

MIAMI WORLD CENTER

**COMMUNITY DEVELOPMENT
DISTRICT**

July 18, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
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

July 11, 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 Public Hearing and Regular Meeting on July 18, 2023 at 11:30 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. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Florida Power & Light Company Items
 - A. Non-Disturbance Agreement [Vehicular Turnaround – Tract A]
 - B. Vehicular Turnaround Easement
 - C. Easement
6. Discussion: RFP for Security Services
7. Discussion: RFP for Property Management Services

8. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
9. Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
10. Acceptance of Unaudited Financial Statements as of May 31, 2023
11. Approval of May 16, 2023 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - Required Ethics Training
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - C. Operations Manager: *Jones Lang LaSalle Americas, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 628 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: August 15, 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

13. Public Comments
14. 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**

3A

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR - 2023/2024 BUDGET - JUL. 18, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

06/28/2023 07/05/2023

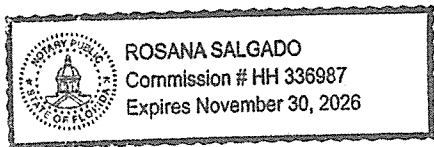
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
5 day of JULY, A.D. 2023

R

(SEAL)
GUILLERMO GARCIA personally known to me



MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Miami World Center Community Development District ("District") will hold a public hearing on July 18, 2023 at 11:30 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Avenue, Miami, FL 33132 for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours or by visiting the District's website <https://www.miamiworldcentercdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
6/28 7/5

23-38/0000670222M

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Miami World Center Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 18, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The District Manager’s Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Miami World Center Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on September 13, 2023.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Miami World Center Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$7,302,318 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$2,280,561
TOTAL DEBT SERVICE - SERIES 2017	<u>\$5,021,757</u>
TOTAL ALL FUNDS	\$7,302,318

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budgets for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF JULY, 2023.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

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

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
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**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		
REVENUES					
Assessment levy: gross	\$ 2,317,190				\$ 2,317,190
Allowable discounts (4%)	(92,688)				(92,688)
Assessment levy: net	<u>2,224,502</u>	\$2,008,128	\$ 216,374	\$ 2,224,502	<u>2,224,502</u>
Total revenues	<u>2,224,502</u>	<u>2,008,128</u>	<u>216,374</u>	<u>2,224,502</u>	<u>2,224,502</u>
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	9,750
Postage	1,000	32	968	1,000	1,000
Insurance - GL, POL	17,995	16,121	-	16,121	17,733
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	<u>208,044</u>	<u>86,409</u>	<u>86,629</u>	<u>173,038</u>	<u>208,032</u>

**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	
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	19,500
Landscaping					
Landscape services	80,000	24,304	43,696	68,000	80,000
Irrigation - maintenance	7,500	7,500	-	7,500	7,500
Plant tree replacement	32,000	19,180	12,820	32,000	-
Landscape enhancements/improvements	-	-	-	-	75,000
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	25,000
Janitorial & pressure washing	230,000	77,554	127,446	205,000	250,000
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	459,044	750,000	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	-	-	-	-
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>639,507</u>	<u>1,973,596</u>	<u>2,613,103</u>	<u>2,026,185</u>
Other fees and charges					
Tax collector	23,172	535	22,637	23,172	23,172
Property appraiser	23,172	20,068	3,104	23,172	23,172
Total other fees & charges	<u>46,344</u>	<u>20,603</u>	<u>25,741</u>	<u>46,344</u>	<u>46,344</u>
Total expenditures	<u>2,974,502</u>	<u>746,519</u>	<u>2,085,966</u>	<u>2,832,485</u>	<u>2,280,561</u>
Net increase/(decrease) of fund balance	(750,000)	1,261,609	(1,869,592)	(607,983)	(56,059)
Fund balance - beginning (unaudited)	<u>2,642,035</u>	<u>3,085,032</u>	<u>4,346,641</u>	<u>3,085,032</u>	<u>2,477,049</u>
Fund balance - ending (projected):					
Assigned:					
3 months working capital	743,626	545,730	197,896	545,730	570,140
Unassigned	1,148,409	3,800,911	2,279,153	1,931,319	1,850,850
Fund balance - ending (projected)	<u>\$ 1,892,035</u>	<u>\$ 4,346,641</u>	<u>\$ 2,477,049</u>	<u>\$ 2,477,049</u>	<u>\$ 2,420,990</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	9,750
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	17,733
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	19,500
Landscaping	
Landscape services	80,000
Irrigation - maintenance	7,500
Plant tree replacement	-
Landscape enhancements/improvements	75,000
Maintenance & repairs	-
Landscape architect site visits	6,000
Landscaping assessment	5,000
Arborist report	3,500
Benches	15,000
General	20,000
Stormwater drain inspections/cleanout	25,000
Janitorial & pressure washing	250,000
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	23,172
Property appraiser	23,172
Total expenditures	<u><u>\$ 2,280,561</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 DS Assessment	FY 2024 O&M		FY 2024 Total
			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
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

**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	
01-3137-039-0060	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 TEK DURMAZ	\$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
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

**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	
01-3137-039-0530	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 TEKDUZMAZ	\$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
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

**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	
01-3137-039-1000	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 SHABLA KOV	\$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
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

**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	
01-3137-039-1470	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 TRONILLO	\$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
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	ELICA 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

**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	
01-3137-039-1940	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
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

**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	
01-3137-039-2410	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
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

**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	
01-3137-039-2880	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	ANLELA 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
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	DANAV 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

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
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Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
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
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

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
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Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M		FY 2024 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
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
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	SENL 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

**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	
01-3137-039-4300	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
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

**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	
01-3137-039-4760	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
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

**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	
01-3137-039-5230	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
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

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

Folio Number	Owner	FY 2024 DS Assessment	FY 2024 O&M Assessment - Professional & Administration	FY 2024 O&M Assessment - Field Operations	FY 2024 Total
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 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Miami World Center Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Miami ("**City**"), Miami-Dade County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, adopting certain resolutions and entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll attached to this Resolution as **Exhibit “B (“Assessment Roll”)**,” and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby determined to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Operations and Maintenance Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the

assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2023, 25% due no later than December 1, 2023, 25% due no later than March 1, 2024 and 25% due no later than June 1, 2024. The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Debt Service Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 100% of the amount payable on the bonds due on May 1, 2024 shall due to the District no later than April 1, 2024 and 100% of the amount payable on the bonds due on November 1, 2024 shall be due to the District no later than September 30, 2024. In the event that either assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The balance of said assessments, which includes the Direct Collect Property are to be direct collected pursuant to Chapter 170 and 190, Florida Statutes.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates,

for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. TRANSMITTAL. The District Manager of the District is hereby directed to transmit a copy of this Resolution to the proper public and governmental officials, so that its purpose and effect may be carried out in accordance with applicable law.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of July, 2023.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5A

Prepared by:
Ignacio B. Sarmiento
Florida Power & Light Company
Corporate Real Estate Department
P.O. Box 14000
Juno Beach, Florida 33408

NON-DISTURBANCE AGREEMENT
VEHICULAR TURNAROUND, TRACT A

This Non-Disturbance Agreement (“Agreement”) is made this _____ day of _____, 2023, by and between MIAMI A/I, LLC, a Delaware limited liability company (“*Miami A/I*”), and MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “*District*” and, together with *Miami A/I*, “*Grantor*”), and Florida Power & Light Company, a Florida corporation (“*FPL*”).

