

MIAMI WORLD CENTER

**COMMUNITY DEVELOPMENT
DISTRICT**

June 17, 2025

**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

June 10, 2025

ATTENDEES:

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

Board of Supervisors
Miami World Center Community Development District

Dear Board Members:

The Board of Supervisors of the Miami World Center Community Development District will hold a Regular Meeting on June 17, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, Miami, Florida 33132. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Invoices/Estimates for Grand Opening Services
 - A. Allied Universal Security Services
 - I. Number 17110833 [Radios, Metal Detectors/Wands \$1,280]
 - II. Number 17118833 [Site Supervisor \$470.35]
 - III. Number 17118834 [Security Professional \$1,339.16]
 - IV. Number 17118835 [Security Professionals [\$7,736.32]
 - B. All American Barricades LLC #00048063SE [\$61,587.60]
 - C. United Services, Inc.
 - I. Number 34752 [Consumables \$2,984.48]
 - II. Number 34766 [Additional Billing \$3,643.92]
 - III. Number 34795 [Additional Billing \$9,205.68]
 - D. The City of Miami Police
 - I. # E-050625-8141 [Police \$69,694.09]
 - II. #E-051825-8250 [SWAT \$9,285.18]
4. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

- A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
- 5. Acceptance of Unaudited Financial Statements as of April 30, 2025
- 6. Approval of April 15, 2025 Regular Meeting Minutes
- 7. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - C. Operations Manager: *FA Retail, LLC*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS

- July 15, 2025 at 11:00 AM
- August 19, 2025 at 11:00 AM
- September 12, 2025 at 11:00 AM [Adoption of FY2026 Budget]

- 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

- 8. Public Comments
- 9. 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**

3AI



Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Miami World Center- CDD
2300 Glades Road
Boca Raton, FL 33431

Invoice Date
05/22/2025

Invoice Number
17110833

To ensure proper application, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Allied Universal Security Services
P.O. Box 82854
Philadelphia, PA 19182-8854

Total Amount Due:

(USD) **\$1,280.00**

Terms:

Net 30 Days

Service Location: 193701 Customer: 193701 Billing Period: 05/16/2025 - 05/22/2025

Miami World Center- CDD

698 NE 1st Ave

Miami, FL 33132-1805

Description	Quantity	UOM	Price	Amount
Radios for Additional Security	46.00	EA	25.00	1,150.00
Equipment For Additional Security Coverage	13.00	EA	10.00	130.00
Total Hours	0.00			0.00
Subtotal				1,280.00
Sales Tax Subtotal				0.00
Total for - Miami World Center- CDD				1,280.00

Subtotal	
	\$1,280.00
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$1,280.00

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3A11



Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Miami World Center- CDD
2300 Glades Road
Boca Raton, FL 33431

Invoice Date
05/29/2025

Invoice Number
17118833

To ensure proper application, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Allied Universal Security Services
P.O. Box 828854
Philadelphia, PA 19182-8854

Total Amount Due:

(USD) \$470.35

Terms:

Net 30 Days

Service Location: 193701 Customer: 193701 Billing Period: 04/25/2025 - 05/29/2025

Miami World Center- CDD
698 NE 1st Ave
Miami, FL 33132-1805

Description	Quantity	UOM	Price	Amount
Site Supervisor-Regular	9.50	HR	49.51	470.35
Total Hours	9.50			0.00
Subtotal				470.35
Sales Tax Subtotal				0.00
Total for - Miami World Center- CDD				470.35

Subtotal	
	\$470.35
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$470.35



Invoice Date
05/29/2025

Invoice Number
17118833

Invoice NO. 17118833 Customer: 193701 Miami World Center- CDD

Page 1 of 1

Description						Quantity	Bill Rate	Extension
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type	
Site Supervisor-Regular						9.50	\$49.51	\$470.35
05/22/25	Lead Supv Grand Opening	John Adams	15:00	0:00		9.00	Hourly-Regular	
05/23/25	Lead Supv Grand Opening	John Adams	0:00	0:36		0.50	Hourly-Regular	
Total Hours						9.50		\$0.00

Revenue Total \$470.35

Tax Total \$0.00

Grand Total \$470.35

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3AIII



Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Miami World Center- CDD
2300 Glades Road
Boca Raton, FL 33431

Invoice Date
05/29/2025

Invoice Number
17118834

To ensure proper application, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Allied Universal Security Services
P.O. Box 828854
Philadelphia, PA 19182-8854

Total Amount Due:

(USD) **\$1,339.16**

Terms:

Net 30 Days

Service Location: **193701** Customer: **193701** Billing Period: **04/25/2025 - 05/29/2025**

Miami World Center- CDD

698 NE 1st Ave

Miami, FL 33132-1805

Description	Quantity	UOM	Price	Amount
Security Professional-Regular	51.25	HR	26.13	1,339.16
Total Hours	51.25			0.00
Subtotal				1,339.16
Sales Tax Subtotal				0.00
Total for - Miami World Center- CDD				1,339.16

Subtotal	
	\$1,339.16
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$1,339.16



