

**MIAMI WORLD
CENTER**

**COMMUNITY DEVELOPMENT
DISTRICT**

April 16, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

April 9, 2024

Board of Supervisors
Miami World Center Community Development District

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

Dear Board Members:

The Board of Supervisors of the Miami World Center Community Development District will hold a Regular Meeting on April 16, 2024 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. Administration of Oath of Office to Elected Supervisors (*the following will also be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date
5. Consideration of Resolution 2024-02, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

7. Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
8. Discussion: Rule Authorizing Property Manager/District Manager to Permit Utilization of CDD Property for Certain Events
9. Consideration of RFP for Janitorial and Porter Services
10. Consideration of Resolution 2024-05, Establishing an Electronic Signature Policy, Providing District Manager with Authority and Responsibility for Approval of Electronic Signatures and Implementation of Control Processes and Procedures to Ensure Compliance, Integrity, and Security, in Accordance with Chapter 688, Florida Statutes; and Providing for Severability and Effective Date
11. Consideration of Resolution 2024-06, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; Providing for Severability; and Providing for an Effective Date
12. Discussion: Insured Cash Sweep (ICS) Program
13. Consideration of Greenberg Traurig, P.A., Invoice 1000547114 for 2017 Bond Financing
14. Acceptance of Unaudited Financial Statements as of February 29, 2024
15. Approval of Minutes
 - A. October 17, 2023 Regular Meeting
 - B. November 7, 2023 Landowners' Meeting
16. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - C. Operations Manager: *Jones Lang LaSalle Americas, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 21, 2024 at 11:30 AM

○ QUORUM CHECK

SEAT 1	JOHN CHISTE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	ESTEBAN ANZOLA	<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

17. Public Comments

18. Adjournment

Should you have any questions, please contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom

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

MEMORANDUM

TO: District Manager

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

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are 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.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](https://floridaethics.gov). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization

Suborganization

Title

SAMPLE

SAMPLE

SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

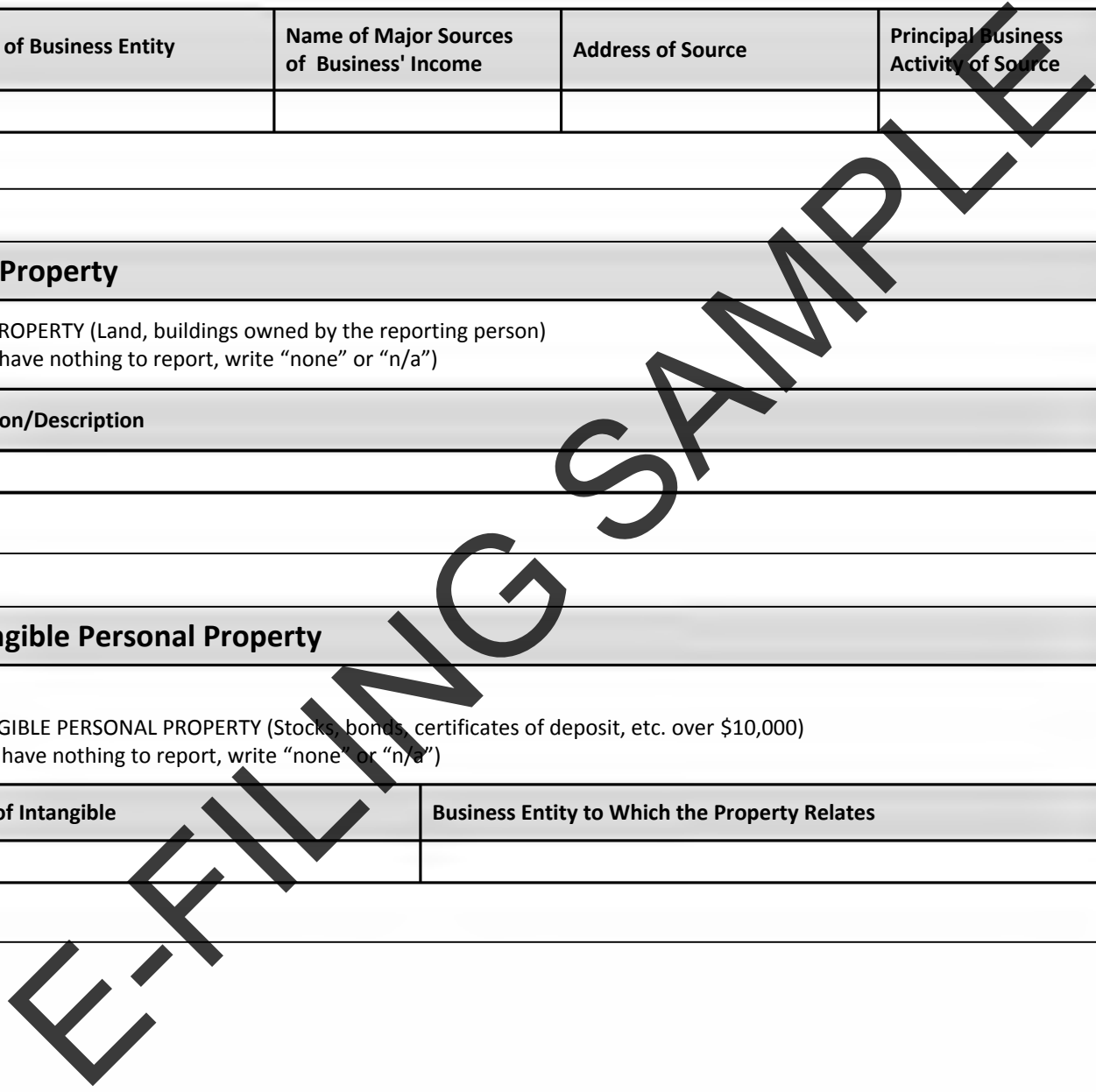
REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates



2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILING SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3B

BOARD OF SUPERVISORS

MEMBERSHIP, OBLIGATIONS AND RESPONSIBILITIES

A Community Development District (“District”) is a special-purpose unit of local government which is established pursuant to and governed by Chapter 190, Florida Statutes.

The Board

The Community Development District (“District”) is governed by a five (5)-member Board of Supervisors (“Board”). Member of the Board “Supervisor(s)” are elected in accordance with Section 190.006, F.S., either upon a one (1)-vote per one (1)-acre basis (“landowner voting”) or through traditional elections (“resident voting”), depending upon the number of registered voters in the District and the length of time which has passed since the establishment of the District.

A CDD Board typically meets once per month, but may meet more often if necessary. Board meetings typically last from one (1) to three (3) hours, depending upon the business to be conducted by the Board. Prior to the meeting, each Supervisor is supplied with an agenda package which will contain the documents pertaining to the business to be considered by the Board at a particular meeting. A Supervisor should be willing to spend time reviewing these packages prior to each meeting, and may consult with District Staff (General Counsel, Management, Engineering, etc.) concerning the business to be addressed.

Qualifications of Supervisors

Each Supervisor must be a resident of the state of Florida and a citizen of the United States. Once a District has transitioned to resident voting, Supervisors must also be residents of the District.

Compensation

By statute, Board Members are entitled to be paid \$200 per meeting for their service, up to an annual cap of \$4,800 per year. To achieve the statutory cap, the District would have to meet twice each month, which is rare.

Sometimes Supervisors who are employees of the primary landowner waive their right to compensation, although this is not always the case.

Responsibilities of Supervisors

The position of Supervisor is that of an elected local public official. It is important to always remember that serving as an elected public official of a District carries with it certain restrictions and obligations. Each Supervisor, upon taking office, must subscribe to an oath of office acknowledging that he/she is a public officer, and as a recipient of public funds, a supporter of the constitutions of the State of Florida and of the United States of America.

Each Supervisor is subject to the same financial disclosure requirements as any other local elected official and must file a Statement of Financial Interests disclosing

sources of income, assets, debts, and other financial data, with the Supervisor of Elections in the County where he/she resides.

A Supervisor must act in accordance with the Code of Ethics for Public Officers and Employees, codified at Part III, Chapter 112, F.S., which addresses acceptance of gifts, conflicts of interest, etc. By law, it is not a conflict of interest for an employee of the developer to serve on a CDD Board of Supervisors.

Since a District is a unit of local government, the Sunshine Law (Chapter 286, F.S.) applies to Districts and to the Supervisors who govern them. In brief, the Sunshine Law states that two(2) or more Supervisors may never meet outside of a publicly noticed meeting of the Board and/to discuss District business.

Florida's Public Records Law (Chapter 119, F.S.) also applies to Districts and Supervisors. All records of the District, and the records of each individual Supervisor relating to the District, are public records. As such, any member of the public may inspect them upon request. Supervisors are therefore urged to keep any District records or documents in a separate file to allow ease of access by the public or press.