RECITALS:

WHEREAS, Miami A/I is the fee title owner of that certain real property located in the City of Miami, Miami-Dade County, Florida more particularly described on Exhibit A-1 attached hereto and made a part hereof (the “*Miami A/I Parcel*” or a “*Parcel*”), and the District is the fee title owner of that certain real property located in the City of Miami, Miami-Dade County, Florida more particularly described on Exhibit A-2 attached hereto and made a part hereof (the “*District Parcel*” or a “*Parcel*”); and

WHEREAS, each of the Miami A/I Parcel and the District Parcel consists of a volume of space that together comprise that certain real property located in the City of Miami, Miami-Dade County, Florida more particularly described on Exhibit A-3 attached hereto and made a part hereof (the “*Property*”); and

WHEREAS, FPL is the grantee under that certain utility easement recorded in Official Records Book _____ at Page _____ in the Public Records of Miami-Dade County, Florida (the “*Utility Easement*”) granting FPL easement rights over certain portions of the Property described in the Utility Easement (collectively, the “*Easement Area*”) *inter alia* for the construction, operation and maintenance of underground electric utility facilities (the “*Electric Utility Facilities*”); and

WHEREAS, the Property heretofore has been developed as a vehicular turnaround and related pedestrian area (collectively, the “*Improvements*”) that shall encroach onto and over the Easement Area within the entirety of the Property; and

WHEREAS, by this Agreement FPL is willing to agree to the construction, existence and reconstruction of the Improvements, and the creation and continuance of the encroachment

of the Improvements, and to grant the non-disturbance, each upon the terms and conditions set forth herein; and

WHEREAS, except as limited in this Agreement, FPL is not releasing the easement rights granted under the terms of the Utility Easement or within the Easement Area; and

WHEREAS, each entity comprising the Grantor (for itself and its successor(s) in title) and FPL (for itself and its successors in interest) are willing to memorialize in this Agreement the encroachment of the Improvements over the Easement Area, and the non-disturbance agreement of FPL, each in accordance with the terms hereof.

NOW, THEREFORE, for and in consideration of the foregoing and the covenants and agreements contained herein, which the parties hereto hereby acknowledge constitute good and sufficient consideration hereunder, the parties hereby agree as follows:

1. The parties agree that the foregoing recitals are true and correct and hereby are incorporated herein by this reference.

2. FPL, for itself, its successors and assigns, hereby agrees that: (i) the Improvements may be constructed, used and enjoyed, and repaired, maintained and reconstructed within the Property; (ii) the encroachment(s) thereby created by the construction, use and/or enjoyment, repair, maintenance and/or reconstruction of the Improvements shall constitute permitted permanent encroachments for so long as such Improvements (or such reconstruction) shall stand within the Property; and (iii) from and after completion of the installation of Electric Utility Facilities within the Easement Area and the completion of the initial construction (or reconstruction) of the Improvements within the Property, FPL shall have and enjoy at all times unrestricted access to the Electric Utility Facilities that are accessible from outside the Property, but FPL shall not otherwise disturb the Improvements within the Property or have access to the Improvements within the Property except in each instance only with the prior written consent of each entity comprising the Grantor and pursuant to such conditions as each such entity may impose, subject, however, to the following:

(a) [Intentionally Omitted]; and

(b) If the Electric Utility Facilities subject to the Utility Easement hereafter need to be modified and/or relocated by FPL in order to continue to provide electric utility services (or access thereto given) and access thereto is restricted under clause (iii) above, and if each entity comprising the Grantor shall not have given its or their written consent for such access under clause (iii) above, then each such entity comprising the Grantor (i) shall grant such further easements over such alternative route(s) outside of the Property as shall be reasonable and appropriate under the attendant facts and circumstances in order to so modify and/or relocate the Electric Utility Facilities, and (ii) the reasonable third party costs and expenses incurred by FPL in effecting such modification and/or relocation shall be borne by the Grantor and not by FPL. For purposes of this Agreement, pedestrian sidewalk improvements shall not be considered Improvements hereunder.

3. Each of Miami A/I and the District, for itself and each successor in title of the Property (or any portion thereof, each for duration of its respective ownership of all or any portion of the Easement Area and Improvements thereon, shall be responsible for and shall assume all risk and liability, whether known or unknown, with respect to its activities within its respective Parcel, including without limitation arising out of or in connection with the construction, use and enjoyment, and the repair, maintenance and reconstruction of, the Improvements within such Easement Area, and shall indemnify, defend and hold harmless FPL, its parent, subsidiaries and affiliates, and their respective officers, directors and employees (collectively, "FPL Entities") from and against any and all claims, lawsuits, cross-claims, actions, damages and expenses (collectively, "Claims") asserted against and/or incurred by FPL or any of the FPL Entities, including injury and death to persons and damage to property, arising from or in connection with the construction, use and enjoyment, and the repair, maintenance and reconstruction of, the Improvements within such Easement Area or any other exercise by such entity of its rights under this Agreement, excluding, however, Claims arising from acts or omissions of FPL constituting the gross negligence or willful, wanton or intentional misconduct of FPL.

4. FPL and each of Miami A/I and the District agree that this Agreement shall run with and be binding upon the Property, and shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

[Remainder of page intentionally left blank; Signature pages and Acknowledgements follow]

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Agreement on this _____ day of _____, 2023.


Signed, sealed and delivered in the presence of:

OWNER:
MIAMI A/I, LLC,
a Delaware limited liability company

By: Miami A/I Manager, Inc.,
a Delaware corporation,
its managing member



Print Name: Juan Robledo

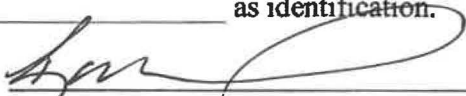
By: 
Nitin Motwani
Vice President

Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF MIAMI DADE) ss:

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization this 8th day of MAY, 2023, by Nitin Motwani, as Vice President of Miami A/I Manager, Inc., a Delaware corporation, the managing member of Miami A/I, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida
My Commission No: _____
My Commission Expires: _____



IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Agreement on this _____ day of _____, 2023.

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

Attest:

Secretary/Assistant Secretary

By: _____
Chairman/Vice-Chairman

Witnesses:

Print Name:

Print Name:

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me by means of __ physical presence or __ on-line notarization this _____ day of _____, 2023, by _____, as Chairman/Vice-Chairman of the Board of Supervisors of MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT. He/she is personally known to me or presented a Florida driver's license as identification and did not take an oath.

My Commission Expires: _____

Notary Public, State of Florida
Commission No. _____

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me by means of __ physical presence or __ on-line notarization this _____ day of _____, 2023 by _____, as Secretary/Assistant Secretary of the Board of Supervisors of the MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT. He/she is personally known to me or presented a Florida driver's license as identification and did not take an oath.

My Commission Expires: _____

Notary Public, State of Florida
Commission No. _____

Signed, sealed and delivered
in the presence of:

FPL:

Florida Power & Light Company,
a Florida corporation

Name: _____

By: _____
Name: Ignacio B. Sarmiento
Title: Area Real Estate Manager

Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me means of __ physical presence or
__ on-line notarization this _____ day of _____, 2023, by Ignacio B. Sarmiento, as
Area Real Estate Manager of Florida Power & Light Company, a Florida corporation, on behalf
of the corporation. He is personally known to me or who has produced
_____ as identification.

Notary Public, State of Florida
My Commission No: _____
My Commission Expires _____

Exhibit A-1
Miami A/I Parcel

A portion of Tract "A," "MIAMI WORLDCENTER PLAT 1," according to the Plat thereof, as recorded in Plat Book 171 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the monument line intersection of N.E. 1st Avenue and N.E. 8th Street; thence run South 02 degrees 13 minutes 55 seconds East, along the monument line of said N.E. 1st Avenue, for a distance of 485.19 feet to a point; thence run North 87 degrees 41 minutes 43 seconds East, along the Southerly boundary line of said Tract "A" and it's Westerly prolongation, for a distance of 497.30 feet to a point; thence run North 02 degrees 14 minutes 43 seconds West, along the Easterly boundary line of said Tract "A," for a distance of 98.45 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 147.03 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 16.51 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 0.84 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 46.21 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East, along the Southerly boundary line of a 50' Wide Pedestrian Access Easement recorded in Plat Book 171 at Page 28, for a distance of 161.67 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 6.21 feet to a point; thence run South 87 degrees 41 minutes 53 seconds West for a distance of 15.50 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 56.49 feet to the POINT OF BEGINNING (said last mentioned 3 courses being coincident with the Westerly boundary line of said Tract "A").