Invoice Date
05/29/2025

Invoice Number
17118834

Invoice NO. 17118834 Customer: 193701 Miami World Center- CDD

Page 1 of 1

Description			Quantity				Bill Rate	Extension	
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type		
Security Professional-Regular							51.25	\$26.13	\$1,339.16
05/22/25	Screeners Grand Opening	Jean Saillant	16:09	21:17		5.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	Solomon Grant	16:40	21:00		4.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	Ronika Griffin	16:50	21:11		4.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	Anderson Georges	17:00	21:19		4.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	Crystal Rosa	17:00	21:13		4.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	David Dean	17:00	21:15		4.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	Dorothy Chery	17:00	21:18		4.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	Ezekiel Aristile	17:00	21:15		4.25	Hourly-Regular		
05/22/25	Screeners Grand Opening	Harold Augustin	17:00	21:30		4.50	Hourly-Regular		
05/22/25	Screeners Grand Opening	James Toussaint	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Screeners Grand Opening	Micaela Michel	17:00	21:15		4.25	Hourly-Regular		
05/23/25	Screeners Grand Opening	James Toussaint	0:00	0:30		0.50	Hourly-Regular		
Total Hours							51.25		\$0.00

Revenue Total	\$1,339.16
Tax Total	\$0.00
Grand Total	\$1,339.16

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3AIV



Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Miami World Center- CDD
2300 Glades Road
Boca Raton, FL 33431

Invoice Date
05/29/2025

Invoice Number
17118835

To ensure proper application, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Allied Universal Security Services
P.O. Box 828854
Philadelphia, PA 19182-8854

Total Amount Due:

(USD) \$7,736.32

Terms:

Net 30 Days

Service Location: **193701** Customer: **193701** Billing Period: **04/25/2025 - 05/29/2025**

Miami World Center- CDD

698 NE 1st Ave
Miami, FL 33132-1805

Description	Quantity	UOM	Price	Amount
Security Professional-Regular	135.50	HR	24.76	3,354.98
Security Professional-Regular	118.00	HR	37.13	4,381.34
Total Hours	253.50			0.00
Subtotal				7,736.32
Sales Tax Subtotal				0.00
Total for - Miami World Center- CDD				7,736.32

Subtotal	
	\$7,736.32
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$7,736.32



Invoice Date
05/29/2025

Invoice Number
17118835

Invoice NO. 17118835 Customer: 193701 Miami World Center- CDD

Page 1 of 1

Description			Quantity				Bill Rate	Extension	
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type		
Security Professional-Regular							135.50	\$24.76	\$3,354.98
05/21/25	Grand Opening	Clive Matthew	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Clive Matthew	0:00	1:10		1.25	Hourly-Regular		
05/22/25	Grand Opening	Robee McSane	16:00	0:00		8.00	Hourly-Regular		
05/22/25	Grand Opening	Catrina Adams	16:45	21:45		5.00	Hourly-Regular		
05/22/25	Grand Opening	Debra Riles	16:45	21:45		5.00	Hourly-Regular		
05/22/25	Grand Opening	Abigaelle Pierre	17:00	22:10		5.25	Hourly-Regular		
05/22/25	Grand Opening	Aline Saint Leger	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Clive Matthew	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Dekwan Glover	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Emilio Martinez Arozarena	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Freda Casy	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Hairtel Cesar	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Jalen Richardson	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Jeremiah Aristylde	17:00	21:15		4.25	Hourly-Regular		
05/22/25	Grand Opening	Jordan Scurry-Clark	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Karla Aguilar	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Marc Augustin	17:00	21:45		4.75	Hourly-Regular		
05/22/25	Grand Opening	ndeye Niang	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Shamar Thompson	17:00	22:05		5.00	Hourly-Regular		
05/22/25	Grand Opening	Widdjy Merinord	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Markevia Bryant	17:30	0:00		6.50	Hourly-Regular		
05/22/25	Grand Opening	Ernstly Lafrance	18:14	0:00		5.75	Hourly-Regular		
05/23/25	Grand Opening	Ernstly Lafrance	0:00	0:30		0.50	Hourly-Regular		
05/23/25	Grand Opening	Karla Aguilar	0:00	0:10		0.25	Hourly-Regular		
Security Professional-Regular							118.00	\$37.13	\$4,381.34
05/19/25	Grand Opening	Roudolph Annacius	18:00	0:00		6.00	Hourly-Regular		
05/20/25	Grand Opening	Roudolph Annacius	0:00	6:00		6.00	Hourly-Regular		
05/20/25	Grand Opening	Olga Vivas	18:00	0:00		6.00	Hourly-Regular		
05/21/25	Grand Opening	Olga Vivas	0:00	6:00		6.00	Hourly-Regular		
05/21/25	Grand Opening	moises reyes	18:00	0:00		6.00	Hourly-Regular		
05/22/25	Grand Opening	moises reyes	0:00	6:00		6.00	Hourly-Regular		
05/22/25	Grand Opening	Karina Soto	15:00	0:00		9.00	Hourly-Regular		
05/22/25	Grand Opening	Yamiley Rodriguez	15:00	0:00		9.00	Hourly-Regular		
05/22/25	Grand Opening	Cesar Alcala Camacho	16:30	22:00		5.50	Hourly-Regular		
05/22/25	Grand Opening	Alonzo Marion	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Dulce Juarez	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Jasmine Byrd	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Lysandra Akbar	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Makaila Williams	17:00	21:30		4.50	Hourly-Regular		
05/22/25	Grand Opening	moises reyes	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	nicholas givans	17:00	21:30		4.50	Hourly-Regular		
05/22/25	Grand Opening	Vladimyr Felix	17:00	0:00		7.00	Hourly-Regular		
05/22/25	Grand Opening	Jeremiah Torres	17:20	0:11		6.75	Hourly-Regular		
05/23/25	Grand Opening	Dulce Juarez	0:00	0:08		0.25	Hourly-Regular		
05/23/25	Grand Opening	Karina Soto	0:00	0:09		0.25	Hourly-Regular		
05/23/25	Grand Opening	moises reyes	0:00	0:10		0.25	Hourly-Regular		
Total Hours							253.50		\$0.00