Conclusion

The position of Supervisor of a Community Development District is an important one, requiring both the time and the dedication to fulfill the responsibilities of a position of public trust. It should not be undertaken lightly. Each new Supervisor should enter office fully cognizant of the ethical, legal, and time requirements which are incumbent upon those who serve as Supervisors.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3C

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2024

State of Florida
COMMISSION ON ETHICS

Ashley Lukis, *Chair*
Tallahassee

Michelle Anchors, *Vice Chair*
Fort Walton Beach

William P. Cervone
Gainesville

Tina Descovich
Indialantic

Freddie Figgers
Fort Lauderdale

Luis M. Fusté
Coral Gables

Wengay M. Newton, Sr.
St. Petersburg

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly

were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. *Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. *FORM 1 - Limited Financial Disclosure*

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other

than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

V. PENALTIES

A. *Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. *Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000*, and triple the value of a gift received from a political committee.

C. *Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

*Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. *Who Can Request an Opinion*

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. *How to Request an Opinion*

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. *How to Obtain Published Opinions*

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. *Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. *Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. *Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report

with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), and commissioners of community development districts are required to receive a total of four hours training, per calendar year, in the area of ethics, public

records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3D

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY COUNTY	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED	NAME OF POLITICAL SUBDIVISION:
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held November 7, 2023 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

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

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
John Chiste	1	14
Esteban Anzola	2	6
Jared Bouskila	3	14

SECTION 2: Terms of Office. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
John Chiste	4 Years	November 2027
Esteban Anzola	2 Years	November 2025
Jared Bouskila	4 Years	November 2027

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. 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 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miami World Center Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 16th day of April, 2024.

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective April 16, 2024:

- _____ is elected Chair
- _____ is elected Vice Chair
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 16, 2024:

Peter Brown Assistant Secretary

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SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 16TH DAY OF APRIL, 2024.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Miami World Center Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 11:30 a.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 16TH DAY OF APRIL, 2024.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025
PROPOSED BUDGET**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Proposed	
REVENUES					
Assessment levy: gross	\$ 2,317,190				\$ 2,397,732
Allowable discounts (4%)	(92,688)				(95,909)
Assessment levy: net	2,224,502	\$1,372,446	\$ 595,988	\$ 1,968,434	2,301,823
Off-roll assessments	-	251,655	-	251,655	-
Total revenues	2,224,502	1,624,101	595,988	2,220,089	2,301,823
EXPENDITURES					
Professional & administration					
Supervisors	6,000	600	3,000	3,600	6,000
FICA	459	46	230	276	459
District engineer	30,000	2,040	5,100	7,140	30,000
General counsel	40,000	7,118	2,500	9,618	40,000
District manager	50,000	16,667	33,333	50,000	50,000
Accounting O&M	5,500	1,833	3,667	5,500	5,500
Debt service fund accounting	15,000	5,000	10,000	15,000	15,000
Assessment roll services	20,000	6,667	13,333	20,000	20,000
Arbitrage rebate calculation	750	-	750	750	750
Audit	9,750	500	9,250	9,750	9,750
Postage	1,000	46	954	1,000	1,000
Insurance - GL, POL	17,733	16,685	-	16,685	18,354
Legal advertising	1,500	212	6,000	6,212	4,500
Miscellaneous- bank charges	750	-	750	750	750
Hosting and maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Dissemination agent	3,000	1,000	2,000	3,000	3,000
Annual district filing fee	175	175	-	175	175
Trustee	5,500	-	5,500	5,500	5,500
Total professional & admin	208,032	59,294	96,577	155,871	211,653

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Proposed	
Expenditures (continued)					
Field operations					
Capital improvements/replacements	20,000	-	-	-	20,000
Street light services	72,000	21,327	45,000	66,327	74,160
Electrical repairs and relamping	10,000	-	5,000	5,000	10,300
Insurance					
Insurance: property	19,500	17,023	-	17,023	20,428
Landscaping					
Landscape services	80,000	31,748	44,450	76,198	80,000
Irrigation - maintenance	7,500	1,374	3,000	4,374	7,500
Landscape enhancements/improvements	75,000	17,089	50,000	67,089	65,000
Landscape architect site visits	6,000	-	6,000	6,000	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	-	11,500	11,500	15,000
General	20,000	-	12,000	12,000	20,000
Stormwater drain inspections/cleanout	25,000	-	15,000	15,000	25,000
Janitorial & pressure washing	250,000	80,934	150,000	230,934	287,500
Janitorial - resealing wood decking	10,000	3,873	6,127	10,000	15,000
Pest control	8,050	2,684	5,366	8,050	8,050
Maintenance storage	1,000	-	1,000	1,000	1,000
Waste removal	7,000	6,462	5,000	11,462	7,200
Paver sealing & repairs	25,000	-	20,000	20,000	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	-	35,000	35,000	35,000
On-site field management	165,075	51,371	113,704	165,075	170,558
Telephone/internet	1,200	300	900	1,200	1,200
Office equipment	-	1,200	11,100	12,300	14,400
Office lease	8,400	2,100	-	2,100	-
Office - miscellaneous	4,800	-	-	-	-

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Proposed	
Expenditures (continued)					
Holiday lighting	67,000	25,569	41,431	67,000	67,000
Security services	795,000	261,884	530,000	791,884	795,000
Security operations center Internet	6,960	2,877	4,000	6,877	6,960
Camera maintenance program	43,000	16,831	26,169	43,000	38,459
Camera repairs/replacements	10,000	-	10,000	10,000	10,000
Electricity - site	63,200	3,342	16,000	19,342	20,000
Water & sewer - irrigation	105,000	33,170	70,000	103,170	126,000
Contingency	50,000	-	45,000	45,000	50,000
Total field operations	<u>2,026,185</u>	<u>581,158</u>	<u>1,303,247</u>	<u>1,884,405</u>	<u>2,042,215</u>
Other fees and charges					
Property appraiser & tax collector	46,344	38,523	7,821	46,344	47,954
Total other fees & charges	<u>46,344</u>	<u>38,523</u>	<u>7,821</u>	<u>46,344</u>	<u>47,954</u>
Total expenditures	<u>2,280,561</u>	<u>678,975</u>	<u>1,407,645</u>	<u>2,086,620</u>	<u>2,301,822</u>
Net increase/(decrease) of fund balance	(56,059)	945,127	(811,657)	133,469	1
Fund balance - beginning (unaudited)	<u>2,477,049</u>	<u>3,567,485</u>	<u>4,512,612</u>	<u>3,567,485</u>	<u>3,700,954</u>
Fund balance - ending (projected):					
Assigned:					
3 months working capital	549,249	549,249	-	549,249	575,456
Unassigned	1,850,850	3,963,363	(2,112,513)	3,151,705	3,125,499
Fund balance - ending (projected)	<u>\$ 2,420,990</u>	<u>\$ 4,512,612</u>	<u>\$ 3,700,955</u>	<u>\$ 3,700,954</u>	<u>\$ 3,700,955</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
Wrathell, Hunt & Associates, LLC, 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	18,354
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	4,500
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	74,160
Electrical repairs and relamping	10,300
Insurance	
Insurance: property	20,428
Landscaping	
Landscape services	80,000
Irrigation - maintenance	7,500
Landscape enhancements/improvements	65,000
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	287,500
Janitorial - resealing wood decking	15,000
Pest control	8,050
Maintenance storage	1,000
Waste removal	7,200
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	170,558
As per JLL First Amendment dated 10/1/2021	
PROPOSED (Annual salary increases)	
Base Compensation	\$ 151,238
Office Reimbursables (NTE)	\$ 14,400
Total Compensation (NTE)	\$ 165,638
Telephone/internet	1,200
Office equipment	14,400
Holiday lighting	67,000
Security services	795,000
Security operations center Internet	6,960
Camera maintenance program	38,459
Camera repairs/replacements	10,000
Electricity - site	20,000
Water & sewer - irrigation	126,000
Contingency	50,000
Property appraiser & tax collector	47,954
Total expenditures	\$ 2,301,822