Less and Except those portions of the parcel conveyed by Special Warranty Deed [MIAMI A/I, LLC/Miami Worldcenter Community Development District] recorded among the Public Records of Miami Dade-County, Florida, on August 30, 2018, in Book 31120 at Page 3603 between the horizontal plane of elevation 10.00 feet and 42.83 feet, National Geodetic Vertical Datum of 1929 (G.N.V.D. 29).

Said parcel of land lying in the Southeast Quarter (1/4) of Section 37 (James Hagan Donation), Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Note: The bearings shown hereon relate to an assumed bearing (S02°13'55"E) along the monument line of N.E. 1st Avenue per Plat Book 171 at Page 28.

Exhibit A-2
District Parcel

The same property conveyed by Special Warranty Deed [MIAMI A/I, LLC/Miami Worldcenter Community Development District] recorded among the Public Records of Miami Dade-County, Florida, on August 30, 2018, in Book 31120 at Page 3603 and being a portion of Tract "A," "MIAMI WORLDCENTER PLAT 1," according to the Plat thereof, as recorded in Plat Book 171 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the monument line intersection of N.E. 1st Avenue and N.E. 8th Street; thence run South 02 degrees 13 minutes 55 seconds East, along the monument line of said N.E. 1st Avenue, for a distance of 485.19 feet to a point; thence run North 87 degrees 41 minutes 43 seconds East, along the Southerly boundary line of said Tract "A" and it's Westerly prolongation, for a distance of 497.30 feet to a point; thence run North 02 degrees 14 minutes 43 seconds West, along the Easterly boundary line of said Tract "A," for a distance of 41.27 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 5.26 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 20.50 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 1.24 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 27.67 feet to a point; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 54.52 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 1.73 feet to a point; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 8.08 feet to a point; thence run South 02 degrees 13 minutes 55 seconds East for a distance of 1.73 feet to a point; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 80.42 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 25.52 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 0.84 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 46.21 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 161.67 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 6.21 feet to a point; thence run South 87 degrees 41 minutes 53 seconds West for a distance of 15.50 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 113.67 feet to the POINT OF BEGINNING (said last mentioned 3 courses being coincident with the Westerly boundary line of said Tract "A").

Said parcel of land lying generally at and above the horizontal plane of elevation 10.00 feet and below elevation 31.83 feet, National Geodetic Vertical Datum of 1929 (N.G.V.D.29).

Said parcel of land lying in the Southeast Quarter (1/4) of Section 37 (James Hagan Donation), Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Note: The bearings shown hereon relate to an assumed bearing (S02°13'55"E) along the monument line of N.E. 1st Avenue per Plat Book 171 at Page 28.

TOGETHER WITH:

A portion of Tract "A," "MIAMI WORLDCENTER PLAT 1," according to the Plat thereof, as recorded in Plat Book 171 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the monument line intersection of N.E. 1st Avenue and N.E. 8th Street; thence run South 02 degrees 13 minutes 55 seconds East, along the monument line of said N.E. 1st Avenue, for a distance of 485.19 feet to a point; thence run North 87 degrees 41 minutes 43 seconds East, along the Southerly boundary line of said Tract "A" and it's Westerly prolongation, for a distance of 497.30 feet to a point; thence run North 02 degrees 14 minutes 43 seconds West, along the Easterly boundary line of said Tract "A," for a distance of 98.45 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 147.03 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 16.51 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 0.84 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 46.21 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East, along the Southerly boundary line of a 50' Wide Pedestrian Access Easement recorded in Plat Book 171 at Page 28, for a distance of 161.67 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 6.21 feet to a point; thence run South 87 degrees 41 minutes 53 seconds West for a distance of 15.50 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 56.49 feet to the POINT OF BEGINNING (said last mentioned 3 courses being coincident with the Westerly boundary line of said Tract "A").

Said parcel of land lying generally at and above the horizontal plane of elevation 31.83 feet and below elevation 42.83 feet, National Geodetic Vertical Datum of 1929 (N.G.V.D.29).

Said parcel of land lying in the Southeast Quarter (1/4) of Section 37 (James Hagan Donation), Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Note: The bearings shown hereon relate to an assumed bearing (S02°13'55"E) along the monument line of N.E. 1st Avenue per Plat Book 171 at Page 28.

Exhibit A-3
The Property

A portion of Tract "A," "MIAMI WORLDCENTER PLAT 1," according to the Plat thereof, as recorded in Plat Book 171 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the monument line intersection of N.E. 1st Avenue and N.E. 8th Street; thence run South 02 degrees 13 minutes 55 seconds East, along the monument line of said N.E. 1st Avenue, for a distance of 485.19 feet to a point; thence run North 87 degrees 41 minutes 43 seconds East, along the Southerly boundary line of said Tract "A" and it's Westerly prolongation, for a distance of 497.30 feet to a point; thence run North 02 degrees 14 minutes 43 seconds West, along the Easterly boundary line of said Tract "A," for a distance of 98.45 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 147.03 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 16.51 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 0.84 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 46.21 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East, along the Southerly boundary line of a 50' Wide Pedestrian Access Easement recorded in Plat Book 171 at Page 28, for a distance of 161.67 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 6.21 feet to a point; thence run South 87 degrees 41 minutes 53 seconds West for a distance of 15.50 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 56.49 feet to the POINT OF BEGINNING (said last mentioned 3 courses being coincident with the Westerly boundary line of said Tract "A").

Said parcel of land lying in the Southeast Quarter (1/4) of Section 37 (James Hagan Donation), Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Note: The bearings shown hereon relate to an assumed bearing (S02°13'55"E) along the monument line of N.E. 1st Avenue per Plat Book 171 at Page 28.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5B

Work Request No. _____

Sec. 37, Twp 53 S, Rge 41 E

Parcel I.D. 01-3137-036-0016
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Denis Denis
Co. Name: Colliers Engineering & Design, Inc.
Address: 7400 NW 19th St., Suite C
Miami, FL 33126

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

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SEE SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, Miami A/I, LLC, a Delaware limited liability company and fee owner of the property more fully described on Exhibit B-1 attached hereto (the "Miami A/I Parcel"), has caused this instrument to be executed as of the date set forth below if and to the extent the Easement Area is contained within the Miami A/I Parcel.

Dated: _____, 2023

Witnesses:



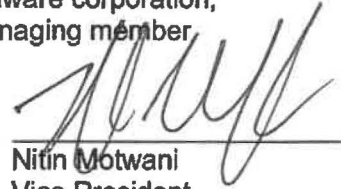
Print Name: Juan Robledo

Print Name: _____

MIAMI A/I, LLC, a
Delaware limited liability company

By: Miami A/I Manager, Inc.,
a Delaware corporation,
Its managing member.

By:



Nitin Motwani
Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

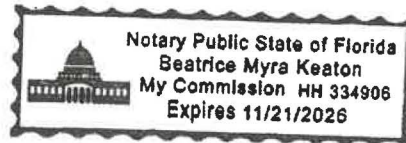
The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization by Nitin Motwani, the Vice-President of Miami A/I, Manager, Inc., a Delaware corporation, the managing member of Miami A/I, LLC, a Delaware limited liability company, on behalf of the corporation and the company, this 9th day of MAY, 2023. He is personally known to me or presented a Florida driver's license as identification and did not take an oath.



