Accounts payable on-site	\$ 9,137	\$ -	\$ -	\$ 9,137
Accounts payable off-site	1,457	-	-	1,457
Deferred revenue	-	33,449	41,325	74,774
Total liabilities	<u>10,594</u>	<u>33,449</u>	<u>41,325</u>	<u>85,368</u>
FUND BALANCES				
Restricted for:				
Debt service	-	9,831,827	-	9,831,827
Capital projects	-	-	10,114,406	10,114,406
Metro Mover ¹	-	-	2,000,000	2,000,000
Assigned:				
3 months working capital	545,730	-	-	545,730
Unassigned	3,781,696	-	-	3,781,696
Total fund balances	<u>4,327,426</u>	<u>9,831,827</u>	<u>12,114,406</u>	<u>26,273,659</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,338,020</u>	<u>\$ 9,865,276</u>	<u>\$ 12,155,731</u>	<u>\$ 26,359,027</u>

¹Reserve for Metro Mover.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 9,446	\$ 2,008,128	\$ 2,224,502	90%
Total revenues	<u>9,446</u>	<u>2,008,128</u>	<u>2,224,502</u>	90%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	6,000	0%
FICA	-	-	459	0%
District engineer	2,325	4,635	30,000	15%
General counsel	1,457	4,386	40,000	11%
District manager	4,167	25,000	50,000	50%
Accounting O&M	458	2,750	5,500	50%
Debt service fund accounting	1,250	7,500	15,000	50%
Assessment roll services	1,667	10,000	20,000	50%
Arbitrage rebate calculation	500	500	750	67%
Audit	9,500	9,500	9,500	100%
Postage	8	32	1,000	3%
Insurance - GL, POL	-	28,961	17,995	161%
Legal advertising	-	105	1,500	7%
Miscellaneous- bank charges	-	-	750	0%
Website				
Hosting and maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Dissemination agent	250	1,500	3,000	50%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	5,500	64%
Total professional & administrative	<u>21,582</u>	<u>99,249</u>	<u>208,044</u>	48%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Art work	-	-	750,000	0%
Electrical				
Street light services	-	5,332	72,000	7%
Electrical repairs and relamping	-	-	10,000	0%
Insurance				
Insurance: property	-	-	15,000	0%
Landscaping				
Landscape services	-	24,304	80,000	30%
Irrigation - maintenance	12,699	13,875	7,500	185%
Plant tree replacement	-	19,180	32,000	60%
Architect site visit	-	4,590	3,500	131%
Landscape assessment	-	-	5,000	0%
Arborist report	-	-	3,500	0%