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	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	\$ 3,163,269	\$ 1,401,315	\$ 4,564,584	5,021,757
Off-roll assessments	-	449,295	-	449,295	-
Interest	-	165,740	-	165,740	-
Total revenue	5,021,757	3,778,304	1,401,315	5,179,619	5,021,757
EXPENDITURES					
Principal	1,290,000	1,290,000	-	1,290,000	1,345,000
Interest	3,597,013	1,811,406	1,785,607	3,597,013	3,539,269
Total expenditures	4,887,013	3,101,406	1,785,607	4,887,013	4,884,269
Other fees & charges					
Tax collector & property appraiser	104,620	88,569	16,051	104,620	104,620
Total other fees & charges	104,620	88,569	16,051	104,620	104,620
Total expenditures	4,991,633	3,189,975	1,801,658	4,991,633	4,988,889
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(123,131)	-	(123,131)	-
Total other financing sources/(uses)	-	(123,131)	-	(123,131)	-
Net increase/(decrease) in fund balance	30,124	465,198	(400,343)	64,855	32,868
Beginning fund balance (unaudited)	8,449,851	8,697,824	9,163,022	8,697,824	8,762,679
Ending fund balance (projected)	8,479,975	\$9,163,022	\$ 8,762,679	\$ 8,762,679	8,795,547
Use of fund balance:					
Debt service reserve account balance (required)					(4,945,020)
Principal and Interest expense - November 1, 2025					(3,158,663)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 691,864</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	69,190,000.00		56,799,743.81	125,989,743.81	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M		FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-0101-090-1132	SANAPROPERTY8 LLC	\$364,081.22	\$15,671.49	\$0.00	\$379,752.71
01-0101-090-1135	SANAPROPERTY8 LLC	\$385,497.76	\$16,593.34	\$0.00	\$402,091.10
01-0101-090-1140	TNG MWC LLC	\$325,531.44	\$14,012.16	\$0.00	\$339,543.60
01-0101-090-1141	REFERENCE ONLY	\$0.00	\$0.00	\$0.00	\$0.00
01-0101-090-1142	TNG MWC LLC	\$73,672.91	\$3,171.17	\$0.00	\$76,844.08
01-0102-030-1010	LEGACY MWC TRUSTEE LLC	\$24,843.19	\$1,069.35	\$13,340.49	\$39,253.03
01-0102-030-1020	LEGACY MWC TRUSTEE LLC	\$82,239.52	\$3,539.91	\$44,161.62	\$129,941.05
01-0102-030-1030	LEGACY MWC TRUSTEE LLC	\$48,829.72	\$2,101.82	\$26,220.96	\$77,152.50
01-0102-030-1040	LEGACY MWC TRUSTEE LLC	\$82,239.52	\$3,539.91	\$44,161.62	\$129,941.05
01-0102-030-1050	LEGACY MWC TRUSTEE LLC	\$163,622.38	\$7,042.95	\$87,863.23	\$258,528.56
01-0102-030-1060	LEGACY MWC TRUSTEE LLC	\$76,242.89	\$3,281.79	\$40,941.50	\$120,466.18
01-0102-030-1070	LEGACY MWC TRUSTEE LLC	\$77,099.55	\$3,318.67	\$41,401.52	\$121,819.74
01-0102-030-1075	925 N MIAMI LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1080	925 N MIAMI LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1090	925 N MIAMI LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1100	925 N MIAMI 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	\$46,259.73	\$1,991.20	\$24,840.91	\$73,091.84
01-0102-030-1210	LEGACY MWC TRUSTEE LLC	\$71,102.92	\$3,060.55	\$38,181.40	\$112,344.87
01-0102-030-1220	LEGACY MWC TRUSTEE LLC	\$46,259.73	\$1,991.20	\$24,840.91	\$73,091.84
01-3137-036-0010	MIAMI A I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0011	MWC RETAIL LLC	\$38,061.48	\$1,638.32	\$20,438.55	\$60,138.35
01-3137-036-0012	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0013	MWC RETAIL LLC	\$2,544.29	\$109.52	\$1,366.25	\$4,020.06
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	\$80,905.70	\$3,482.50	\$43,445.38	\$127,833.58
01-3137-036-0016	MIAMI WORLD CENTER CDD	\$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	\$171,880.60	\$7,398.42	\$92,297.79	\$271,576.81
01-3137-036-0040	OSIB MIAMI WORLDCENTER	\$300,688.26	\$12,942.81	\$161,465.93	\$475,097.00
01-3137-036-0050	ZM MWC OWNER LLC	\$371,791.18	\$16,003.36	\$199,647.33	\$587,441.87
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	\$143,542.23	\$6,178.62	\$77,080.43	\$226,801.28
01-3137-036-0080	MWC RETAIL H LLC	\$59,383.79	\$2,556.11	\$31,888.37	\$93,828.27
01-3137-036-0090	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0100	MWC GARAGE H LLC &	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-037-0010	MWC BLOCK E LLC	\$36,369.57	\$1,565.49	\$0.00	\$37,935.06
01-3137-037-0015	BLOCK G PHASE 2, LLC	\$381,342.95	\$16,414.51	\$204,776.52	\$602,533.98
01-3137-037-0020	BLOCK G PHASE 1, LLC	\$394,946.74	\$17,000.07	\$212,081.59	\$624,028.40
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	\$478,693.99	\$20,604.88	\$257,052.84	\$756,351.71