Notary Public, State of Florida

Print Name: Beatrice Myra Keaton

My Commission Expires: _____ Commission No. _____



IN WITNESS WHEREOF, MIAMI WORLDCETNER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes and fee owner of the property more fully described on Exhibit B-2 attached hereto (the "District Parcel"), has caused this easement agreement to be executed as of the date set forth below if and to the extent the Easement Area is contained within the District Parcel.

Dated: _____, 2023.

Attest:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By:

Chairman/Vice-Chairman

Witnesses:

Print Name:

Print Name:

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ on-line notarization by _____, as Chairman/Vice-Chairman of the Board of Supervisors of MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, this ___ day of _____, 2023. He/she is personally known to me or presented a Florida driver's license as identification and did not take an oath.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

Commission No. _____

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ on-line notarization by _____, as Secretary/Assistant Secretary of the Board of Supervisors of the MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, this ___ day of _____, 2023. He/she is personally known to me or presented a Florida driver's license as identification and did not take an oath.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

Commission No. _____

Exhibit B-1
Miami A/I Parcel

A portion of Tract "A," "MIAMI WORLDCENTER PLAT 1," according to the Plat thereof, as recorded in Plat Book 171 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the monument line intersection of N.E. 1st Avenue and N.E. 8th Street; thence run South 02 degrees 13 minutes 55 seconds East, along the monument line of said N.E. 1st Avenue, for a distance of 485.19 feet to a point; thence run North 87 degrees 41 minutes 43 seconds East, along the Southerly boundary line of said Tract "A" and it's Westerly prolongation, for a distance of 497.30 feet to a point; thence run North 02 degrees 14 minutes 43 seconds West, along the Easterly boundary line of said Tract "A," for a distance of 98.45 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 147.03 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 16.51 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 0.84 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 46.21 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East, along the Southerly boundary line of a 50' Wide Pedestrian Access Easement recorded in Plat Book 171 at Page 28, for a distance of 161.67 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 6.21 feet to a point; thence run South 87 degrees 41 minutes 53 seconds West for a distance of 15.50 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 56.49 feet to the POINT OF BEGINNING (said last mentioned 3 courses being coincident with the Westerly boundary line of said Tract "A").

Less and Except those portions of the parcel conveyed by Special Warranty Deed [MIAMI A/I, LLC/Miami Worldcenter Community Development District] recorded among the Public Records of Miami Dade-County, Florida, on August 30, 2018, in Book 31120 at Page 3603 between the horizontal plane of elevation 10.00 feet and 42.83 feet, National Geodetic Vertical Datum of 1929 (G.N.V.D. 29).

Said parcel of land lying in the Southeast Quarter (1/4) of Section 37 (James Hagan Donation), Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Note: The bearings shown hereon relate to an assumed bearing (S02°13'55"E) along the monument line of N.E. 1st Avenue per Plat Book 171 at Page 28.

Exhibit B-2
District Parcel

The same property conveyed by Special Warranty Deed [MIAMI A/I, LLC/Miami Worldcenter Community Development District] recorded among the Public Records of Miami Dade-County, Florida, on August 30, 2018, in Book 31120 at Page 3603 and being a portion of Tract "A," "MIAMI WORLDCENTER PLAT 1," according to the Plat thereof, as recorded in Plat Book 171 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the monument line intersection of N.E. 1st Avenue and N.E. 8th Street; thence run South 02 degrees 13 minutes 55 seconds East, along the monument line of said N.E. 1st Avenue, for a distance of 485.19 feet to a point; thence run North 87 degrees 41 minutes 43 seconds East, along the Southerly boundary line of said Tract "A" and it's Westerly prolongation, for a distance of 497.30 feet to a point; thence run North 02 degrees 14 minutes 43 seconds West, along the Easterly boundary line of said Tract "A," for a distance of 41.27 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 5.26 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 20.50 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 1.24 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 27.67 feet to a point; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 54.52 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 1.73 feet to a point; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 8.08 feet to a point; thence run South 02 degrees 13 minutes 55 seconds East for a distance of 1.73 feet to a point; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 80.42 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 25.52 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 0.84 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 46.21 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 161.67 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 6.21 feet to a point; thence run South 87 degrees 41 minutes 53 seconds West for a distance of 15.50 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 113.67 feet to the POINT OF BEGINNING (said last mentioned 3 courses being coincident with the Westerly boundary line of said Tract "A").

Said parcel of land lying generally at and above the horizontal plane of elevation 10.00 feet and below elevation 31.83 feet, National Geodetic Vertical Datum of 1929 (N.G.V.D.29).

Said parcel of land lying in the Southeast Quarter (1/4) of Section 37 (James Hagan Donation), Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Note: The bearings shown hereon relate to an assumed bearing (S02°13'55"E) along the monument line of N.E. 1st Avenue per Plat Book 171 at Page 28.

TOGETHER WITH:

A portion of Tract "A," "MIAMI WORLDCENTER PLAT 1," according to the Plat thereof, as recorded in Plat Book 171 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the monument line intersection of N.E. 1st Avenue and N.E. 8th Street; thence run South 02 degrees 13 minutes 55 seconds East, along the monument line of said N.E. 1st Avenue, for a distance of 485.19 feet to a point; thence run North 87 degrees 41 minutes 43 seconds East, along the Southerly boundary line of said Tract "A" and it's Westerly prolongation, for a distance of 497.30 feet to a point; thence run North 02 degrees 14 minutes 43 seconds West, along the Easterly boundary line of said Tract "A," for a distance of 98.45 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 87 degrees 46 minutes 05 seconds West for a distance of 147.03 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 16.51 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East for a distance of 0.84 feet to a point; thence run North 02 degrees 13 minutes 55 seconds West for a distance of 46.21 feet to a point; thence run North 87 degrees 46 minutes 05 seconds East, along the Southerly boundary line of a 50' Wide Pedestrian Access Easement recorded in Plat Book 171 at Page 28, for a distance of 161.67 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 6.21 feet to a point; thence run South 87 degrees 41 minutes 53 seconds West for a distance of 15.50 feet to a point; thence run South 02 degrees 14 minutes 43 seconds East for a distance of 56.49 feet to the POINT OF BEGINNING (said last mentioned 3 courses being coincident with the Westerly boundary line of said Tract "A").

Said parcel of land lying generally at and above the horizontal plane of elevation 31.83 feet and below elevation 42.83 feet, National Geodetic Vertical Datum of 1929 (N.G.V.D.29).

Said parcel of land lying in the Southeast Quarter (1/4) of Section 37 (James Hagan Donation), Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Note: The bearings shown hereon relate to an assumed bearing (S02°13'55"E) along the monument line of N.E. 1st Avenue per Plat Book 171 at Page 28.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5C

Work Request No. _____

Sec. 37, Twp 53 S, Rge 41 E

Parcel I.D. 01-3137-036-0027
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Denis Denis
Co. Name: Colliers Engineering & Design, Inc.
Address: 7400 NW 19th St., Suite C
Miami, FL 33126

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

Entity name

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

(Witness' Signature)

Print Address: _____

Print Name: _____
(Witness)

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

LEGAL DESCRIPTION: (PROPOSED 10' F.P.L. EASEMENT)

A FLORIDA POWER AND LIGHT (F.P.L.) EASEMENT, LYING OVER AND ACROSS A PORTION OF TRACT A, MIAMI WORLDCENTER PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A, THENCE N02°14'43"W, ALONG THE EASTERLY LINE OF SAID TRACT A, FOR A DISTANCE OF 98.45 FEET; THENCE S87°46'05"W FOR A DISTANCE OF 22.34 FEET; THENCE N24°52'19"W FOR A DISTANCE OF 67.95 FEET TO A POINT ON THE SOUTH LINE OF A 50 FOOT WIDE PEDESTRIAN ACCESS EASEMENT AS SHOWN ON SAID PLAT BOOK 171, PAGE 28, AND THE POINT OF BEGINNING OF A 10 FOOT WIDE F.P.L. EASEMENT, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE N13°31'18"W FOR A DISTANCE OF 51.00 FEET TO A POINT ON THE NORTH LINE OF SAID 50 FOOT WIDE PEDESTRIAN ACCESS EASEMENT AND THE POINT OF TERMINATION.