Revenue Total \$7,736.32
Tax Total \$0.00
Grand Total \$7,736.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3B

ALL AMERICAN BARRICADES LLC

2300 SW 41st Avenue
Fort Lauderdale, FL 33317

754-312-5100 / 888-4-SAFETY
www.Barricades.com

Invoice

Date

6/9/2025

Invoice #

00048063SE

Terms

Customer

Miami World Center Community Development
District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Event Name

Site Address

Customer P.O. No.	Sales Rep	Customer Job No..	Event Date From/To	Ordered By / Phone No.
	AAB			Ray Stines
Description				
SVEA 10' Concrete Barrier				
Mobilization/ Installation/ Removal (Barrierss)				
Crowd Control Barricades				
Setup of Crowd Control Barricades				
Delivery Charge				
Pickup Charge				
Maintenance of Traffic				
MUTCD Typical Application 19				
MUTCD Typical Application 20				
Message Boards				
Delivery Charge				
Pickup Charge				

Thank you for your business.

Subtotal

\$61,587.60

Please Remit Payment To:

Total

\$61,587.60

2300 SW 41st Avenue Fort Lauderdale, FL 33317

Payments/Credits

\$0.00

3% Convenience Fee will be added to all credit card transactions

Balance Due

\$61,587.60

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3C1

United Services, Inc.

600 Industrial Way
Suite A
Boynton Beach, FL 33426
USA

Voice: 561-847-4824

Fax:

INVOICE

Invoice Number: 34752

Invoice Date: May 27, 2025

Page: 1

Duplicate

Bill To:

Miami World Center Comm Dev District
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Ship to:

Miami World Center Comm Dev District
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Customer ID	Customer PO	Payment Terms	
MWC		C.O.D.	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Courier		5/27/25

Quantity	Item	Description	Unit Price	Amount
1.00		Consumables		
		Uline Garbage Bins	1,490.69	1,490.69
1.00		Imperial Dade Supplies	1,033.20	1,033.20
1.00		Sunbelt	460.59	460.59
Subtotal				2,984.48
Sales Tax				
Total Invoice Amount				2,984.48
Payment/Credit Applied				
TOTAL				2,984.48

Check/Credit Memo No:

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3CII

600 Industrial Way
Suite A
Boynton Beach, FL 33426
USA

Fax:

Duplicate

Miami World Center Comm Dev District
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Miami World Center Comm Dev District
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Quantity	Item	Description	Unit Price	Amount
104.50		Additional Porters (5/22/25)	34.87	3,643.92

Subtotal	3,643.92
Sales Tax	
Total Invoice Amount	3,643.92
Payment/Credit Applied	
TOTAL	3,643.92

Check/Credit Memo No:

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3CIII

United Services, Inc.

600 Industrial Way
Suite A
Boynton Beach, FL 33426
USA

Voice: 561-847-4824

Fax:

INVOICE

Invoice Number: 34795

Invoice Date: Jun 1, 2025

Page: 1

Bill To:

Miami World Center Comm Dev District
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Ship to:

Miami World Center Comm Dev District
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Customer ID	Customer PO	Payment Terms	
MWC		C.O.D.	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Courier		6/1/25

Quantity	Item	Description	Unit Price	Amount
32.00		Additional Billing : Cost for 2 additional pressure washers for2 day at 8 hours each day 5/19 & 5/20 (2x2x8 @ extra rate \$34.87)	34.87	1,115.84
48.00		Cost for 3 additional janitorial porters 8 hour shift (11am-7pm) 5/16 & 5/20 (3x2x8 @ extra rate \$34.87)	34.87	1,673.76
40.00		Cost for 5 additional janitorial porters (3usi-6am to 2pm/2usi-11am to8pm) 5/21/25 (5x8 @ extra rate \$34.87)	34.87	1,394.80
80.00		Cost for10 staff members each 8 hour shift (4pm-12am) 5/22/25 (10x8 @ extra rate \$34.87)	34.87	2,789.60
64.00		Cost for 8 staff members 8 hour shift each 5/23/25 (8x8 @ \$34.87)	34.87	2,231.68

Subtotal	9,205.68
Sales Tax	
Total Invoice Amount	9,205.68
Payment/Credit Applied	
TOTAL	9,205.68

Check/Credit Memo No:

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3DI



Estimate # E-050625-8141

Created Date: 5/6/2025

Sent Date: 5/6/2025

From

Miami Police Department
444 Sw 2 Ave # 111 Miami, FL 33130
(305) 603-6510
jenevieve.sadler@miami-police.org
Jenevieve Sadler

Bill To

Miami Worldcenter Holdings, LLC.
One Town Center Road - Suite 600, Boca Raton, FL, 33486
(407) 832-0402
ray.stines@ndmhospitality.com
RAYMOND STINES