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0001	REFERENCE ONLY	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-039-0010	GASENERGY USA LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0020	YURI MARCELO CALCEDO MOSCOSO	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0030	MAURICIO SCHONFELD	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0040	PMUM 320 INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0050	MONICA BEATRIZ CABRERA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0060	PURPLE CEDAR LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0070	BEACH PFM LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0080	GRILLETE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0090	PARAMOUNT 300 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0100	RUBEN DARIO ARREOLA CHAVEZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0110	GEOVANNY MENESES GUEVARA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0120	PMUM 330 INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0130	PROMISE LAND M AND M	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0140	JAMSHID BARMAAN	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0150	R&R INVERSIONES TERRANOVA LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0160	GOZEM LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0170	CKW19 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0180	PMUM 940 INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0190	MERVE GUMUSYAZICI	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0200	GASPGOLD INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0210	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0220	V AND M INTERNATIONAL GROUP INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0230	PARAMOUNT MIAMI WORLD	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0240	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0250	LEROTAMEL CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0260	GROWING NETWORK LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0270	JOAQUIN FREIRE	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0280	HALM GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0290	LOSPRI INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0300	MIAMI AVE CONDO 1005 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0310	KENNETH M CHIDI FUNK TRS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0320	LEYLAH ANNIE FERNANDEZ EXEVEA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0330	LESLIE ODOWD TRS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0340	MARCELL SHINTUN DAREUS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0350	RIBERAS TORRES REAL ESTATE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0360	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0370	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0380	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0390	YINGCHUN XU	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0400	MOTORKING PROPERTIES LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0410	SPONTINI CAPITAL SARL	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0420	CGY INVESTMENT PROPERTIES LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0430	JOANNE GRAY	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0440	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M		FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0450	MOTORKING PROPERTIES LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0460	FUNDA TEKURMAZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0470	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0480	EMMA ELMAS	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0490	MOTORKING PROPERTIES LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0500	RAMESH REDDY	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0510	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0520	CERRI MIAMI GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0530	SERGEY VALERIYEVICH SHABLA KOV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0540	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0550	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0560	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0570	FUNDA TEKDU MAZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0580	AJAY K OHRI	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0590	ROBERT L WINARD	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0600	PAVEL KOROBKIN	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0610	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0620	PM 3600 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0630	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0640	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0650	MERCHYCOL INVESTMENT CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0660	NELORE PARAMOUNT LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0670	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0680	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0690	MIAMI DOWNTOWN REAL ESTATE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-0700	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0710	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0720	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0730	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0740	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0750	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0760	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0770	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0780	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0790	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0800	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0810	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0820	PWC1901 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0830	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0840	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0850	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0860	AYSE GULAY TIRIS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0870	DEBORA RICCO BERTONI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0880	GREEN77 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0890	ASK FLORIDA LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M		FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0900	MINJUNG OH	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0910	PARAMOUNT FL INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0920	INVESTMENTS AND BUSINESS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0930	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0940	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0950	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0960	VO INTERNATIONAL INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0970	SERGIO MOISES	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0980	AMY L FEDERNAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-0990	PARAMOUNT RSC LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1000	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1010	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1020	LEMM ESTATE INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1030	SEVEN STARR REALTY I LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1040	ASHLES LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1050	BSDT 2012 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1060	FLORIDA INVESTMENTS 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1070	PARAMOUNT 4401 2 LLC	\$3,426.65	\$147.50	\$1,840.07	\$5,414.22
01-3137-039-1080	RAUL MANZANO DIAZ	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1090	JASON KAHAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1100	MICHAEL GALLINAR TRS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1110	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1120	TED FLORIDA RE 4901 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1130	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1140	PARAMOUNT PH LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1150	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1160	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1170	J MAIA DOWNTOWN LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1180	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1190	R MAIA DOWNTOWN LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1200	GULUM OZER	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1210	ANNA SHCHELKUNOVA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1220	PMW 1402 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1230	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1240	NATALIYA MYKHAYLOVA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1250	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1260	MIAMI SKYLINE INVESTMENT	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1270	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1280	PRJB MIAMI 02 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1290	OPTINA GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1300	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1310	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1320	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1330	REACHYOT LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1340	EMRA 8894 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1350	SERGEY VALERIYEVICH SHABLAKOV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1360	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1370	PILSUE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1380	SERGEY VALERIYEVICH SHABLAKOV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1390	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1400	PARAMOUNT 3202 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1410	ANDRES RICO PEREZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1420	LIONS INTERNATIONAL PROTECTION	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1430	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1440	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1450	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1460	RUMIYA KALIEVA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1470	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1480	CGA PROPERTY INTERNATIONAL LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1490	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1500	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1510	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-1520	VASK LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1530	RAYMOND BROWN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1540	GOMEZ LEON HOLDINGS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1550	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1560	CTG PARAMOUNT 4902 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1570	VICKY LINDO	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1580	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1590	WILLIAM BARTON	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1600	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1610	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1620	NEIL PATEL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1630	CADA CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1640	HADRIAN CYRIL WOEL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1650	AURELIEN BAYARD CHEDJOU FONGANG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1660	NUEVA OPELEC LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1670	RAFI LANKRI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1680	AHUMADA PARAMOUNT LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1690	PEDRO TRONILO	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1700	DIESEL VALJUA LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1710	FRANCISCO GUTIERREZ	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1720	FIRENZE LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1730	PARAMOUNT SOCCER HOLDINGS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1740	RICHARD J PELTZ JR	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1750	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1760	RE GLOBAL INVEST LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1770	RE GLOBAL INVEST LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1780	RAMESH REDDY	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1790	M2B VENTURES LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1800	ADRIGIO LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1810	CHI MING LAM	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1820	SONG LIN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1830	DHIRENDA K DHIR	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1840	PARAMOUNT 3103 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1850	ERDEM USA CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1860	ABRAHAM JAAR	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1870	PARAMOUNT MIAMI 5012 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1880	ELLICA FLORIDA RE 3503 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1890	EDGARDO AGUILERA GARIBAY	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1900	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1910	VIGG PROPERTIES LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1920	SAF REAL ESTATE INVESTMENTS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1930	SECUTOR LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1940	COTTONWOOD LANE LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1950	MINAS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1960	TROY MITCHELL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1970	HARRISON GROLL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1980	MACMOR INVESTMENTS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-1990	JASON KAHAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-2000	WY USA ENTERPRISE INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-2010	RP20 PROPERTIES LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-2020	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-2030	INTERTOWN LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-2040	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2050	R & O GROUP USA LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2060	GP AND IG INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2070	JASON ANTON MORELL	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2080	ORSON ESTATE CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2090	RICARDO ANTONIO CURE DAU	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2100	MING SAU HAU	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2110	VERSEAU LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2120	ENRIQUE CASAGRANDE	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2130	ORZARA INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2140	INVERCOBA SMART BUSINESS	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2150	FAST LAP THREE CORPORATION	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2160	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2170	JARED ROSE	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2180	PARAM MIA 2304 CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2190	RMLM ENTERPRISE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2200	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2210	VAL AKS	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2220	DORIS NG	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2230	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2240	CRAFITNESS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2250	DARCY ANTONIO GERAGE JUNIOR	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2260	DERWIN FINANCE LTD	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2270	THE BOX IS BLISS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2280	FRODDO INVESTMENT LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2290	LIVING 28 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2300	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2310	PCH GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2320	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2330	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2340	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2350	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2360	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2370	PARAMOUNT 4204 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2380	ELIMAR INVESTMENTS L L C	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2390	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2400	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2410	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2420	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2430	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2440	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2450	PARAMOUNT 5104 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2460	IGOR SHMAYLOV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2470	PARAMOUNT 1005 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2480	ERVO INTERNATIONAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2490	VA YAP INVEST LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2500	PATRICK W LYNCH	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2510	ANTARTICA 80 80 CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2520	PARAMOUNT NUNES CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2530	PARAMOUNT MWC 1705 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2540	9420 W FLAGLER ST 110 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2550	PARAMOUNT 1905 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2560	IGOR TIMOFEEV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2570	DAVID ABUSAID BARRERA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2580	PRAGA INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2590	EL MORRO INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2600	FLORIDA PB INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2610	FLORIDA INVESTMENTS 334 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2620	AJWCS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2630	CONNOLLY AND BARRETO INVESTMENT	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2640	PDT INVESTMENT 1812 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2650	HOI PROPERTIES CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2660	LYCAM PROPERTIES LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2670	GEHP MIAMI LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2680	INVESTMENTS CAPRI LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2690	PAR 3305 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2700	ORG BRICKELL SECOND LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2710	ORG BRICKELL THIRD LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2720	STUBAITAL LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2730	YAFAR CO LTD	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2740	4401 HOLDINGS INC	\$2,998.32	\$129.06	\$1,610.06	\$4,737.44
01-3137-039-2750	TYK CORPORATION	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2760	STUBAITAL LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2770	FETANYE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2780	DOWNMILL LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2790	PARAMOUNTMIAMI4305 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2800	VLADIMIR BUDAEV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2810	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2820	PARAMOUNT 4605 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2830	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2840	CELINA SMITH	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2850	NATHAN BERDOWSKY	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2860	PATRICK FRANCIS CHAU	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2870	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2880	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2890	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2900	AVELLINO PROPERTIES INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2910	DHARMARENTA LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2920	VIRGINIA DEL CARMEN BATISTA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2930	COSELCO LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2940	EFATA GROUP 1 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2950	H & H PARAMOUNT LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2960	PMUM 1 INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2970	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2980	PASELLO LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-2990	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3000	MATMAR GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3010	TIMM GROUP INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3020	TRONCOSO LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3030	SARDEGNA LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3040	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3050	ANLLELA J BETANCUR SAGRA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3060	WORLD 21 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3070	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3080	BELLAGIO PARTNERS OF	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3090	PARAMOUNT 5780 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3100	FLORIDA REAL INVESTMENTS TR LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3110	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3120	GREGORY CIAURI	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3130	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3140	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3150	LUIS CARLOS HERMOSA	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3160	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3170	MERAL PLOSCCH TRS	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3180	CARDHU INVEST CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3190	PARAMOUNT MWC 4106 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3200	ATLANTIC REY CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3210	DANDAV PM4306 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3220	ISA YAMADAEV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3230	HORIA BOGDAN GHERGHEL	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3240	UNICAPAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3250	MARIA GABRIELA RAMIREZ ORTIZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3260	UNICAPITAL INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3270	AVF INVESTMENTS GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3280	BETH ROCHELLE KIGEL	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3290	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3300	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3310	CTG PARAMOUNT 4901 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3320	FLOWER OF SCOTLAND LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3330	MARIO SEBASTIAN VIERA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3340	HUGO LEONARDO DAVILA PONCE	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3350	PARAMOUNT FRANCO CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3360	DORIS NG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3370	PMP 1507 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3380	MOCI 851 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3390	MODERN WORLD	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3400	PARAMOUNT MIAMI NO 2107 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3410	DARREN HIMMELSTEIN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3420	JUAN MIGUEL GUARESCHI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3430	FAST LAP TWO CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3440	YUAN HONG HUANG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3450	EJSPORTS 2016 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3460	GMG HOLDING LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3470	PARAMOUNT 2807 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3480	PARAMOUNT2709 INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3490	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3500	GUALBERTO FANEITE	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3510	YUAN HONG HUANG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3520	SAVIO TUNG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3530	ANA MERCEDES CARBALLO	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3540	FREDICK FREEDMAN TRS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3550	YUAN HONG HUANG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3560	NATHACHA OXFORD	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3580	SERGIO ESPINOSA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3590	TIMO PROPERTIES LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3600	RK PATH II LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3610	TAYMURAZ AGARIZAEV	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3620	FARREN HALCOVICH	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3630	JANIO RANIER BERMUDEZ PORTILLO	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3640	LOS SILO INVESTMENTS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3650	SCOTT ADAM SINGERMAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-3660	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3670	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3680	KEVIN LEWIS GRENZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3690	GEMA SL CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3700	SERGEY V SHABLA KOV	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3710	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3720	CAZU INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3730	HYONE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3740	FEIRUZ HADWEH	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3750	PARAMOUNT 1808 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3760	ALESSANDRA MADALENA RORIZ JALES	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3770	EXUR GROUP RE CORP	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3780	CHALTEN GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3790	IENG CHAN NG	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3800	CV REAL INVEST 1 INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3810	ALVINA HEID TRS	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3820	PARADA INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3830	VALENTIM PARAMOUNT 2608 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3840	THE GRANDLAND HOLDING INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3850	RCHC MIAMI INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3860	PDT INVESTMENT 2908 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3870	SYLVESTER KEARNEY JR	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3880	PARAMOUNT 3108 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3890	RICCO INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3900	SEAN LEVINE	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3910	LEMM ESTATE INC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3920	DD INVESTMENTS PARAMOUNT LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3930	TEHIA INVESTMENT LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3940	DAVOR INVESTMENTS LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3950	RIMON YALDO	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3960	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3970	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3980	STEVEN JAMES DEMETRIOU	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-3990	ELIYAHU HALALI	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4000	CALATRAVIA BCC ONE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4010	LEANDRO DE CARVALHO PINTO	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4020	YENY LILIBETH CARIAS RODRIGUEZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4030	PARAMOUNT MIAMI NUMBER	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4040	CARL GRUND III	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4050	SLS MEMBER LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4060	JOSEPH ANGELO GUARDO	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4070	OV PROPERTIES FL INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4080	SUNRISE 1209 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4090	MARINO JURIC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4100	JIM TAUBENFELD	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4110	LK MIAMI LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4120	GARY SILVERMAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4130	HASNAIN ASLAM	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4140	HOK YING WU	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4150	SAMARA INTERNATIONAL CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4160	PLAYAMAR 4 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4170	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4180	SUN VIEW APART LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4190	SAMARA INTERNATIONAL CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4200	RUMIYA KALIEVA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4210	PRIVE WATER RESIDENCES 7 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4220	HANS BRULAND	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4230	JEAN CLAUDE MAILLARD	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4240	LUC MAZZINI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4250	DOUGLAS NG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4260	FRAD HOLDINGS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4270	ANAT MASSIKA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4280	SENL CILEK	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4290	PROMETEUS DEVELOPMENT LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4300	LJMIAMI LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4310	ORG BRICKELL SECOND LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4320	ORG BRICKELL THIRD LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4330	EQUITY TRUST COMPANY CUSTODIAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4340	KCMUTLU LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4350	MIAMI PARAMOUNT INTERNATIONAL LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4360	LJUBOMIR IVANOV	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4370	AHMET ENGIN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4380	FIRHAN CHOUDHARY	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4390	JOHN STIRN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4400	RYAN SINGH	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4405	PARAMOUNT 4609 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4410	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4420	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4430	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4440	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4450	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4460	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4470	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4480	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4490	CERRI BOCA GROUP LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4500	INES FLAX TRS	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4510	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4520	BEHZAD M NAMIN	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4530	SEND IN THE CLOWN LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4540	TYLER ADAM MAMONE	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4550	MARIO ALBERTO VEGA SANCHEZ	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4560	PRMMIA LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4570	ZHU XUANCHU LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4580	ALI AVCI	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4590	ORG BRICKELL FIRST LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4600	STEVEN BRANDSTETTER	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4610	ORG BRICKELL FIRST LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4620	PARAMOUNT 3010 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4630	MINXUAN DUAN	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4640	LAMAX LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4650	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4660	KASSA CORPORATION	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4670	COSTAINVEST LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4680	SILOTE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4690	VESTA ALPHA LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4700	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4710	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4720	PLC 7705 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4730	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4740	SILOTE LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4750	HULYA ALEMDAR	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4760	MOACYR TIMAS	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4770	TOWER 2 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4780	NAJAH PARAMOUNT 4610 LLC	\$1,284.99	\$55.31	\$690.03	\$2,030.33
01-3137-039-4790	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4800	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4810	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4820	FELIPE JOSE SOLANO	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4830	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4840	MUNIR BENDECK MIGUEL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4850	NUEVA DRIGOLOTA LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4860	BLACZKO LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4870	MIA2GIDI LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4880	STEINAR ZINKE	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4890	ANDREW BRANDSTETTER	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4900	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4910	XUEFANG LIN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4920	CLASS REAL ESTATE LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4930	JIAYI KANG	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4940	ROBERT CLIVILLES	\$1,713.32	\$73.75	\$920.03	\$2,707.10