THE VERTICAL LIMITATION OF THE ABOVE DESCRIBED F.P.L. VAULT ROOM EASEMENT IS FROM ELEVATION -4.50 FEET TO 12.00 FEET, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).

ALL OF THE ABOVE DESCRIBED LANDS CONTAINING 518 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE WEST RIGHT OF WAY LINE OF NE 2nd AVENUE, BEARS N02°14'43"W, A WELL ESTABLISHED AND MONUMENTED LINE.
3. OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
4. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. ALL MEASUREMENTS ARE IN US SURVEY FEET.
6. THIS LEGAL DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL ARE NOT VALID ONE WITHOUT THE OTHER. THIS DOCUMENT CONSISTS OF 2 PAGES

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH AND LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS AND PLATTED UNDER MY DIRECTION ON JANUARY 14, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

COLLIERS ENGINEERING & DESIGN. INC.

DENIS A. DENIS
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #7017
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

5984B\Survey\dwg\As-Bld\20005984B - MWC F East FPL Easement (Connect-mid) R2.dwg V-FPL ASBLT By: DDENIS



Engineering & Design

www.colliersengineering.com



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SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 FOR
 MIAMI
 WORLDCENTER
 BLOCK F EAST

B.D.I. CONSTRUCTION
 CITY OF MIAMI
 MIAMI-DADE COUNTY
 FLORIDA



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MIAMI
 8290 NW
 64th Street
 Miami, FL 33166
 Phone: 305.597.9701
 COLLIERS ENGINEERING & DESIGN, INC.
 DOING BUSINESS AS MASER CONSULTING
 SURVEY FIRM-107308

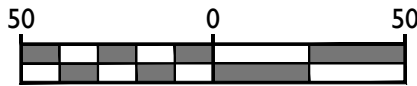
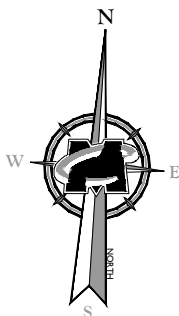
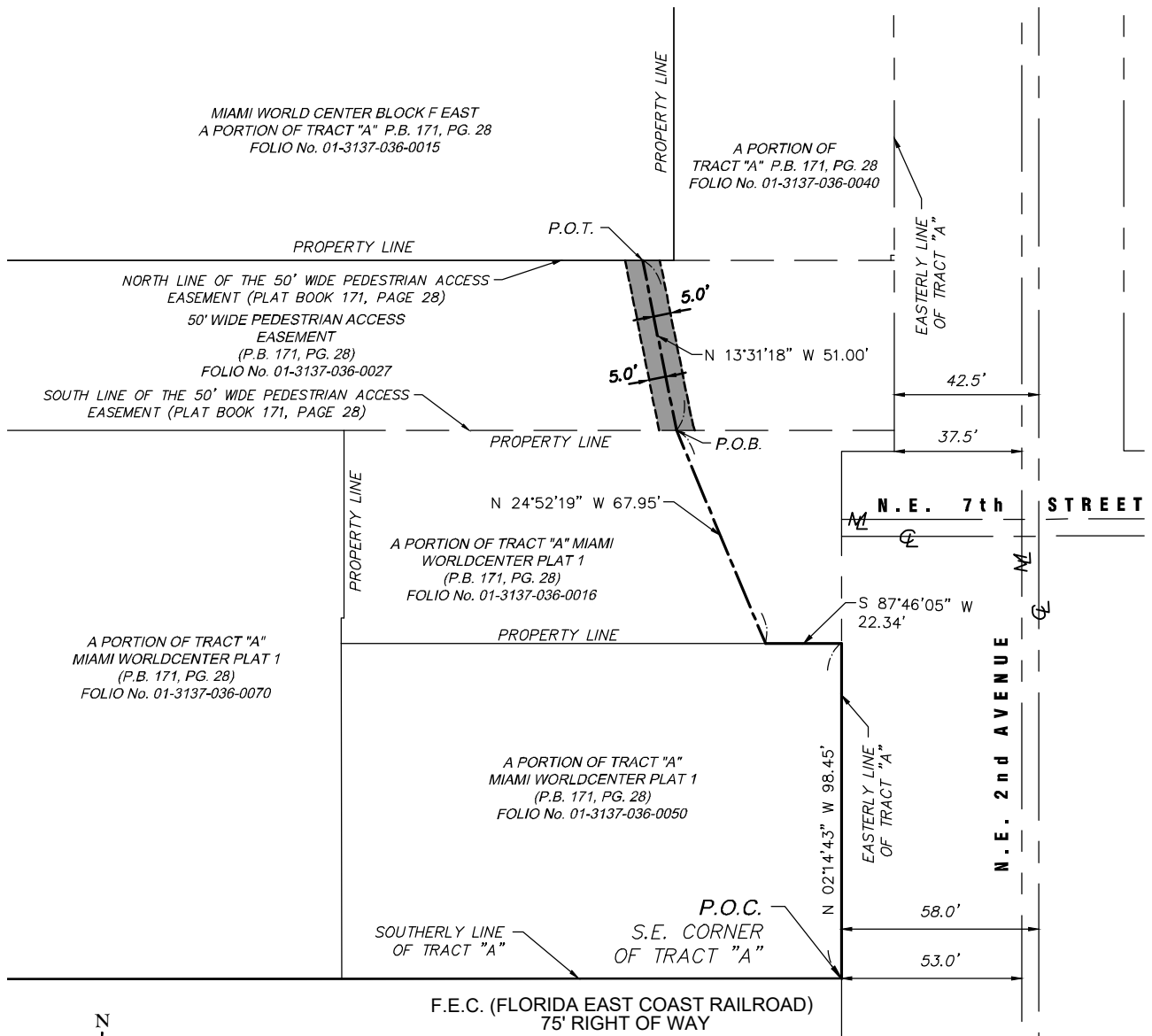
F.P.L. EASEMENT

SCALE: AS SHOWN	DATE: 10/17/22	DRAWN BY: DD	CHECKED BY: DD
PROJECT NUMBER: 20005984B		MWC F EAST FPL EASEMENT (CONNECT-MID) 1/2	

SHEET TITLE:
 SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 EXHIBIT "A"

SHEET NUMBER:
 1 of 2

5984B\Survey\dwg\As-Bld\2005\984B - MWC F East FPL Easement (Connect-mid) R2.dwg V-FPL ASBLT (2) By: DDENIS



LEGEND:

- P.O.C.=POINT OF COMMENCEMENT
- P.O.B.=POINT OF BEGINNING
- P.O.T.=POINT OF TERMINATION
- P.B.=PLAT BOOK
- PG.=PAGE
- CL= CENTER LINE
- M=MONUMENT LINE



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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
FOR
MIAMI
WORLDCENTER
BLOCK F EAST

B.D.I. CONSTRUCTION
CITY OF MIAMI
MIAMI-DADE COUNTY
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Phone: 305.597.9701
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING
SURVEY FIRM-107308

F.P.L. EASEMENT

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/17/22	DD	DD
PROJECT NUMBER:	20005984B MWC F EAST		
20005984B	FPL EASEMENT		
<small>(CONNECT-MID) 1/2</small>			

SHEET TITLE:
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
EXHIBIT "A"

SHEET NUMBER:
2 of 2

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

8

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 22, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Miami World Center Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The asset of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$726,663.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,020,665 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$23,439,431 an increase of \$92,678 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid expenses, restricted for debt service and capital projects, assigned for subsequent year's expenditures and the remainder is unassigned general fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 23,605,042	\$ 23,504,154
Capital assets	49,718,108	48,973,526
Total assets	<u>73,323,150</u>	<u>72,477,680</u>
Current liabilities	1,695,783	1,707,489
Long-term liabilities	70,900,704	72,064,193
Total liabilities	<u>72,596,487</u>	<u>73,771,682</u>
Net position		
Net investment in capital assets	(9,217,108)	(10,430,729)
Restricted for debt service	6,858,738	6,689,251
Unrestricted	3,085,033	2,447,476
Total net position	<u>\$ 726,663</u>	<u>\$ (1,294,002)</u>

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year.