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
4949018	Miami World Center Grand Opening Lieutenant	Wed, May 21, 2025 08:30 AM - 10:00 PM		87.75	13.50	\$60.75	\$1245.37
			Administrative Fees			\$60.75	
4949018	Miami World Center Grand Opening Sergeant	Wed, May 21, 2025 08:30 AM - 10:00 PM		81.75	13.50	\$60.75	\$1164.37
			Administrative Fees			\$60.75	
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 08:30 AM - 10:00 PM		75.75	13.50	\$60.75	\$1083.37
			Administrative Fees			\$60.75	
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 08:30 AM - 10:00 PM		75.75	13.50	\$60.75	\$1083.37
			Administrative Fees			\$60.75	
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 08:30 AM - 10:00 PM		75.75	13.50	\$60.75	\$1083.37
			Administrative Fees			\$60.75	
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 08:30 AM - 10:00 PM		75.75	13.50	\$60.75	\$1083.37
			Administrative Fees			\$60.75	

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
						Administrative Fees	\$51.75
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 09:30 PM - 09:00 AM		76.75	11.50	\$51.75	\$934.37
						Administrative Fees	\$51.75
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 09:30 PM - 09:00 AM		76.75	11.50	\$51.75	\$934.37
						Administrative Fees	\$51.75
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 09:30 PM - 09:00 AM		76.75	11.50	\$51.75	\$934.37
						Administrative Fees	\$51.75
4949018	Miami World Center Grand Opening Officer	Wed, May 21, 2025 09:30 PM - 09:00 AM		76.75	11.50	\$51.75	\$934.37
						Administrative Fees	\$51.75
4949018	Miami World Center Grand Opening Lieutenant	Thu, May 22, 2025 08:30 AM - 12:30 AM		87.75	16.00	\$72.00	\$1476.00
						Administrative Fees	\$72.00
4949018	Miami World Center Grand Opening Sergeant	Thu, May 22, 2025 08:30 AM - 12:30 AM		81.75	16.00	\$72.00	\$1380.00
						Administrative Fees	\$72.00
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 08:30 AM - 12:30 AM		75.75	16.00	\$72.00	\$1284.00
						Administrative Fees	\$72.00
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 08:30 AM - 12:30 AM		75.75	16.00	\$72.00	\$1284.00
						Administrative Fees	\$72.00
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 08:30 AM - 12:30 AM		75.75	16.00	\$72.00	\$1284.00
						Administrative Fees	\$72.00
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 08:30 AM - 12:30 AM		75.75	16.00	\$72.00	\$1284.00

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
						Administrative Fees	\$33.75
4949018	Miami World Center Grand Opening SWAT	Thu, May 22, 2025 05:00 PM - 12:30 AM		91.13	7.50	\$33.75	\$717.23
						Administrative Fees	\$33.75
4949018	Miami World Center Grand Opening CP Officer	Thu, May 22, 2025 05:00 PM - 12:30 AM		75.75	7.50	\$33.75	\$601.87
						Administrative Fees	\$33.75
4949018	Miami World Center Grand Opening Sergeant	Thu, May 22, 2025 11:59 PM - 06:30 AM		82.75	6.52	\$29.34	\$568.87
						Administrative Fees	\$29.34
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 11:59 PM - 06:30 AM		76.75	6.52	\$29.34	\$529.75
						Administrative Fees	\$29.34
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 11:59 PM - 06:30 AM		76.75	6.52	\$29.34	\$529.75
						Administrative Fees	\$29.34
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 11:59 PM - 06:30 AM		76.75	6.52	\$29.34	\$529.75
						Administrative Fees	\$29.34
4949018	Miami World Center Grand Opening Officer	Thu, May 22, 2025 11:59 PM - 06:30 AM		76.75	6.52	\$29.34	\$529.75
						Administrative Fees	\$29.34
Officer Hourly Total							\$62230.49
Agency Fees Total							\$3586.95
Service Fees							\$3876.65
Total							\$69694.09
Balance Due							\$69694.09

Attention *
 This estimate and its totals are subject to change.

Disclaimer

Payments for all Specials Events are due 7 business days prior to the event.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3DII



Estimate # E-051825-8250

Created Date: 5/18/2025

From

Miami Police Department
444 Sw 2 Ave # 111 Miami, FL 33130
(305) 603-6510
jenevieve.sadler@miami-police.org
Jenevieve Sadler

Bill To

Miami Worldcenter Holdings, LLC.
One Town Center Road - Suite 600, Boca Raton, FL, 33486
(407) 832-0402
ray.stines@ndmhospitality.com
RAYMOND STINES

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees \$40.50	
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees \$40.50	
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees \$40.50	
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees \$40.50	
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees \$40.50	
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees \$40.50	

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
						Administrative Fees	\$40.50
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees	\$40.50
5001500	Miami World Center Grand Opening * SWAT * SWAT Officer	Thu, May 22, 2025 04:00 PM - 01:00 AM		91.13	9.00	\$40.50	\$860.67
						Administrative Fees	\$40.50
5001500	Miami World Center Grand Opening * SWAT * SWAT Supervisor	Thu, May 22, 2025 04:00 PM - 01:00 AM		100.13	9.00	\$40.50	\$941.67
						Administrative Fees	\$40.50
5001500	Miami World Center Grand Opening * SWAT * SWAT Supervisor	Thu, May 22, 2025 04:00 PM - 01:00 AM		100.13	9.00	\$40.50	\$941.67
						Administrative Fees	\$40.50
Officer Hourly Total							\$8363.70
Agency Fees Total							\$405.00
Service Fees							\$516.48
Total							\$9285.18
Balance Due							\$9285.18

Attention *

This estimate and its totals are subject to change.