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4950	CANOR LIMITED PARTNERSHIP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4960	LTL ROYALE ENTERPRISE LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4970	RISHAV GUPTA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4980	CAPRICORP LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-4990	AIDA ALOIAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5000	LUCAS LECHUGA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5010	OLEG KUZICHKIN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5020	IAV PARAMOUNT INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5030	JMV GENERAL INVESTMENTS INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5040	ROBYN BERMAN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5050	XINGU PROPERTIES LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5060	SFDD INVESTMENT CORPORATION	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5070	LEONARD F LONGER	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5080	ANOOP MAMTANI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5090	LUIS ESTUARDO OGANES	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5100	DOMINIQUE BROADWAY	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5110	STARSTRUCK USA INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5120	GEOFFREY LAWRENCE WELLEN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5130	FARMINGTON 4311 INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5140	PRM 411 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5150	LEE SCHOR	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5160	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5170	4811 MIAMI PENTHOUSE CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5180	PARAMOUNT 4911 INVESTMENTS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5190	LUBERCY INVESTMENTS INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5200	ROY ANDERSON TRS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5210	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5220	NANETTE ZEYSING CO TRS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5230	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5240	PERNILLE DUPONT JENSEN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5250	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5260	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5270	EDASI VENTURE CAPITAL CORP	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5280	JERROLD THOMAS PIRO	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5290	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5300	INNA BYKOVSKAIA	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5310	GATEWAY INTERNATIONAL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5320	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5330	PMWC 1812 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5340	PWC1912 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5350	GRAND TRACTOR SOUTH LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5360	EBM INVESTMENTS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5370	RAMZY ALSAIDI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5380	RALPH GOPAUL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5390	YOUNGHEE KIM WAIT	\$1,713.32	\$73.75	\$920.03	\$2,707.10

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025**

Folio Number	Owner	FY 2025 DS Assessment	FY 2025 O&M	FY 2025 O&M	FY 2025 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-5400	JOHN VIPULIS	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5410	JUAN CARLOS PAZ	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5420	INTERTOWN II LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5430	ELLIOT MECHANIC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5440	ALEJANDRO ITKIN	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5450	VIXI INVESTMENT LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5460	FAITH N HONOUR LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5470	SKY VICTORY GLOBAL LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5480	DINESH N ISRANI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5490	ASHOK S LALWANI	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5500	KISLER HOLDINGS INC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5510	KIRPALANI VENTURES LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5520	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5530	SINAN ATIK	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5540	ASK FLORIDA LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5550	KEVIN O BRYANT	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5560	VIRGIL GORDON II	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5570	MALAIKA INVESTMENTS LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5580	CERAME LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5590	4412 PARAMOUNT MIAMI LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5600	INVERSIONES SIVA LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5610	ASK FLORIDA LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5620	JEFFREY SCOTT RANSELL	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5630	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5640	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5650	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5660	PMWC PH5312 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5670	TOWER 2 LLC	\$1,713.32	\$73.75	\$920.03	\$2,707.10
01-3137-039-5680	TOWER 2 LLC	\$1,147.93	\$49.41	\$616.42	\$1,813.76
01-3137-039-5690	MWC RETAIL CD WEST LLC	\$55,237.55	\$2,377.64	\$29,661.89	\$87,277.08
01-3137-039-5700	TOWER 2 LLC	\$985.16	\$42.41	\$529.02	\$1,556.59
Total		\$5,230,995.67	\$225,162.89	\$2,172,569.55	\$7,628,728.11

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 16th day of April, 2024.

ATTEST:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Caoba Sales Center Management Office 698 NE 1st Ave., G188, Miami, Florida 33132</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2024	Regular Meeting	11:30 AM
November 19, 2024	Regular Meeting	11:30 AM
December 17, 2024	Regular Meeting	11:30 AM
January 21, 2025	Regular Meeting	11:30 AM
February 18, 2025	Regular Meeting	11:30 AM
March 18, 2025	Regular Meeting	11:30 AM
April 15, 2025	Regular Meeting	11:30 AM
May 20, 2025	Regular Meeting	11:30 AM
June 17, 2025	Regular Meeting	11:30 AM
July 15, 2025	Regular Meeting	11:30 AM
August 19, 2025	Regular Meeting	11:30 AM
September 16, 2025	Regular Meeting	11:30 AM

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Miami World Center Community Development District (the “District”), is a local unit of special-purpose government established and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”); and

WHEREAS, the Board of Supervisors of the District (the “Board”) regularly directs the District Manager of the District to execute and accept certain documents on behalf of the District and it is customary for certain documents to be transmitted via electronic means endorsed with electronic signatures; and

WHEREAS, consistent with Chapter 688, Florida Statutes, the District is responsible for adopting and implementing control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of business transactions conducted using electronic commerce; and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District to enact a policy pertaining to the use and receipt of electronic signatures.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. The Board hereby establishes and adopts the “Electronic Signature Policy,” as follows:

ELECTRONIC SIGNATURE POLICY

PURPOSE: The purpose of this policy is to establish and identify the criteria and requirements for the use and validation of electronic signatures on documents on behalf of and for District business in accordance with Chapter 688, Florida Statutes, "Electronic Signature Act".

DEFINITIONS:

Electronic means technology having electrical, digital, magnetic, wireless, optical, electromagnetic or similar capabilities.

Electronic record means a record created, generated, sent, communicated, received, or stored by electronic means.

Electronic signature means any letters, characters, or symbols, manifested by electronic or similar means, or logically associated with a record and that is executed or adopted with the intent to sign the record.

Electronic transaction means a transaction that is conducted or performed, in whole or in part, by electronic means or electronic records.

Record means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in perceivable form.

POLICY: This policy applies to any Electronic transaction that is a replacement for or complement to handwritten signatures on any record of or for the District, including, but not limited to, contracts, agreements, official minutes, bids, proposals and resolutions. Any Electronic record or Electronic signature may not be denied legal effect or enforceability solely because the record or signature is in electronic form. This policy does not limit the District's right or option to require original signatures or Records in a non-electronic format as the District deems necessary or as required by applicable policies, laws or regulations.

PROCEDURE: When a document containing an Electronic signature is signed, transmitted and received the following requirements must be met:

1. The Electronic signature must establish sender/user authenticity. The electronic signing of a document by an individual must be accompanied by documentation that shows that the signer is the individual signing the document and the individual that has the authority to bind the entity entering into an agreement or contract with the District.

2. If a document has been modified or changed, the prior Electronic signature is invalid and said document requires another Electronic signature or shall be signed by hand. This is to prevent any issue that a document has been changed after it is signed.

3. The District Manager, or his or her designee, has the authority and responsibility for approval of any Electronic signature method utilized and shall be responsible for the implementation of control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of District business transactions conducted using electronic methods.