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDING SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 7,254,314	\$ 7,222,650
Operating grants and contributions	35,727	786
Capital grants and contributions	51,553	4,215,900
General revenues	41,676	-
Total revenues	<u>7,383,270</u>	<u>11,439,336</u>
Expenses:		
General government	258,376	251,687
Maintenance and operations	1,396,321	1,210,942
Interest	3,707,908	3,755,557
Total expenses	<u>5,362,605</u>	<u>5,218,186</u>
Change in net position	<u>2,020,665</u>	<u>6,221,150</u>
Net position - beginning	<u>(1,294,002)</u>	<u>(7,515,152)</u>
Net position - ending	<u>\$ 726,663</u>	<u>\$ (1,294,002)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$5,362,605. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year as a result of Developer contributions to the capital projects fund during the prior fiscal year. Expenses increased during the current year due primarily to increases in maintenance and operation expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$49,723,994 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,886 has been taken, which resulted in a net book value of \$49,718,108. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$71,720,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 3,181,150
Interest receivable	38,598
Deposits	1,230
Prepays	29,666
Restricted assets:	
Investments	20,354,398
Capital assets:	
Nondepreciable	49,699,715
Depreciable, net	18,393
Total assets	73,323,150
 LIABILITIES	
Accounts payable	127,013
Accrued interest payable	1,530,172
Unearned revenue	38,598
Non-current liabilities:	
Due within one year	1,240,000
Due in more than one year	69,660,704
Total liabilities	72,596,487
 NET POSITION	
Net investment in capital assets	(9,217,108)
Restricted for debt service	6,858,738
Unrestricted	3,085,033
Total net position	\$ 726,663

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u> Primary government:	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
				Governmental Activities
Governmental activities:				
General government	\$ 258,376	\$ -	\$ -	\$ -
Maintenance and operations	1,396,321	1,939,681	-	594,913
Interest on long-term debt	3,707,908	5,056,257	35,727	1,384,076
Total governmental activities	5,362,605	7,254,314	35,727	51,553
				1,978,989

General revenues:	
Miscellaneous income	41,676
Total general revenues	41,676
Change in net position	2,020,665
Net position - beginning	(1,294,002)
Net position - ending	\$ 726,663

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 3,181,150	\$ -	\$ -	\$ 3,181,150
Investments	-	8,388,910	11,965,488	20,354,398
Deposits	1,230	-	-	1,230
Interest receivable	-	15,906	22,692	38,598
Prepays	29,666	-	-	29,666
Total assets	<u>\$ 3,212,046</u>	<u>\$ 8,404,816</u>	<u>\$ 11,988,180</u>	<u>\$ 23,605,042</u>
LIABILITIES				
Accounts payable	\$ 127,013	\$ -	\$ -	\$ 127,013
Unearned revenue	-	15,906	22,692	38,598
Total liabilities	<u>127,013</u>	<u>15,906</u>	<u>22,692</u>	<u>165,611</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	29,666	-	-	29,666
Reserved for:				
Debt service	-	8,388,910	-	8,388,910
Capital projects	-	-	11,965,488	11,965,488
Assigned to:				
Subsequent year's expenditures	750,000	-	-	750,000
Unassigned	2,305,367	-	-	2,305,367
Total fund balances	<u>3,085,033</u>	<u>8,388,910</u>	<u>11,965,488</u>	<u>23,439,431</u>
Total liabilities and fund balances	<u>\$ 3,212,046</u>	<u>\$ 8,404,816</u>	<u>\$ 11,988,180</u>	<u>\$ 23,605,042</u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 23,439,431

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	49,723,994	
Accumulated depreciation	<u>(5,886)</u>	49,718,108

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(1,530,172)	
Original issue discount	819,296	
Bonds payable	<u>(71,720,000)</u>	

Net position of governmental activities		<u><u>\$ 726,663</u></u>
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See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 2,198,057	\$ 5,056,257	\$ -	7,254,314
Interest	-	35,727	51,553	87,280
Miscellaneous Income	41,676	-	-	41,676
Total revenues	<u>2,239,733</u>	<u>5,091,984</u>	<u>51,553</u>	<u>7,383,270</u>
EXPENDITURES				
Current:				
General government	207,817	50,559	-	258,376
Maintenance and operations	1,394,359	-	-	1,394,359
Debt service:				
Interest	-	3,696,313	-	3,696,313
Principal	-	1,195,000	-	1,195,000
Capital outlay	-	-	746,544	746,544
Total expenditures	<u>1,602,176</u>	<u>4,941,872</u>	<u>746,544</u>	<u>7,290,592</u>
Excess (deficiency) of revenues over (under) expenditures	637,557	150,112	(694,991)	92,678
OTHER FINANCING SOURCES				
Transfers in	-	-	541	541
Transfers out	-	(541)	-	(541)
Total other financing sources	<u>-</u>	<u>(541)</u>	<u>541</u>	<u>-</u>
Net change in fund balances	637,557	149,571	(694,450)	92,678
Fund balances - beginning	<u>2,447,476</u>	<u>8,239,339</u>	<u>12,659,938</u>	<u>23,346,753</u>
Fund balances - ending	<u>\$ 3,085,033</u>	<u>\$ 8,388,910</u>	<u>\$ 11,965,488</u>	<u>\$ 23,439,431</u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	92,678
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.		746,544
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,195,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(1,962)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		19,916
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities		<u>(31,511)</u>
Change in net position of governmental activities	\$	<u>2,020,665</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the Board members are affiliated with MWC Holdings (the "Developer").

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

<u>Assets</u>	<u>Years</u>
Furniture and equipment	5 - 7

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

Unearned Revenues

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Investments Money Market Funds - Government Portfolio	\$ 20,354,398	S&P AAAm	Weighted Average Maturity: 16 Day
Total Investments	<u>\$ 20,354,398</u>		

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

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

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

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

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

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

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

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 48,953,171	\$ 746,544	\$ -	\$ 49,699,715
Total capital assets, not being depreciated	48,953,171	746,544	-	49,699,715
Capital assets, being depreciated				
Furniture, fixtures and equipment	24,279	-	-	24,279
Total capital assets, being depreciated	24,279	-	-	24,279
Less accumulated depreciation for:				
Furniture, fixtures and equipment	3,924	1,962	-	5,886
Total accumulated depreciation	3,924	1,962	-	5,886
Total capital assets, being depreciated, net	20,355	(1,962)	-	18,393
Governmental activities capital assets	\$ 48,973,526	\$ 744,582	\$ -	\$ 49,718,108

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

All of the current year additions were acquired from the Developer. The Developer provides construction management services to the project.