Disclaimer

Payments for all Specials Events are due 7 business days prior to the event.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

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

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 29, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Miami World Center Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The asset of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,963,807.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,624,116, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$20,068,813, a decrease of (\$959,095) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned general fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 20,350,322	\$ 21,139,739
Capital assets	55,816,725	53,513,503
Total assets	76,167,047	74,653,242
Current liabilities	1,769,514	1,621,336
Long-term liabilities	68,433,726	69,692,215
Total liabilities	70,203,240	71,313,551
Net position		
Net investment in capital assets	(5,506,734)	(7,416,113)
Restricted for debt service	7,590,774	7,188,318
Unrestricted	3,879,767	3,567,486
Total net position	\$ 5,963,807	\$ 3,339,691

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDING SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 7,419,825	\$ 7,203,792
Operating grants and contributions	430,909	360,897
Capital grants and contributions	402,025	490,320
General revenues	2,208	-
Total revenues	8,254,967	8,055,009
Expenses:		
General government	236,003	247,398
Maintenance and operations	1,787,824	1,536,126
Interest	3,607,024	3,658,457
Total expenses	5,630,851	5,441,981
Change in net position	2,624,116	2,613,028
Net position - beginning	3,339,691	726,663
Net position - ending	\$ 5,963,807	\$ 3,339,691

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$5,630,851. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of assessments and investment earnings, increased during the fiscal year as a result of an increase in investment earnings from the prior year. Expenses increased during the current year due primarily to increases in maintenance and operation expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$55,831,739 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$15,014 has been taken, which resulted in a net book value of \$55,816,725. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$69,190,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 4,017,932
Prepaid items and deposits	1,935
Restricted assets:	
Investments	16,330,455
Capital assets:	
Nondepreciable	55,807,460
Depreciable, net	9,265
Total assets	<u>76,167,047</u>
 LIABILITIES	
Accounts payable	140,100
Accrued interest payable	1,488,005
Contracts and retainage payable	141,409
Non-current liabilities:	
Due within one year	1,345,000
Due in more than one year	67,088,726
Total liabilities	<u>70,203,240</u>
 NET POSITION	
Net investment in capital assets	(5,506,734)
Restricted for debt service	7,590,774
Unrestricted	3,879,767
Total net position	<u>\$ 5,963,807</u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 236,003	\$ 236,003	\$ -	\$ -	\$ -
Maintenance and operations	1,787,824	2,046,539	-	402,025	660,740
Interest on long-term debt	3,607,024	5,137,283	430,909	-	1,961,168
Total governmental activities	5,630,851	7,419,825	430,909	402,025	2,621,908
General revenues:					
Unrestricted investment earnings					2,208
Total general revenues					2,208
Change in net position					2,624,116
Net position - beginning					3,339,691
Net position - ending					\$ 5,963,807

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 4,017,932	\$ -	\$ -	\$ 4,017,932
Investments	-	9,078,779	7,251,676	16,330,455
Prepaid items and deposits	1,935	-	-	1,935
Total assets	<u>\$ 4,019,867</u>	<u>\$ 9,078,779</u>	<u>\$ 7,251,676</u>	<u>\$ 20,350,322</u>
LIABILITIES				
Accounts payable	\$ 140,100	\$ -	\$ -	\$ 140,100
Contracts and retainage payable	-	-	141,409	141,409
Total liabilities	<u>140,100</u>	<u>-</u>	<u>141,409</u>	<u>281,509</u>
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	1,935	-	-	1,935
Reserved for:				
Debt service	-	9,078,779	-	9,078,779
Capital projects	-	-	7,110,267	7,110,267
Unassigned	3,877,832	-	-	3,877,832
Total fund balances	<u>3,879,767</u>	<u>9,078,779</u>	<u>7,110,267</u>	<u>20,068,813</u>
Total liabilities and fund balances	<u>\$ 4,019,867</u>	<u>\$ 9,078,779</u>	<u>\$ 7,251,676</u>	<u>\$ 20,350,322</u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 20,068,813

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

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

Cost of capital assets	55,831,739	
Accumulated depreciation	<u>(15,014)</u>	55,816,725

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

Accrued interest payable	(1,488,005)	
Original issue discount	756,274	
Bonds payable	<u>(69,190,000)</u>	
Net position of governmental activities		<u><u>\$ 5,963,807</u></u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 2,282,542	\$ 5,137,283	\$ -	7,419,825
Interest	2,208	430,909	402,025	835,142
Total revenues	2,284,750	5,568,192	402,025	8,254,967
EXPENDITURES				
Current:				
General government	189,209	46,794	-	236,003
Maintenance and operations	1,783,260	-	-	1,783,260
Debt service:				
Interest	-	3,597,013	-	3,597,013
Principal	-	1,290,000	-	1,290,000
Capital outlay	-	-	2,307,786	2,307,786
Total expenditures	1,972,469	4,933,807	2,307,786	9,214,062
Excess (deficiency) of revenues over (under) expenditures	312,281	634,385	(1,905,761)	(959,095)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	253,429	253,429
Transfers out	-	(253,429)	-	(253,429)
Total other financing sources	-	(253,429)	253,429	-
Net change in fund balances	312,281	380,956	(1,652,332)	(959,095)
Fund balances - beginning	3,567,486	8,697,823	8,762,599	21,027,908
Fund balances - ending	\$ 3,879,767	\$ 9,078,779	\$ 7,110,267	\$ 20,068,813

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (959,095)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	2,307,786
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,290,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(4,564)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	21,500
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities	(31,511)
Change in net position of governmental activities	<u>\$ 2,624,116</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with MWC Holdings (the "Developer").