4. The Electronic signature shall include the entire name of the individual and shall be located on or near the signature block on the document being electronically signed.

5. The date of the Electronic signature must be captured, stored, and available for retrieval for the required retention period of the document executed.

6. The Electronic record must be transmitted to all parties in a format acceptable to the District Manager, or his or her designee.

Section 3. The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 5. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF APRIL, 2024.

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

11

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a records retention policy (the "Records Retention Policy") for immediate use and application.

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

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records

custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F. Participate in the development of the District's development of electronic record keeping systems;
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with Section 668.50, Florida Statutes, and Section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered

the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 16th day of April, 2024.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

Exhibit A

Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

12

Daniel Rom

Good morning everyone. As a follow-up to my email below, the BankUnited folks sent an update to their rate for the Insured Cash Sweep Program (ICS). As everyone will recall per their previous term sheet CitiBank adjusts their rates periodically based upon the Fed's Fund rate minus 75 basis points. The Fed's Funds Rate has moved up to 5.5% and therefore the new interest rate on the BankUnited ICS account is 4.75%. This is higher than the interest rate of 4.5% offered for the Finemark ICS. Districts like Sunshine and Midtown that have a great deal of cash in their current Finemark ICS accounts can benefit from this rate increase. Reminder the ICS program at BankUnited and Finemark are 100% FDIC insured.

If you have any questions, let me know. Thanks Craig

District Managers

Good afternoon. For a number of years, Finemark Bank has been providing the Insured Cash Sweep Program (ICS) to a number of our special district clients with 'excess cash' in their **operating accounts** exceeding monthly operating needs (savings beyond \$250,000 after netting out necessary operating funds). This ICS program, not offered by most qualified public depositories (QPD's) in the State of Florida, has been a fantastic program for our clients since it is a fully FDIC insured savings program. Finemark Bank would deposit the funds through the ICS service and thereby parking those funds with multiple FDIC insured banks to ensure that no participating bank's balance exceeded \$250,000 (The district's funds were fully FDIC insured). Finemark Bank has also provided excellent service. Unfortunately, in this rising interest rate environment, Finemark didn't increase the interest rates on their ICS and money market products to remain competitive until just this month (Finemark just committed to raise their ICS rate to 4.5% this month after we shared the attached competitive rates proposed by Synovus and BankUnited).

Accordingly, Chuck Adams and I have been working with our banking contacts this past couple months to explore potential higher yielding savings alternatives. The two currently identified competitive options are as follows:

- 1) **Synovus** has offered a competitive government money market program (attached above) with competitive rates (as of August 21, 2023, 4.75%; Federal Funds Rate minus 75 basis points for balances exceeding \$500,000). The Synovus money market is FDIC insured on the first \$250,000 (not FDIC insured beyond \$250,000) and collateralized as defined by Chapter 280, Florida Statutes (a requirement of Qualified Public Depositories that wish to do banking business with Florida local governments such as special districts).
- 2) **BankUnited** has offered a competitive Insured Cash Sweep (ICS) money market product (attached above) which is FDIC insured up to \$150,000,000. This BankUnited Insured Cash Sweep Program (ICS) is structurally the same as the aforementioned Finemark ICS Program. Thus, BankUnited would deposit the funds through the ICS service and thereby parking those funds with multiple FDIC insured banks to ensure that no participating bank's balance exceeded \$250,000 (The district's funds were fully FDIC insured). The current rate offered is 4.50% based on the current Federal Funds Rate minus 100 basis points. The aforementioned rate is not based upon a minimum monthly balance (less than \$500,000 on deposit will still earn the same rate). BankUnited is also a Qualified Public Depository and is required to collateralize public funds as defined by Chapter 280, Florida Statutes.

As previously articulated, now that Finemark Bank is offering a 4.5% rate for its ICS Program, it once again is providing a competitive rate. If our clients wish to continue to participate in the Finemark Bank Insured Cash Sweep Program (ICS), we will honor that request and I am sure Finemark will continue to offer its exceptional customer service (the previously uncompetitive rates being the only issue of concern).

Please work with accounting to review your balance sheets related to your operating funds for your respective districts to see if any of these savings programs would benefit our clients. Please feel free to share with our clients the attached informational materials should they have excess operating cash to invest.

Thanks Craig

Thanks,

Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.909.7930
E-Mail: romd@whhassociates.com

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Thanks,

Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.909.7930
E-Mail: romd@whhassociates.com

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

13



Invoice No.: 1000547114
File No. : 160451.010100
Bill Date : January 18, 2024

Miami World Center CDD
c/o Wrathell, Hunt & Associates
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

INVOICE

Re: 2017 Bond Financing

Legal Services through January 18, 2024:

Total Fees:	\$	920.00
Current Invoice:	\$	<u>920.00</u>

RCG:CME
Tax ID: 59-1270754

Greenberg Traurig, P.A.
333 S.E. 2nd Avenue | Suite 4400 | Miami, Florida 33131
Tel 305.579.0500 | Fax 305.579.0717 | www.gtlaw.com



Invoice No.: 1000547114
File No. : 160451.010100

Important: If you receive a request to change the manner or location of your payment to Greenberg Traurig, please immediately contact Greenberg Traurig’s accounting team at 305-418-6503. To assure that your payment is made and received correctly, please do not make any payment per the requested change until you verbally confirm with Greenberg Traurig that the change is legitimate.

REMITTANCE ADVICE

PLEASE RETURN WITH YOUR PAYMENT
Note: Payment is Due 30 Days from Date of Invoice

CLIENT NAME: MIAMI WORLD CENTER CDD
FILE NUMBER: 160451.010100
INVOICE NUMBER: 1000547114*
BILLING PROFESSIONAL: Robert C. Gang

Current Invoice:	\$	920.00
Total Amount Due:	\$	920.00

FOR YOUR CONVENIENCE, WIRE TRANSFER FUNDS TO:

For Wire Instructions:

Bank: WELLS FARGO BANK
ABA #: 121000248

For ACH Instructions:

Bank: WELLS FARGO BANK
ABA#: 063107513

CREDIT TO: GREENBERG TRAUIG DEPOSITORY ACCOUNT
ACCOUNT #: 2000014648663

PLEASE

REFERENCE: **CLIENT NAME:** MIAMI WORLD CENTER CDD
FILE NUMBER: 160451.010100
INVOICE NUMBER: 1000547114*
BILLING
PROFESSIONAL: Robert C. Gang

IF YOU WISH TO PAY BY CHECK PLEASE REMIT TO THE ADDRESS BELOW:

RCG:CME
Tax ID: 59-1270754



Invoice No.: 1000547114
File No. : 160451.010100

Greenberg Traurig
PO Box 936769
ATLANTA GA 31193-6769

Wire fees may be assessed by your bank.

*** If paying more than one invoice, please reference all invoice numbers in wiring instructions.**
Please contact acct-cashreceipts@gtlaw.com for any payment related questions.

RCG:CME
Tax ID: 59-1270754

Greenberg Traurig, P.A.
333 S.E. 2nd Avenue | Suite 4400 | Miami, Florida 33131
Tel 305.579.0500 | Fax 305.579.0717 | www.gtlaw.com

Invoice No.: 1000547114
Re: 2017 Bond Financing
Matter No.: 160451.010100

Description of Professional Services Rendered:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/13/23	Robert C. Gang	Review language for resolution further extending escrow of \$2 million for metromover improvements, working with Daniel Rom and Giner Wald.	0.30	345.00
04/14/23	Robert C. Gang	Further attention to escrow of metromover improvement funding with Manager and Attorney.	0.50	575.00
			<u>Total Time:</u>	
			0.80	
			<u>Total Fees:</u>	\$ 920.00

Invoice No.: 1000547114
Re: 2017 Bond Financing
Matter No.: 160451.010100

Description of Expenses Billed:

<u>DATE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
-------------	--------------------	---------------