NOTE 6 – LONG-TERM LIABILITIES

Series 2017

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 72,915,000	\$ -	\$ 1,195,000	\$ 71,720,000	\$ 1,240,000
Less: Original issue discount	850,807	-	31,511	819,296	-
Total	<u>\$ 72,064,193</u>	<u>\$ -</u>	<u>\$ 1,163,489</u>	<u>\$ 70,900,704</u>	<u>\$ 1,240,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 1,240,000	\$ 3,647,613	\$ 4,887,613
2024	1,290,000	3,597,013	4,887,013
2025	1,345,000	3,539,269	4,884,269
2026	1,405,000	3,473,956	4,878,956
2027	1,475,000	3,405,556	4,880,556
2028-2032	8,530,000	15,828,584	24,358,584
2033-2037	10,940,000	13,349,956	24,289,956
2038-2042	14,050,000	10,157,053	24,207,053
2043-2047	18,125,000	5,972,531	24,097,531
2048-2050	13,320,000	1,072,838	14,392,838
Total	<u>\$ 71,720,000</u>	<u>\$ 64,044,369</u>	<u>\$ 135,764,369</u>

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

Assessments in the general fund and debt service fund include those amounts for Developer owned areas.

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

NOTE 8 – MANAGEMENT COMPANY

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

NOTE 9 – RISK MANAGEMENT

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

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 2,137,443	\$ 2,198,057	\$ 60,614
Miscellaneous income	-	41,676	41,676
Total revenues	2,137,443	2,239,733	102,290
EXPENDITURES			
Current:			
General government	207,840	207,817	23
Maintenance and operations	1,929,603	1,394,359	535,244
Total expenditures	2,137,443	1,602,176	535,267
Excess (deficiency) of revenues over (under) expenditures	\$ -	637,557	\$ 637,557
Fund balance - beginning		2,447,476	
Fund balance - ending		\$ 3,085,033	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	Not applicable
Number of independent contractors compensated in September 2022	8
Employee compensation for FYE 9/30/2022 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2022	\$757,365
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Ranges From \$58.64 To \$339,764.98 Per Unit
Debt Service rate	Ranges From \$1,387.29 To \$462,429.10 Per Unit
Special assessments collected FYE 9/30/2022	\$7,254,314
Outstanding Bonds:	
Series 2013, due May 1, 2035,	see Note 6 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 22, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Bhav & Associates

June 22, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined Miami World Center Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

Grau & Associates

June 22, 2023



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Miami World Center Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 22, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 22, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI
WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2022**

WHEREAS, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2022;

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

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 18th day of July, 2023.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 4,236,107	\$ -	\$ -	\$ 4,236,107
Investments				
Revenue	-	3,529,357	-	3,529,357
Reserve	-	4,955,535	-	4,955,535
Interest	-	7,737	-	7,737
Sinking	-	498	-	498
Construction	-	-	10,207,042	10,207,042
Construction reserve ¹	-	-	2,000,000	2,000,000
Retainage subaccount	-	-	1,035	1,035
Due from other funds				
General	-	178	-	178
Interest receivable	-	35,624	51,285	86,909
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 4,237,337</u>	<u>\$ 8,528,929</u>	<u>\$ 12,259,362</u>	<u>\$ 25,025,628</u>
LIABILITIES				
Liabilities				
Due to other funds				
Debt service	\$ 178	\$ -	\$ -	\$ 178
Accrued taxes payable	153	-	-	153
Total liabilities	<u>331</u>	<u>-</u>	<u>-</u>	<u>331</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	35,624	51,285	86,909
Total deferred inflows of resources	<u>-</u>	<u>35,624</u>	<u>51,285</u>	<u>86,909</u>
FUND BALANCES				
Restricted for:				
Debt service	-	8,493,305	-	8,493,305
Capital projects	-	-	10,208,077	10,208,077
Metro Mover ¹	-	-	2,000,000	2,000,000
Assigned:				
3 months working capital	545,730	-	-	545,730
Unassigned	3,691,276	-	-	3,691,276
Total fund balances	<u>4,237,006</u>	<u>8,493,305</u>	<u>12,208,077</u>	<u>24,938,388</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,237,337</u>	<u>\$ 8,528,929</u>	<u>\$ 12,259,362</u>	<u>\$ 25,025,628</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 MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 7,552	\$ 2,185,214	\$ 2,224,502	98%
Total revenues	<u>7,552</u>	<u>2,185,214</u>	<u>2,224,502</u>	98%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,000	6,000	17%
FICA	-	77	459	17%
District engineer	765	6,930	30,000	23%
General counsel	8,800	13,186	40,000	33%
District manager	4,167	33,333	50,000	67%
Accounting O&M	458	3,667	5,500	67%
Debt service fund accounting	1,250	10,000	15,000	67%
Assessment roll services	1,667	13,333	20,000	67%
Arbitrage rebate calculation	-	500	750	67%
Audit	-	9,500	9,500	100%
Postage	8	48	1,000	5%
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	2,000	3,000	67%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	5,500	64%
Total professional & administrative	<u>17,365</u>	<u>127,020</u>	<u>208,044</u>	61%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Art work	-	-	750,000	0%
Electrical				
Street light services	-	5,333	72,000	7%
Electrical repairs and relamping	-	-	10,000	0%
Insurance				
Insurance: property	-	-	15,000	0%
Landscaping				
Landscape services	6,350	38,216	80,000	48%
Irrigation - maintenance	-	13,581	7,500	181%
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 MAY 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	20,271	114,288	230,000	50%
Janitorial - resealing wood decking	-	-	10,000	0%
Pest control	586	4,688	8,050	58%
Maintenance storage	-	-	1,000	0%
Waste removal	1,119	4,129	4,000	103%
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	11,456	91,552	165,075	55%
Telephone/internet	100	844	1,200	70%
Office lease	700	5,600	8,400	67%
Office miscellaneous	611	4,168	4,800	87%
Marketing				
Holiday lighting	-	26,791	67,000	40%
Security				
Security services	53,924	419,159	795,000	53%
Security operations internet	574	4,584	6,960	66%
Camera maintenance program	3,021	23,992	43,000	56%
Camera repairs and replacement	-	666	10,000	7%
Leased spaces rent	-	-	70,129	0%
Utilities				
Electricity - site	6,023	43,384	20,000	217%
Water & sewer - irrigation	6,679	55,599	105,000	53%
Contingency	-	-	50,000	0%
Total field operations	<u>111,414</u>	<u>883,848</u>	<u>2,720,114</u>	32%
Other fees and charges				
Property appraiser	-	535	23,172	2%
Tax collector	74	21,837	23,172	94%
Total other fees and charges	<u>74</u>	<u>22,372</u>	<u>46,344</u>	48%
Total expenditures	<u>128,853</u>	<u>1,033,240</u>	<u>2,974,502</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(121,301)	1,151,974	(750,000)	
Fund balance - beginning	<u>4,358,307</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>3,691,276</u>	<u>3,691,276</u>	<u>1,346,305</u>	
Fund balance - ending	<u><u>\$4,237,006</u></u>	<u><u>\$4,237,006</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 MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 17,046	\$ 4,932,747	\$ 5,021,757	98%
Interest	38,974	215,304	-	N/A
Total revenues	<u>56,020</u>	<u>5,148,051</u>	<u>5,021,757</u>	103%
EXPENDITURES				
Principal	-	1,240,000	1,240,000	100%
Interest	1,811,406	3,647,613	3,647,613	100%
Total expenditures	<u>1,811,406</u>	<u>4,887,613</u>	<u>4,887,613</u>	100%
Other fees and charges				
Tax collector	169	49,294	52,310	94%
Total other fees and charges	<u>169</u>	<u>49,294</u>	<u>104,620</u>	47%
Total expenditures	<u>1,811,575</u>	<u>4,936,907</u>	<u>4,992,233</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(1,755,555)	211,144	29,524	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(106,750)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(106,750)</u>	<u>-</u>	N/A
Net change in fund balance	(1,755,555)	104,394	29,524	
Fund balance - beginning	10,248,860	8,388,911	8,265,299	
Fund balance - ending	<u>\$ 8,493,305</u>	<u>\$ 8,493,305</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 MAY 31, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 47,173	\$ 303,081
Total revenues	47,173	303,081
EXPENDITURES		
Capital outlay	-	167,243
Total expenditures	-	167,243
Excess/(deficiency) of revenues over/(under) expenditures	47,173	135,838
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	106,750
Total other financing sources/(uses)	-	106,750
Net change in fund balance	47,173	242,588
Fund balance - beginning	12,160,904	11,965,489
Fund balance - ending	\$ 12,208,077	\$ 12,208,077