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	-	-	15,000	0%
General	-	-	20,000	0%
Stormwater drain inspections/cleanout	-	-	15,000	0%
Janitorial and pressure washing	13,607	77,554	230,000	34%
Janitorial - resealing wood decking	-	-	10,000	0%
Pest control	-	1,172	8,050	15%
Maintenance storage	-	-	1,000	0%
Waste removal	1,069	3,010	4,000	75%
Paver sealing and repairs	-	-	25,000	0%
Painting	-	-	2,000	0%
Civil engineering and maintenance	-	-	10,000	0%
Coordination of third party damage	-	3,504	35,000	10%
Management office				
On-site field management	12,291	66,660	165,075	40%
Telephone/internet	-	544	1,200	45%
Office lease	-	3,693	8,400	44%
Office miscellaneous	116	2,564	4,800	53%
Marketing				
Holiday lighting	-	26,791	67,000	40%
Security				
Security services	59,562	290,956	795,000	37%
Security operations internet	574	3,439	6,960	49%
Camera maintenance program	3,021	17,950	43,000	42%
Camera repairs and replacement	-	666	10,000	7%
Leased spaces rent	-	-	70,129	0%
Utilities				
Electricity - site	6,116	31,178	20,000	156%
Water & sewer - irrigation	15,194	48,920	105,000	47%
Contingency	-	-	50,000	0%
Total field operations	<u>124,249</u>	<u>645,882</u>	<u>2,720,114</u>	24%
Other fees and charges				
Property appraiser	-	535	23,172	2%
Tax collector	94	20,068	23,172	87%
Total other fees and charges	<u>94</u>	<u>20,603</u>	<u>46,344</u>	44%
Total expenditures	<u>145,925</u>	<u>765,734</u>	<u>2,974,502</u>	26%
Excess/(deficiency) of revenues over/(under) expenditures	(136,479)	1,242,394	(750,000)	
Fund balance - beginning	<u>4,463,905</u>	<u>3,085,032</u>	<u>2,642,035</u>	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	545,730	545,730	545,730	
Unassigned	<u>3,781,696</u>	<u>3,781,696</u>	<u>1,346,305</u>	
Fund balance - ending	<u><u>\$4,327,426</u></u>	<u><u>\$4,327,426</u></u>	<u><u>\$1,892,035</u></u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 21,322	\$ 4,533,005	\$ 5,021,757	90%
Interest	33,453	138,166	-	N/A
Total revenues	<u>54,775</u>	<u>4,671,171</u>	<u>5,021,757</u>	93%
EXPENDITURES				
Principal	-	1,240,000	1,240,000	100%
Interest	-	1,836,206	3,647,613	50%
Total expenditures	<u>-</u>	<u>3,076,206</u>	<u>4,887,613</u>	63%
Other fees and charges				
Property appraiser	-	-	52,310	0%
Tax collector	214	45,299	52,310	87%
Total other fees and charges	<u>214</u>	<u>45,299</u>	<u>104,620</u>	43%
Total expenditures	<u>214</u>	<u>3,121,505</u>	<u>4,992,233</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	54,561	1,549,666	29,524	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(86,024)</u>	<u>(106,750)</u>	-	N/A
Total other financing sources/(uses)	<u>(86,024)</u>	<u>(106,750)</u>	-	N/A
Net change in fund balance	(31,463)	1,442,916	29,524	
Fund balance - beginning	9,863,290	8,388,911	8,265,299	
Fund balance - ending	<u>\$ 9,831,827</u>	<u>\$ 9,831,827</u>	<u>\$ 8,294,823</u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 41,322	\$ 209,410
Total revenues	41,322	209,410
EXPENDITURES		
Capital outlay	167,243	167,243
Total expenditures	167,243	167,243
Excess/(deficiency) of revenues over/(under) expenditures	(125,921)	42,167
OTHER FINANCING SOURCES/(USES)		
Transfers in	86,024	106,750
Total other financing sources/(uses)	86,024	106,750
Net change in fund balance	(39,897)	148,917
Fund balance - beginning	12,154,303	11,965,489
Fund balance - ending	\$ 12,114,406	\$ 12,114,406

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

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 18, 2023 at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132.

Present at the meeting were:

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

Also present were:

Daniel Rom	District Manager
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler	District Engineer
Fernando Perez	Operations (JLLA)
Paola Lamprea	Square Edge, Inc. (SEI)
Esteban Auzola	Lalezarian Properties
Allie Puthiyamadam (via telephone)	Lalezarian Properties
Wendy Fields (via telephone)	Developer's Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:03 a.m. Supervisors Brown, DiCristina and Bouskila were present in person. Supervisors Chiste and DiFiore were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Temporary Construction
Easement and Property Restoration
Agreement**

41 This item was presented following the Fifth Order of Business.

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43 **FOURTH ORDER OF BUSINESS**

**Consideration of Special Warranty Deed
[CDD, Grantor to Miami A/I, LLC, Grantee]**

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46 Ms. Fields discussed the need to reconvey a small portion of the vehicular turnaround

47 originally granted by the CDD due to permit issues related to maintenance of underground

48 sewer lines. The proposed portion to be conveyed back to Miami A/I, LLC measures 12' by 27',

49 immediately adjacent to the retail and the garage building. This action will not change the use

50 of the area today, which is subject to the vehicular turnaround and pedestrian use. Mr. Chiste

51 stated he is aware of the issue.

52

53 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
54 **transfer pursuant to the Special Warranty Deed contained in the agenda, was**
55 **approved.**

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58 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01,
Extending the Term Set Forth in Resolution
No. 2021-09 Acknowledging that Certain
Proceeds of the Miami World Center
Community Development District Special
Assessment Bonds, Series 2017 Shall be
Allocated Towards and Reserved for a
Portion of the Costs of Constructing the
Freedom Tower Metro Mover Station, as
Described in the Engineer's Report; and
Providing for an Effective Date**

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Mr. Rom presented Resolution 2023-01.