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

Unearned Revenues

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Fidelity Government Portfolio	\$ 16,330,455	S&P AAAM	Weighted Average Maturity: 21 Days
Total Investments	<u>\$ 16,330,455</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 253,429
Capital projects	253,429	-
Total	<u>\$ 253,429</u>	<u>\$ 253,429</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 53,499,674	\$ 2,307,786	\$ -	\$ 55,807,460
Total capital assets, not being depreciated	53,499,674	2,307,786	-	55,807,460
Capital assets, being depreciated				
Furniture, fixtures and equipment	24,279	-	-	24,279
Total capital assets, being depreciated	24,279	-	-	24,279
Less accumulated depreciation for:				
Furniture, fixtures and equipment	10,450	4,564	-	15,014
Total accumulated depreciation	10,450	4,564	-	15,014
Total capital assets, being depreciated, net	13,829	(4,564)	-	9,265
Governmental activities capital assets	\$ 53,513,503	\$ 2,303,222	\$ -	\$ 55,816,725

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

\$2,166,377 of the current year additions were acquired from the Developer. The Developer provides construction management services to the project.

NOTE 7 – LONG-TERM LIABILITIES

Series 2017

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 70,480,000	\$ -	\$ 1,290,000	\$ 69,190,000	\$ 1,345,000
Less: Original issue discount	787,785	-	31,511	756,274	-
Total	<u>\$ 69,692,215</u>	<u>\$ -</u>	<u>\$ 1,258,489</u>	<u>\$ 68,433,726</u>	<u>\$ 1,345,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 1,345,000	\$ 3,539,269	\$ 4,884,269
2026	1,405,000	3,473,956	4,878,956
2027	1,475,000	3,405,556	4,880,556
2028	1,545,000	3,333,831	4,878,831
2029	1,620,000	3,255,625	4,875,625
2030-2034	9,415,000	14,912,441	24,327,441
2035-2039	12,090,000	12,170,438	24,260,438
2040-2044	15,550,000	8,617,697	24,167,697
2045-2049	20,075,000	3,968,344	24,043,344
2050	4,670,000	122,588	4,792,588
Total	<u>\$ 69,190,000</u>	<u>\$ 56,799,745</u>	<u>\$ 125,989,745</u>

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

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

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 2,178,158	\$ 2,282,542	\$ 104,384
Interest	-	2,208	2,208
Total revenues	<u>2,178,158</u>	<u>2,284,750</u>	<u>106,592</u>
EXPENDITURES			
Current:			
General government	208,032	189,209	18,823
Maintenance and operations	2,026,185	1,783,260	242,925
Total expenditures	<u>2,234,217</u>	<u>1,972,469</u>	<u>261,748</u>
Excess (deficiency) of revenues over (under) expenditures	(56,059)	312,281	368,340
OTHER FINANCING SOURCES (USES)			
Use of fund balance	56,059	-	56,059
Total other financing sources (uses)	<u>56,059</u>	<u>-</u>	<u>56,059</u>
Net change in fund balance	<u>\$ -</u>	312,281	<u>\$ 424,399</u>
Fund balance - beginning		<u>3,567,486</u>	
Fund balance - ending		<u>\$ 3,879,767</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	Not applicable
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	Not applicable
Independent contractor compensation	\$879,902
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Ranges From \$44.31 To \$21,306.03 Per Unit
Debt Service rate	Ranges From \$621.52 To \$298,868.20 Per Unit
Special assessments collected	\$7,419,825
Outstanding Bonds:	see Note 7 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 29, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

May 29, 2025



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

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

We have examined Miami World Center Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

May 29, 2025



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Miami World Center Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 29, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 29, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