**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 May 16, 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 (via telephone)	Vice Chair
Joseph DiCristina	Assistant Secretary
Peter Brown	Assistant Secretary
Jared Bouskila	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Gregory George	District Counsel
Aaron Buchler (via telephone)	District Engineer
Fernando Perez (via telephone)	Operations (JLLA)
Giovanni Lopez	Operations (JLLA)
Paola Lamprea	Square Edge, Inc. (SEI)
Allie Puthiyamadam (via telephone)	Lalezarian Properties

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 Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law;

40 Addressing Transmittal, Posting and
 41 Publication Requirements; Addressing
 42 Severability; and Providing an Effective
 43 Date
 44

45 Mr. Rom presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024
 46 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
 47 Year 2023 budget, and explained the reasons for any changes.

48 The following changes were made:

49 Page 2, Change “Plant tree replacement” to “Landscape enhancements/improvements”
 50 and increase to \$75,000

51 Page 2, “Stormwater drain inspections/cleanout”: Increase to \$25,000
 52

53 **On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor,**
 54 **Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024, as**
 55 **amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for**
 56 **July 18, 2023 at 11:30 a.m., at the Caoba Sales Center Management Office, 698**
 57 **NE 1st Ave., G188, Miami, Florida 33132; Addressing Transmittal, Posting and**
 58 **Publication Requirements; Addressing Severability; and Providing an Effective**
 59 **Date, was adopted.**

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 62 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-04,**
 63 **Designating Dates, Times and Locations for**
 64 **Regular Meetings of the Board of**
 65 **Supervisors of the District for Fiscal Year**
 66 **2023/2024 and Providing for an Effective**
 67 **Date**
 68

69 Mr. Rom presented Resolution 2023-04. The following change was made to the Fiscal
 70 Year 2024 Meeting Schedule:

71 TIME: Change “11:00 AM” to “11:30 AM”
 72

73 **On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor,**
 74 **Resolution 2023-04, Designating Dates, Times and Locations for Regular**
 75 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024,**
 76 **as amended, and Providing for an Effective Date, was adopted.**

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FIFTH ORDER OF BUSINESS

Update/Discussion

• **FPL Poles Relocation**

Mr. Rom stated that progress is being made with Florida Power & Light (FPL).

• **Miami World Towers Easement and Restoration Agreement**

Mr. Rom stated that a consensus was reached on the Easement and Restoration Agreement. He recalled discussion at the last meeting about cameras and noted the focus area for the cameras; a final map and/or scope of work is pending.

SIXTH ORDER OF BUSINESS

Discussion/Consideration of 3rd Amendment to JLL Property Management Agreement

Mr. Rom stated that the automatic renewal provision expires September 30, 2023. Staff will discuss this with JLL and a provide information at the next meeting regarding going out to bid or entering into a new agreement with JLL.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Bouskila and seconded by Mr. DiCristina, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of April 18, 2023 Regular Meeting Minutes

Mr. Rom presented the April 18, 2023 Regular Meeting Minutes.

On MOTION by Mr. Brown and seconded by Mr. DiCristina, with all in favor, the April 18, 2023 Regular Meeting Minutes, as presented, were approved.

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NINTH ORDER OF BUSINESS

Staff Reports

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 that work in preparation to turn over some improvements to the CDD is nearly completed; processing the turnovers should commence soon. After the roadway work on the right-of-way on 1st Avenue was turned over to the City, the City modified the roadway to accommodate bicyclists and pedestrians without considering drop-off and valet operations, which resulted in the City’s improvements blocking the roads. For this reason, the CDD must submit modified plans to the City and the CDD will have to make modifications to provide access and drop-offs, etc., to the tenants, as promised. The cost is currently unknown.

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

There was no report.

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

• **__ Registered Voters in District as of April 15, 2023**

Mr. Rom stated that this information was not yet received from the Supervisor of Elections.

• **NEXT MEETING DATE: June 20, 2023 at 11:00 AM**

○ **QUORUM CHECK**

The next meeting will be June 20, 2023, unless cancelled.

TENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouskila and seconded by Ms. DiCristina, with all in favor, the meeting adjourned at 11:48 p.m.

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Secretary/Assistant Secretary

_____ Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
A**

MEMORANDUM

TO: District Manager

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

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Miami World Center Community Development District**, as described in the attached **EXHIBIT A**, has **628** voters.

A handwritten signature in blue ink, appearing to be "Christina White", written over a horizontal line.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 8th DAY OF
MAY, 2023

Please submit a check for \$ 100.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

PERIMETER

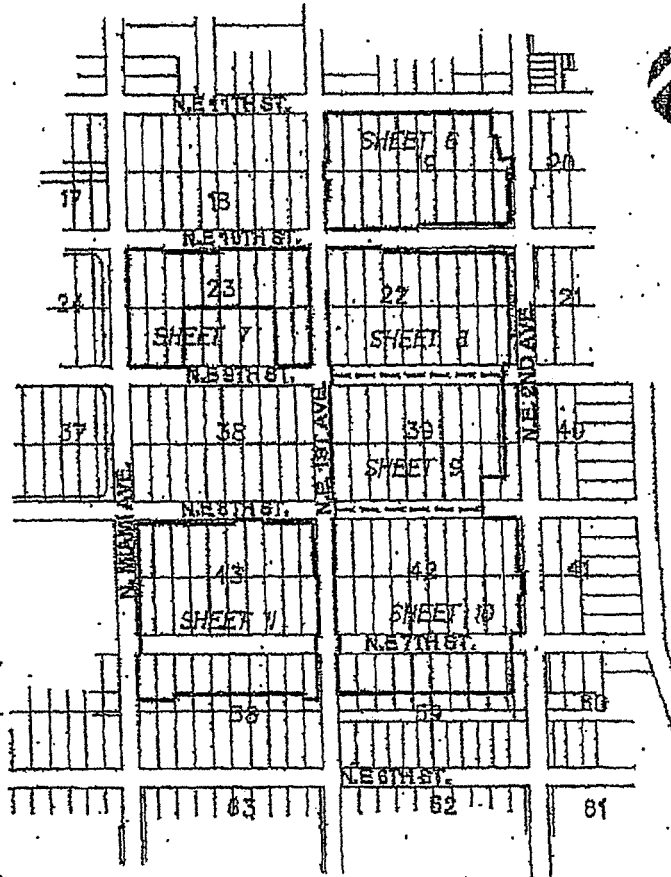
947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING/MAPPING
Certificate of Authorization No. LS7284

Tel: (561) 991-9900
Fax: (561) 991-6182

EXHIBIT A SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

MIAMI WORLD CENTER



CERTIFICATION

HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 51-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

(Signature)
JEFF E. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5711

Project Name:	MIAMI WORLD CENTER	Date:	03/30/2014
Job No.:	07152	Drawn by:	JOH
		Checked by:	JEK
		Rev:	1-05-2018
			SHEET 1 OF 8

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 CANCELED	Regular Meeting	11:00 AM
July 18, 2023	Public Hearing & Regular Meeting	11:30 AM
August 15, 2023	Regular Meeting	11:00 AM
September 19, 2023	Regular Meeting	11:00 AM