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**On MOTION by Ms. DiFiore and seconded by Mr. Brown, with all in favor,
Resolution 2023-01, Extending the Term Set Forth in Resolution No. 2021-09
Acknowledging that Certain Proceeds of the Miami World Center Community
Development District Special Assessment Bonds, Series 2017 Shall be Allocated
Towards and Reserved for a Portion of the Costs of Constructing the Freedom
Tower Metro Mover Station, as Described in the Engineer's Report; and
Providing for an Effective Date, was adopted.**

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81 ▪ **Consideration of Temporary Construction Easement and Property Restoration**
82 **Agreement**

83 **This item, previously the Third Order of Business, was presented out of order.**

84 Mr. Rom recalled discussion at the last several meetings about work being performed by
85 the Developers that is impacting CDD assets. The Developers asked to change “Miami World
86 Towers, LLC” to “MWT 1 LLC.” A Restoration Agreement will ensure the parties appropriately
87 replace or repair damaged assets.

88 A Board Member stated the off-site improvements will be replaced in kind and there is
89 also a utility relocation for both Florida Power & Light (FPL) poles. The work must be turned
90 over and accepted by the City, the County and the CDD before or at the time of TCO.

91 Speaking for the Developer, Mr. Anzola discussed Master Permit considerations, the
92 intent to replace in kind or with exactly the same design and intent to restore the area.

93 Ms. Puthiyamadam stated the Developer’s intent is to work hand-in-hand with the CDD
94 to ensure the Developer’s restoration obligations meet the CDD’s satisfaction. The Developer’s
95 lender will not accept language that restricts the right to request an inspection for Certificate of
96 Occupancy (CO) based on the CDD signing off on the restoration obligation. The Developer has
97 taken special care and worked closely with Kimley-Horn to produce very detailed, clear and
98 specific Exhibits that identify the Developer’s obligations in this respect.

99 Discussion ensued regarding the language in the Agreement and the alternative
100 proposal to require the Developer to provide a surety bond.

101 Ms. Puthiyamadam does not believe that requirement would be fair or necessary.

102 Mr. Chiste noted that other Developers have provided a surety bond in similar cases. He
103 discussed the process.

104 A Board Member noted that this Agreement has been utilized with other Developers
105 throughout Florida and in other states. This is a market condition, given the size of the project,
106 and the fact that the Developer is working on CDD property with improvements in place. He
107 noted that this issue has been under discussion for over six months and, in his opinion, if the
108 terms of the Agreement are not acceptable, a surety that the Developer will perform the
109 repairs to the CDD’s satisfaction is required.

110 Mr. Rom noted that the Board will direct Staff to work with the District Engineer to
111 develop an estimate and to provide the information to the Developer, as the other party to the
112 Agreement, and to revise the verbiage to match, replacing the TCO with a surety bond.

113 Mr. Chiste agreed with that process and stated he will be available for discussions with
114 the Underwriters of the Developer's Lenders to help them feel comfortable that this is a normal
115 course of business. The CDD will not do anything it believes would harm the Developer's ability
116 to get a CO; the Underwriter needs to understand that it is precautionary language.

117 Ms. Puthiyamadam stated her understanding of the CDD's position is that, if the
118 Developer wants to strike the current language regarding the Developer's completed
119 restoration obligations prior to the final CO, the Developer will need to post a bond based on an
120 amount compiled by the District Engineer based on the estimated cost to underwrite the
121 complete restoration obligations.

122 Ms. Wald stated that is correct. As to the approval, in substitution with the
123 strikethrough, language will be included with the posting of a surety bond in the amount
124 determined by the District Engineer based upon the Exhibits they already provided as to the
125 improvements, which might be revised due to some other issues with lighting and authorizing
126 the Chair or the Vice Chair to execute.

127 Ms. Puthiyamadam asked if there is an option for the Chair to review and approve
128 softened language, at the Lender's request, while keeping the concept in place.

129

130 **On MOTION by Mr. DiCristina and seconded by Mr. Bouskila, with all in favor,**
131 **authorizing Mr. Chiste to speak with the Lenders regarding the Temporary**
132 **Construction Easement and Property Restoration Agreement and to modify the**
133 **Agreement as he sees fit with the Lender and, if not fruitful, requiring a surety**
134 **bond or another financial instrument in the amount determined by the District**
135 **Engineer based upon the Exhibits already provided, which might be revised, to**
136 **secure the restoration improvements, and authorizing the Chair or the Vice**
137 **Chair to execute, was approved.**

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140 Mr. Rom stated the Developer advised that, as part of their continued development,
141 there are Florida Power & Light (FPL) poles that need to be relocated from the project. The CDD
142 currently has a Master Lighting Services Agreement (MLSA) with FPL. Regarding how the CDD

143 can approve the relocation work, one recent suggestion was that the CDD can work with FPL to
144 identify a Change Order to this Agreement and that will allow the Developer to enter into an
145 Agreement with FPL to perform the work, rather than the CDD.