No expenses charged to this file

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2024**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 29, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 4,510,557	\$ -	\$ -	\$ 4,510,557
Investments				
Revenue	-	4,126,351	-	4,126,351
Reserve	-	5,026,643	-	5,026,643
Reserve - series B	-	-	2,000,000	2,000,000
Interest	-	5,573	-	5,573
Sinking	-	518	-	518
Principal 2017	-	3,936	-	3,936
Construction	-	-	4,905,208	4,905,208
Retainage subaccount	-	-	1,076	1,076
Accounts receivable	824	-	-	824
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 4,512,611</u>	<u>\$ 9,163,021</u>	<u>\$ 6,906,284</u>	<u>\$ 20,581,916</u>
LIABILITIES				
Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES				
Restricted for:				
Debt service	-	9,163,021	-	9,163,021
Capital projects	-	-	4,906,284	4,906,284
Metro Mover ¹	-	-	2,000,000	2,000,000
Assigned:				
3 months working capital	570,140	-	-	570,140
Unassigned	3,942,471	-	-	3,942,471
Total fund balances	<u>4,512,611</u>	<u>9,163,021</u>	<u>6,906,284</u>	<u>20,581,916</u>
Total liabilities and fund balances	<u>\$ 4,512,611</u>	<u>\$ 9,163,021</u>	<u>\$ 6,906,284</u>	<u>\$ 20,581,916</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 FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 250,685	\$ 1,372,446	\$ 2,224,502	62%
Off-roll assessments	-	251,655	-	N/A
Total revenues	<u>250,685</u>	<u>1,624,101</u>	<u>2,224,502</u>	73%
EXPENDITURES				
Professional & administrative				
Supervisors	-	600	6,000	10%
FICA	-	46	459	10%
District engineer	2,040	2,040	30,000	7%
General counsel	500	7,118	40,000	18%
District manager	4,167	16,667	50,000	33%
Accounting O&M	458	1,833	5,500	33%
Debt service fund accounting	1,250	5,000	15,000	33%
Assessment roll services	1,667	6,667	20,000	33%
Audit	500	500	9,750	5%
Postage	8	47	1,000	5%
Insurance - GL, POL	-	16,685	17,733	94%
Legal advertising	-	212	1,500	14%
Website				
Hosting and maintenance	-	705	705	100%
Dissemination agent	250	1,000	3,000	33%
Annual district filing fee	-	175	175	100%
Trustee	-	-	5,500	0%
Total professional & administrative	<u>10,840</u>	<u>59,295</u>	<u>208,032</u>	29%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Electrical				
Street light services	-	21,327	72,000	30%
Electrical repairs and relamping	-	-	10,000	0%
Insurance				
Insurance: property	-	17,023	19,500	87%
Landscaping				
Landscape services	-	6,350	80,000	8%
Irrigation - maintenance	10,705	43,861	7,500	585%
Landscape enhancements/improvements	-	-	75,000	0%
Architect site visit	-	-	6,000	0%
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 FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	-	-	15,000	0%
General	-	-	20,000	0%
Stormwater drain inspections/cleanout	-	-	25,000	0%
Janitorial and pressure washing	20,726	80,934	250,000	32%
Janitorial - resealing wood decking	-	3,873	10,000	39%
Pest control	1,212	2,684	8,050	33%
Maintenance storage	-	-	1,000	0%
Waste removal	-	6,462	7,000	92%
Paver sealing and repairs	-	-	25,000	0%
Painting	-	-	2,000	0%
Civil engineering and maintenance	-	-	10,000	0%
Coordination of third party damage	-	-	35,000	0%
On-site field management	11,636	51,371	165,075	31%
Telephone/internet	-	300	1,200	25%
Office equipment	-	1,200	-	N/A
Office lease	-	2,100	8,400	25%
Office miscellaneous	-	-	4,800	0%
Marketing				
Holiday lighting	-	25,569	67,000	38%
Security				
Security services	64,842	261,883	795,000	33%
Security operations internet	575	2,877	6,960	41%
Camera maintenance program	4,724	16,831	43,000	39%
Camera repairs and replacement	-	-	10,000	0%
Utilities				
Electricity - site	248	3,342	63,200	5%
Water & sewer - irrigation	16,753	33,170	105,000	32%
Contingency	-	-	50,000	0%
Total field operations	<u>131,421</u>	<u>581,157</u>	<u>2,026,185</u>	29%
Other fees and charges				
Property appraiser	-	211	23,172	1%
Tax collector	2,497	38,312	23,172	165%
Total other fees and charges	<u>2,497</u>	<u>38,523</u>	<u>46,344</u>	83%
Total expenditures	<u>144,758</u>	<u>678,975</u>	<u>2,280,561</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	105,927	945,126	(56,059)	
Fund balance - beginning	<u>4,406,684</u>	<u>3,567,485</u>	<u>2,477,049</u>	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	570,140	570,140	570,140	
Unassigned	<u>3,942,471</u>	<u>3,942,471</u>	<u>1,850,850</u>	
Fund balance - ending	<u>\$ 4,512,611</u>	<u>\$ 4,512,611</u>	<u>\$ 2,420,990</u>	

*This item will be realized when field operations are implemented.

**These items will be realized when bonds are issued.

***These items will be realized the year after the issuance of bonds.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 580,499	\$ 3,163,269	\$ 5,021,757	63%
Assessment levy: off-roll	-	449,295	-	N/A
Interest	36,988	165,739	-	N/A
Total revenues	<u>617,487</u>	<u>3,778,303</u>	<u>5,021,757</u>	75%
EXPENDITURES				
Principal	-	1,290,000	1,290,000	100%
Interest	-	1,811,406	3,597,013	50%
Total expenditures	<u>-</u>	<u>3,101,406</u>	<u>4,887,013</u>	63%
Other fees and charges				
Property appraiser	-	-	52,310	0%
Tax collector	5,782	88,569	52,310	169%
Total other fees and charges	<u>5,782</u>	<u>88,569</u>	<u>104,620</u>	85%
Total expenditures	<u>5,782</u>	<u>3,189,975</u>	<u>4,991,633</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	611,705	588,328	30,124	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(123,131)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(123,131)</u>	<u>-</u>	N/A
Net change in fund balance	611,705	465,197	30,124	
Fund balance - beginning	8,551,316	8,697,824	8,449,851	
Fund balance - ending	<u>\$ 9,163,021</u>	<u>\$ 9,163,021</u>	<u>\$ 8,479,975</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 FEBRUARY 29, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 31,124	\$ 186,932
Total revenues	31,124	186,932
EXPENDITURES		
Capital outlay	-	2,166,377
Total expenditures	-	2,166,377
Excess/(deficiency) of revenues over/(under) expenditures	31,124	(1,979,445)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	123,131
Total other financing sources/(uses)	-	123,131
Net change in fund balance	31,124	(1,856,314)
Fund balance - beginning	6,875,160	8,762,598
Fund balance - ending	\$ 6,906,284	\$ 6,906,284

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES A

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 October 17, 2023 at 11:30 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132.

Present at the meeting were:

John Chiste	Chair
Cora DiFiore	Vice Chair
Jared Bouskila	Assistant Secretary

Also present:

Daniel Rom	District Manager
Ginger Wald	District Counsel
Fernando Perez	Operations (JLLA)
Allie Puthiyamadam (via telephone)	Lalezarian Properties
Ben Feldman (via telephone)	Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:44 a.m. Supervisors Chiste, DiFiore and Bouskila were present. Supervisors DiCristina and Brown were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Responses to RFP for Security Services

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s):

I. Allied Universal Security Services

II. SFM Security

40 Mr. Rom stated that timely submittals were received from Allied Universal Security
41 Services (Allied Universal®) and SFM Security (SFM) in response to the Request for Proposals
42 (RFP) for Security Services. He noted the following irregularity from a third respondent, as
43 follows:

44 ➤ American Guard Services Inc. (AGS), a third respondent, did not submit a physical bid
45 package by the deadline. AGS tried to deliver its bid package in person to Management's office
46 prior to the deadline but was unable to deliver it because it was prior to Management's
47 business operating hours. The deadline requirement to submit the electronic portion was met.

48 He noted the following irregularity with the Allied Universal® bid package:

49 ➤ Allied Universal® did not change the scope of service to reduce the 728 hours to 640
50 hours, as specified in the addendum to the RFP dated September 27, 2023, of which all three
51 respondents' confirmed receipt.

52 Mr. Rom stated he confirmed with an Allied Universal® representative that, based on
53 640 hours, the hourly cost would not change, and was provided with updated pricing based
54 upon the reduction of total hours.

55 Ms. Wald reviewed the Board's options, which resulted in the Board's decision to waive
56 both irregularities.

57

58 **On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor,**
59 **waiving the irregularities with the American Guard Services Inc., and Allied**
60 **Universal Security Services submittals and accepting the responses from all**
61 **three respondents to the RFP for Security Services and proceeding with scoring**
62 **and ranking all three respondents, was approved.**

63

64

65 **D. Evaluation Matrix/Ranking**

66 Mr. Perez completed a ranking form and provided his feedback to the Board.

67 The overall scores and rankings were as follows:

68	#1	Allied Universal Security Services	99.16 Points
69	#2	SFM Security	94.00 Points
70	#3	American Guard Services Inc.	85.94 Points

71 Mr. Perez presented the ranking form he prepared. He pointed out highlighted areas
72 depicting the irregularities discussed earlier and explained his reasoning for his scoring in

73 certain categories. His recommendation is to award the contract to Allied Universal®, the
74 current provider. In response to a question, Mr. Perez confirmed he is happy with the work that
75 has been done.

76

77 **On MOTION by Mr. Chiste and seconded by Ms. DiFiore with all in favor,**
78 **accepting the Operation Manager’s scores and ranking for each of the three**
79 **respondents and recommendation to engage Allied Universal®, was approved.**

80

81

82 **E. Award of Contract**

83

84 **On MOTION by Mr. Chiste and seconded by Ms. DiFiore with all in favor, the**
85 **scorings and ranking of Allied Universal Security Services as the #1 ranked**
86 **respondent to the RFP for Security Services, SFM Security as the #2 ranked**
87 **respondent and American Guard Services Inc., as the #3 respondent and**
88 **directing Staff to proceed with the entering into an Agreement with the #1**
89 **ranked respondent Allied Universal Security Services and, if unsuccessful,**
90 **continuing with the next ranked respondents, in ranked order, was approved.**

91

92

93 Ms. Wald stated that a revised version of the draft Agreement in the RFP will be sent to
94 Allied Universal in order to meet the January 2024 start date.