May 29, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

4A

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI
WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 17th day of June, 2025.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 645,584	\$ -	\$ -	\$ 645,584
Bank United - ICS	250,000	-	-	250,000.00
Bank United - DDA	4,126,382	-	-	4,126,382.00
Investments				
Revenue	-	3,952,978	-	3,952,978.00
Reserve	-	4,935,164	-	4,935,164.00
Interest	-	1,753,668	-	1,753,668.00
Sinking	-	1,239	-	1,239.00
Principal 2017	-	4,164	-	4,164.00
Construction	-	-	5,337,857	5,337,857.00
Construction reserve ¹	-	-	2,000,000	2,000,000.00
Retainage subaccount	-	21	1,118	1,139.00
Electric deposits	1,230	-	-	1,230.00
Total assets	<u>\$ 5,023,196</u>	<u>\$ 10,647,234</u>	<u>\$ 7,338,975</u>	<u>\$ 23,009,405</u>
LIABILITIES				
Liabilities				
Accounts payable off-site	\$ 1,500	\$ -	\$ -	\$ 1,500
Tax Payable	122	-	-	122
Total liabilities	<u>1,622</u>	<u>-</u>	<u>-</u>	<u>1,622</u>
FUND BALANCES				
Restricted for:				
Debt service	-	10,647,234	-	10,647,234
Capital projects	-	-	5,338,975	5,338,975
Metro Mover ¹	-	-	2,000,000	2,000,000
Assigned:				
3 months working capital	565,644	-	-	565,644
Unassigned	4,455,930	-	-	4,455,930
Total fund balances	<u>5,021,574</u>	<u>10,647,234</u>	<u>7,338,975</u>	<u>23,007,783</u>
Total liabilities and fund balances	<u>\$ 5,023,196</u>	<u>\$ 10,647,234</u>	<u>\$ 7,338,975</u>	<u>\$ 23,009,405</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 211,514	\$ 2,087,964	\$ 2,262,576	92%
Interest & miscellaneous	12,302	74,175	-	N/A
Total revenues	<u>223,816</u>	<u>2,162,139</u>	<u>2,262,576</u>	96%
EXPENDITURES				
Professional & administrative				
Supervisors	800	2,600	6,000	43%
FICA	61	199	459	43%
District engineer	-	1,785	30,000	6%
General counsel	500	14,440	40,000	36%
District manager	4,167	29,167	50,000	58%
Accounting O&M	458	3,208	5,500	58%
Debt service fund accounting	1,250	8,750	15,000	58%
Assessment roll services	1,667	11,667	20,000	58%
Arbitrage rebate calculation	500	500	750	67%
Audit	-	9,750	9,750	100%
Postage	2	93	1,000	9%
Insurance - GL, POL	-	15,485	18,353	84%
Legal advertising	-	-	4,500	0%
Miscellaneous- bank charges	-	-	750	0%
Website				
Hosting and maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Dissemination agent	250	1,750	3,000	58%
Annual district filing fee	-	175	175	100%
Trustee	-	-	5,500	0%
Total professional & administrative	<u>9,655</u>	<u>100,274</u>	<u>211,652</u>	47%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Electrical				
Street light services	-	15,995	74,160	22%
Electrical repairs and relamping	-	-	10,300	0%
Insurance				
Insurance: property	-	19,500	19,500	100%
Landscaping				
Landscape services	-	31,748	80,000	40%
Irrigation - maintenance	-	7,843	7,500	105%
Landscape enhancements/improvements	11,165	77,692	65,000	120%
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 APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	-	900	15,000	6%
General	-	-	20,000	0%
Stormwater drain inspections/cleanout	-	2,700	25,000	11%
Janitorial and pressure washing	21,754	136,728	250,000	55%
Janitorial - resealing wood decking	-	-	15,000	0%
Pest control	651	4,515	8,050	56%
Maintenance storage	-	-	1,000	0%
Waste removal	5,500	5,500	7,200	76%
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%
Management office				
On-site field management	13,583	83,084	170,558	49%
Telephone/internet	-	100	1,200	8%
Office equipment	-	1,281	14,400	9%
Holiday				
Holiday lighting	-	26,613	67,000	40%
Security				
Security services	-	359,208	795,000	45%
Security operations internet	577	4,054	6,960	58%
Camera maintenance program	3,250	9,473	38,459	25%
Camera repairs and replacement	-	-	10,000	0%
Utilities				
Electricity - site	5,860	20,904	20,000	105%
Water & sewer - irrigation	21,352	90,810	126,000	72%
Contingency	100	432	50,000	1%
Total field operations	83,792	899,080	2,003,787	45%
Other fees and charges				
Property appraiser & tax collector	2,122	20,977	47,138	45%
Total other fees and charges	2,122	20,977	47,138	45%
Total expenditures	95,569	1,020,331	2,262,577	45%
Excess/(deficiency) of revenues over/(under) expenditures	128,247	1,141,808	(1)	
Net change in fund balance	128,247	1,141,808	(1)	
Fund balance - beginning	4,893,327	3,879,766	3,700,954	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	565,644	565,644	565,644	
Unassigned	4,455,930	4,455,930	3,135,309	
Fund balance - ending	<u>\$ 5,021,574</u>	<u>\$ 5,021,574</u>	<u>\$ 3,700,953</u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 469,471	\$ 4,634,391	\$ 5,021,757	92%
Interest	35,081	223,918	-	N/A
Total revenues	<u>504,552</u>	<u>4,858,309</u>	<u>5,021,757</u>	97%
EXPENDITURES				
Principal	-	1,345,000	1,345,000	100%
Interest	-	1,785,606	3,539,269	50%
Total expenditures	<u>-</u>	<u>3,130,606</u>	<u>4,884,269</u>	64%
Other fees and charges				
Tax collector	4,710	46,559	104,620	45%
Total other fees and charges	<u>4,710</u>	<u>46,559</u>	<u>104,620</u>	45%
Total expenditures	<u>4,710</u>	<u>3,177,165</u>	<u>4,988,889</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	499,842	1,681,144	32,868	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(112,689)	(112,689)	-	N/A
Total other financing sources/(uses)	<u>(112,689)</u>	<u>(112,689)</u>	<u>-</u>	N/A
Net change in fund balance	387,153	1,568,455	32,868	
Fund balance - beginning	10,260,081	9,078,779	8,762,679	
Fund balance - ending	<u>\$ 10,647,234</u>	<u>\$ 10,647,234</u>	<u>\$ 8,795,547</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 APRIL 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 25,801	\$ 188,418
Total revenues	<u>25,801</u>	<u>188,418</u>
EXPENDITURES		
Capital outlay	-	72,399
Total expenditures	<u>-</u>	<u>72,399</u>
Excess/(deficiency) of revenues over/(under) expenditures	25,801	116,019
OTHER FINANCING SOURCES/(USES)		
Transfers in	112,689	112,689
Total other financing sources/(uses)	<u>112,689</u>	<u>112,689</u>
Net change in fund balance	138,490	228,708
Fund balance - beginning	7,200,485	7,110,267
Fund balance - ending	<u>\$ 7,338,975</u>	<u>\$ 7,338,975</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Miami World Center Community Development District held a Regular Meeting on April 15, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, Miami, Florida 33132.