146 Mr. Auzola discussed the pole locations and the work to be performed.

147 Ms. Wald stated the MLSA applies to the entire area. All light poles are complete,
148 certified and operational. A request was made to remove and relocate two poles but the
149 problem is that the MLSA would require the CDD to submit a Change Order to FPL, which will
150 incur costs, and a separate Agreement would be required with the Developer. The MLSA
151 provides a clause allowing assignment of the Agreement; she believes a partial Assignment will
152 be allowable. If FPL is amenable, the CDD can do a partial Assignment of the MLSA to the
153 Developer since it has been requested for those two light poles. Once all necessary work is
154 completed, the Developer can assign those two light poles back to the CDD. She discussed why
155 this is the simplest option and suggested a call with FPL.

156 Ms. Wald stated an additional request was received regarding security cameras. She will
157 review the contract and determine the costs for removal and the Developer will be asked to
158 pay those costs and reinstall the cameras. If FPL is not amenable, another Agreement with the
159 Developer will be necessary. The Developer will assume the liability and the costs.

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161 **On MOTION by Ms. DiFiore and seconded by Mr. DiChristina, with all in favor,**
162 **authorizing Staff and Mr. DiCristina to work on the request from the Developer**
163 **as to the relocation of two light poles under the Florida Power & Light Master**
164 **Lighting Service Agreement with the CDD, and authorizing the Vice Chair to**
165 **execute related documents, was approved.**

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168 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2023-02,
Designating a Date, Time, and Location for
Landowners' Meeting of the District, and
Providing for an Effective Date

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173 Mr. Rom presented Resolution 2023-02.

174 Ms. Cerbone stated Seats 1, 2, and 3, currently held by Supervisors Chiste, Brown and
175 Bouskila, respectively, will be up for election.

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On MOTION by DiCristina and seconded by Mr. Bouskila, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of November 7, 2023 at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Adjustment to District Counsel Fee Structure

Ms. Wald presented the Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Adjustment to District Counsel Fee Structure. The effective date was changed to May 1, 2023.

On MOTION by Ms. DiFiore and seconded by Mr. Bouskila, with all in favor, the Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Adjustment to District Counsel Fee Structure, as amended, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of U.S. Lawns Estimates

- A. #1627 for Planter Repairs at East Side Front Bezel Driveway**
- B. #1630 for Plant Replacement at East Block D, Along NE 2nd Ave**
- C. #1632 for Plant Replacement at East Block D**
- D. #1658 for Plant Replacement**
- E. #1659 for Replacement for Dead Palm at Front Caoba**

On MOTION by Ms. DiFiore and seconded by Mr. DiChristina, with all in favor, U.S. Lawns Estimates #1627, #1630, #1632, #1658 and #1659, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Mr. Rom presented the Unaudited Financial Statements as of February 28, 2023.

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

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TENTH ORDER OF BUSINESS

Approval of September 13, 2022 Public Hearings and Regular Meeting Minutes

Mr. Rom presented the September 13, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. DiCristina and seconded by Ms. DiFiore, with all in favor, the September 13, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

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ELEVENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Mr. Buchler stated some areas of CDD work will be prepared for turnover.

C. Operations Manager: *Jones Lang Lasalle Americas, Inc.*

There was no report.

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

- **NEXT MEETING DATE: May 16, 2023 at 11:00 AM (*Presentation of Fiscal Year 2024 Proposed Budget*)**

- **QUORUM CHECK**

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TWELFTH ORDER OF BUSINESS

Public Comments

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There were no public comments.

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THIRTEENTH ORDER OF BUSINESS

Adjournment

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On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with all in favor, the meeting adjourned at 12:02 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Caoba Sales Center Management Office, 698 NE 1st Avenue, G188, Miami, Florida 33132

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2022 CANCELED	Regular Meeting	11:00 AM
November 15, 2022 CANCELED	Regular Meeting	11:00 AM
December 20, 2022 CANCELED	Regular Meeting	11:00 AM
January 17, 2023 CANCELED	Regular Meeting	11:00 AM
February 21, 2023 CANCELED	Regular Meeting	11:00 AM
March 21, 2023 CANCELED	Regular Meeting	11:00 AM
April 18, 2023	Regular Meeting	11:00 AM
May 16, 2023	Regular Meeting	11:00 AM
June 20, 2023	Regular Meeting	11:00 AM
July 18, 2023	Regular Meeting	11:00 AM
August 15, 2023	Public Hearing & Regular Meeting	11:00 AM
September 19, 2023	Regular Meeting	11:00 AM