95

96 **FOURTH ORDER OF BUSINESS**

**Ratification of Jones Lang Lasalle Americas,
97 Inc., Third Amendment to Property
98 Management Services Agreement**

99

100 Mr. Rom presented the executed Third Amendment to the Property Management
101 Services Agreement, dated September 1, 2023. The contract was due to expire September 13,
102 2023 and is now continued, on a month-to-month basis, unless either party terminates the
103 contract.

104

105 **On MOTION by Mr. Bouskila and seconded by Mr. Chiste with all in favor, the**
106 **Jones Lang Lasalle Americas, Inc., Third Amendment to the Property**
107 **Management Services Agreement, was ratified.**

108

109

110 **FIFTH ORDER OF BUSINESS****Discussion: Amendment to Property
Management Services Agreement**

111

112

113 Mr. Chiste stated that CIM and MBM have continued discussions and, until there is a
114 resolution, no action is necessary at this time.

115 This item was deferred.

116

117 **SIXTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of August 31, 2023**

118

119

120 Mr. Chiste asked Mr. Feldman to obtain more information about the use of excess funds
121 in the construction reserve account to construct the park and report his findings at the next
122 meeting.

123 Mr. Perez stated that \$47,986 was coded in error to the Electricity-site budget line item
124 on Page 3 and will need to be reclassified to the Street light services budget line item on Page 2.

125

126 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
127 **Unaudited Financial Statements as of August 31, 2023, as amended, were**
128 **accepted.**

129

130

131 **SEVENTH ORDER OF BUSINESS****Approval of July 18, 2023 Public Hearing
and Regular Meeting Minutes**

132

133

134

135 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
136 **July 18, 2023 Public Hearing and Regular Meeting Minutes, as presented, were**
137 **approved.**

138

139

140 **▪ MWT 1 LLC - Temporary Construction Easement and Property Restoration Agreement**

141 **This item was an addition to the agenda.**

142 Mr. Rom presented the Agreement and stated that the parties involved came to a
143 resolution yesterday based on the redline version of the Agreement, in addition to the Florida
144 Power & Light (FPL) change orders and the Sieman's proposal for security cameras.

145 Asked how these issues were resolved, Ms. Puthiyamadam discussed the resolution of
146 the issues and the terms with FPL, which are documented in the Exhibits to the Agreement.

147 Ms. Wald commended Mr. Perez and Mr. Rom for their efforts on these matters.

148

149 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
150 **Temporary Construction Easement and Property Restoration Agreement with**
151 **MWT 1, LLC, including the accompanying Exhibits, was approved.**

152

153

154 **EIGHTH ORDER OF BUSINESS**

Staff Reports

155

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

- 157 • **Memorandum Regarding 2023 Legislative Update**

158 Ms. Wald presented the 2023 Legislative Update Memorandum prepared by her office.

159 She pointed out new laws that will require incorporating additional language into the CDD
160 contracts.

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

162 There was no report.

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

164 Mr. Perez provided a brief report.

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

166 There was no report.

- 167 • **UPCOMING MEETING DATES:**

- 168 ➤ **November 7, 2023 at 11:00 AM [Landowners’ Meeting (the Board is not**
169 **required to attend)]**

- 170 ➤ **November 21, 2023 at 11:30 AM [Regular Meeting]**

- 171 ○ **QUORUM CHECK**

172

173 **NINETH ORDER OF BUSINESS**

Public Comments

174

175 There were no public comments.

176

177 **TENTH ORDER OF BUSINESS**

Adjournment

178

179

180 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
181 **meeting adjourned at 12:14 p.m.**

182
183
184
185
186

Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES B

DRAFT
MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

A Landowners' Meeting of the Miami World Center Community Development District was held on November 7, 2023, at 11:00 a.m., at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132.

Present were:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates LLC (WHA)
Ginger Wald	District Counsel
Fernando Perez	Operations Manager (JLLA)
Giovanni Lopez	Operations Manager (JLLA)
Allie Puthiyamadam (via telephone)	Lalezarian Properties
Ben Feldman	Proxy Holder
Esteban Anzola	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:01 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

Mr. Rom presented the affidavit of publication.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom volunteered to serve as Chair to conduct the Landowners' Meeting. There were no objections.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 1, 2, 3]

A. Nominations

Mr. Rom stated that Mr. Feldman and Mr. Anzola are Proxy Holders on behalf of various Landowners, who all nominated the following:

Seat 1	John Chiste
Seat 2	Esteban Anzola

41 Seat 3 Jared Bouskila

42 No other nominations were made.

43 **B. Casting of Ballots**

44 **I. Determine Number of Voting Units Represented**

45 A total of 17 voting units were represented.

46 **II. Determine Number of Voting Units Assigned by Proxy**

47 Of the 17 voting units represented, 14 were assigned by proxy to Mr. Feldman and three
48 were assigned by proxy to Mr. Anzola.

49 Mr. Rom listed the number of voting units assigned by proxy to Mr. Feldman by various
50 Landowners and the votes cast, as follows:

51 Miami A/I, LLC: 1 authorized vote

52 Seat 1 John Chiste 1 Vote

53 Seat 2 Esteban Anzola 0 Votes

54 Seat 3 Jared Bouskila 1 Vote

55 Miami A/I Commercial Association Holdings LLC: 3 authorized votes

56 Seat 1 John Chiste 3 Votes

57 Seat 2 Esteban Anzola 1 Vote

58 Seat 3 Jared Bouskila 3 Votes

59 MWC Retail, LLC: 2 authorized votes

60 Seat 1 John Chiste 2 Votes

61 Seat 2 Esteban Anzola 1 Votes

62 Seat 3 Jared Bouskila 2 Votes

63 MWC Garage, LLC: 1 authorized vote

64 Seat 1 John Chiste 1 Vote

65 Seat 2 Esteban Anzola 0 Vote

66 Seat 3 Jared Bouskila 1 Vote

67 MWC Retail H, LLC: 1 authorized vote

68 Seat 1 John Chiste 1 Vote

69 Seat 2 Esteban Anzola 0 Vote

70 Seat 3 Jared Bouskila 1 Vote

71 MWC Garage H, LLC: 1 authorized vote

72 Seat 1 John Chiste 1 Vote

MIAMI WORLD CENTER CDD

DRAFT

November 7, 2023

73	Seat 2	Esteban Anzola	0 Vote
74	Seat 3	Jared Bouskila	1 Vote
75	MWC Retail F East: 2 authorized votes		
76	Seat 1	John Chiste	2 Votes
77	Seat 2	Esteban Anzola	1 Vote
78	Seat 3	Jared Bouskila	2 Votes
79	MWC Retail F West, LLC: 1 authorized vote		
80	Seat 1	John Chiste	1 Vote
81	Seat 2	Esteban Anzola	0 Vote
82	Seat 3	Jared Bouskila	1 Vote
83	MWC Retail CD West, LLC: 2 authorized votes		
84	Seat 1	John Chiste	2 Votes
85	Seat 2	Esteban Anzola	0 Votes
86	Seat 3	Jared Bouskila	2 Votes

87 Mr. Rom listed the number of voting units assigned by proxy to Mr. Anzola by various
88 Landowners and the votes cast, as follows:

89	Miami World Towers LLC: 2 authorized votes		
90	Seat 2	Esteban Anzola	2 Votes
91	MWT 1 LLC: 1 authorized vote		
92	Seat 2	Esteban Anzola	1 Vote

93 **C. Ballot Tabulation and Results**

94 Mr. Rom reported the following ballot tabulation, results and term lengths:

95	Seat 1	John Chiste	14 Votes	4-year Term
96	Seat 2	Esteban Anzola	6 Votes	2-year Term
97	Seat 3	Jared Bouskila	14 Votes	4-year Term

98

99 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

100

101 There were no Landowners' questions or comments.

102

103 **SIXTH ORDER OF BUSINESS**

Adjournment

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105 There being nothing further to discuss, the meeting adjourned at 11:17 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*Caoba Sales Center Management Office
698 NE 1st Ave., G188, Miami, Florida 33132*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023	Regular Meeting	11:30 AM
November 7, 2023	Landowners' Meeting	11:00 AM
November 21, 2023 CANCELED	Regular Meeting	11:30 AM
December 19, 2023 CANCELED	Regular Meeting	11:30 AM
January 16, 2024 CANCELED	Regular Meeting	11:30 AM
February 20, 2024 CANCELED	Regular Meeting	11:30 AM
March 19, 2024 CANCELED	Regular Meeting	11:30 AM
April 16, 2024	Regular Meeting	11:30 AM
May 21, 2024	Regular Meeting	11:30 AM
June 18, 2024	Regular Meeting	11:30 AM
July 16, 2024	Regular Meeting	11:30 AM
August 20, 2024	Regular Meeting	11:30 AM
September 17, 2024	Regular Meeting	11:30 AM