Present:

John Chiste	Chair
Cora DiFiore (via telephone)	Vice Chair
Jared Bouskila	Assistant Secretary
Esteban Anzola	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Giovanni Lopez	Operations (JLLA)
Brandon Marrone	FA Retail, LLC
Matt Falcone	FA Retail, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:00 a.m.

Supervisors Chiste, Bouskila and Anzola were present. Supervisor DiFiore attended via telephone. Supervisor DiCristina was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public**

Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date

Mr. Rom presented Resolution 2025-02. He reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments.

The Board and Staff discussed increases to expenditures for security, landscape enhancements and water usage.

A Board Member discussed new water meter technology that can identify air in water lines to capture actual water volume, which might result in cost savings.

Discussion ensued regarding assessment revenues and field operations.

On MOTION by Mr. Chiste and seconded by Mr. Anzola, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 12, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, Miami, Florida 33132; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date

Mr. Rom presented Resolution 2025-03.

On MOTION by Mr. Chiste and seconded by Mr. Anzola, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Designating Michael J. Pawelczyk as the
District's Registered Agent and Designating
the Office of Billing, Cochran, Lyles, Mauro
& Ramsey, P.A. as the Registered Office**

Mr. Rom presented Resolution 2025-04.

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor,
Resolution 2025-04, Designating Michael J. Pawelczyk as the District's
Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro &
Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida
33301, as the Registered Office, was adopted.**

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-05. The Resolution provides that, in case of a
natural disaster, the CDD can request assistance from other governmental entities.

**On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor,
Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement;
Providing for Severability; and Providing for an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS

**Discussion: Stormwater Management
System Memo 2025**

The Board and Staff discussed additional reporting, permitting and inspection
requirements to be met in 2027. The District Engineer will prepare the Report.

EIGHTH ORDER OF BUSINESS

Update: Supplemental Engineer's Report

Mr. Rom stated that a Supplemental Engineer's Report will be prepared in order to
validate a \$190,000 Change Order related to First Avenue.

Mr. Buchler will prepare the Report.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

Mr. Rom presented the Unaudited Financial Statements as of February 28, 2025.

**On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the
Unaudited Financial Statements as of February 28, 2025, were accepted.**

TENTH ORDER OF BUSINESS**Approval of December 17, 2024 Regular
Meeting Minutes**

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the
December 17, 2024 Regular Meeting Minutes, as presented, were approved.**

ELEVENTH ORDER OF BUSINESS**Staff Reports**

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

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

There were no District Counsel or District Engineer reports.

C. Operations Manager: FA Retail, LLC

Mr. Marrone stated that, while Staff is working with Miami-Dade County to increase police presence, he also recommends increasing the hourly security services provided by Allied Universal.

Discussion ensued regarding security requirements, granting access to the Command Center, entering into an agreement with the Miami Police Department (MPD), monitoring, roaming patrols and increasing police presence.

It was noted that costs would be incurred by the retail properties and the CDD; Miami-Dade County services will be offered free of charge.

Discussion ensued regarding scooters, license plate readers, increasing the amount budgeted for security enhancements in Fiscal Year 2026 and utilization of fund balance for security enhancements in the current fiscal year.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the purchase of License Plate Readers, Electric Scooters and Security Camera Conduit, in a not-to-exceed amount of \$165,000, subject to working with property owners to fund additional costs, was approved.

Mr. Rom stated that the increase to the Allied contract is included in the budget.

Ms. Wald noted that the Agreement with Allied provides for adjustments.

The meeting recessed at 11:41 a.m. and reconvened at 11:47 a.m.

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

- **NEXT MEETING DATE: May 20, 2025 at 11:00 AM**

- **QUORUM CHECK**

Mr. Rom stated that unnecessary meetings will be canceled. The Public Hearing will be held on September 12, 2025 meeting.

On MOTION by Mr. Bouskila and seconded by Mr. Anzola, with all in favor, authorizing the Chair or the Vice Chair to execute an Interlocal Agreement with the City of Miami Police Department, was approved.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132</i> <i>¹850 NE 2nd Ave, Unit 135, Miami, Florida 33132</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2024	Regular Meeting	11:00 AM
November 19, 2024 CANCELED	Regular Meeting	11:00 AM
December 17, 2024	Regular Meeting	11:00 AM
January 21, 2025 CANCELED	Regular Meeting	11:00 AM
February 18, 2025 CANCELED	Regular Meeting	11:00 AM
March 18, 2025 CANCELED	Regular Meeting	11:00 AM
April 15, 2025 ¹	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:00 AM
May 20, 2025 ² CANCELED	Regular Meeting	11:00 AM
June 17, 2025 ¹	Regular Meeting	11:00 AM
July 15, 2025 ¹	Regular Meeting	11:00 AM
August 19, 2025 ¹	Regular Meeting	11:00 AM
September 12, 2025 ¹	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	11:00 AM
September 16, 2025 ¹ <i>Rescheduled to September 12, 2025</i>	Regular Meeting	11:00 AM