

MIAMI WORLD CENTER

**COMMUNITY DEVELOPMENT
DISTRICT**

September 12, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA LETTER

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

September 5, 2025

Board of Supervisors
Miami World Center Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Miami World Center Community Development District will hold Public Hearing and a Regular Meeting on September 12, 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. Update: Stormwater Management Cleaning Plan
 - A. Consideration of Quotes/Proposals
 - I. FloTech Environmental LLC
 - II. Ram-Tech Construction, Inc.
 - III. Xtreme Plumbing Solutions
4. Consideration of Interlocal Agreement with City of Miami for Security Improvements and Services
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
6. Consideration of Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Discussion: Guidelines for Events
 - Event Request: Show Car Display

8. Consideration of Resolution 2025-09, 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
9. Consideration of Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to FY2025 Goals and Objectives Reporting
10. Acceptance of Unaudited Financial Statements as of July 31, 2025
11. Approval of June 17, 2025 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - Memorandum: 2025 Legislative Update
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - C. Operations Manager: *FA Retail, LLC*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 793 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: October 21, 2025 at 11:00 AM [Location TBD]

○ 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

13. Public Comments
14. 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

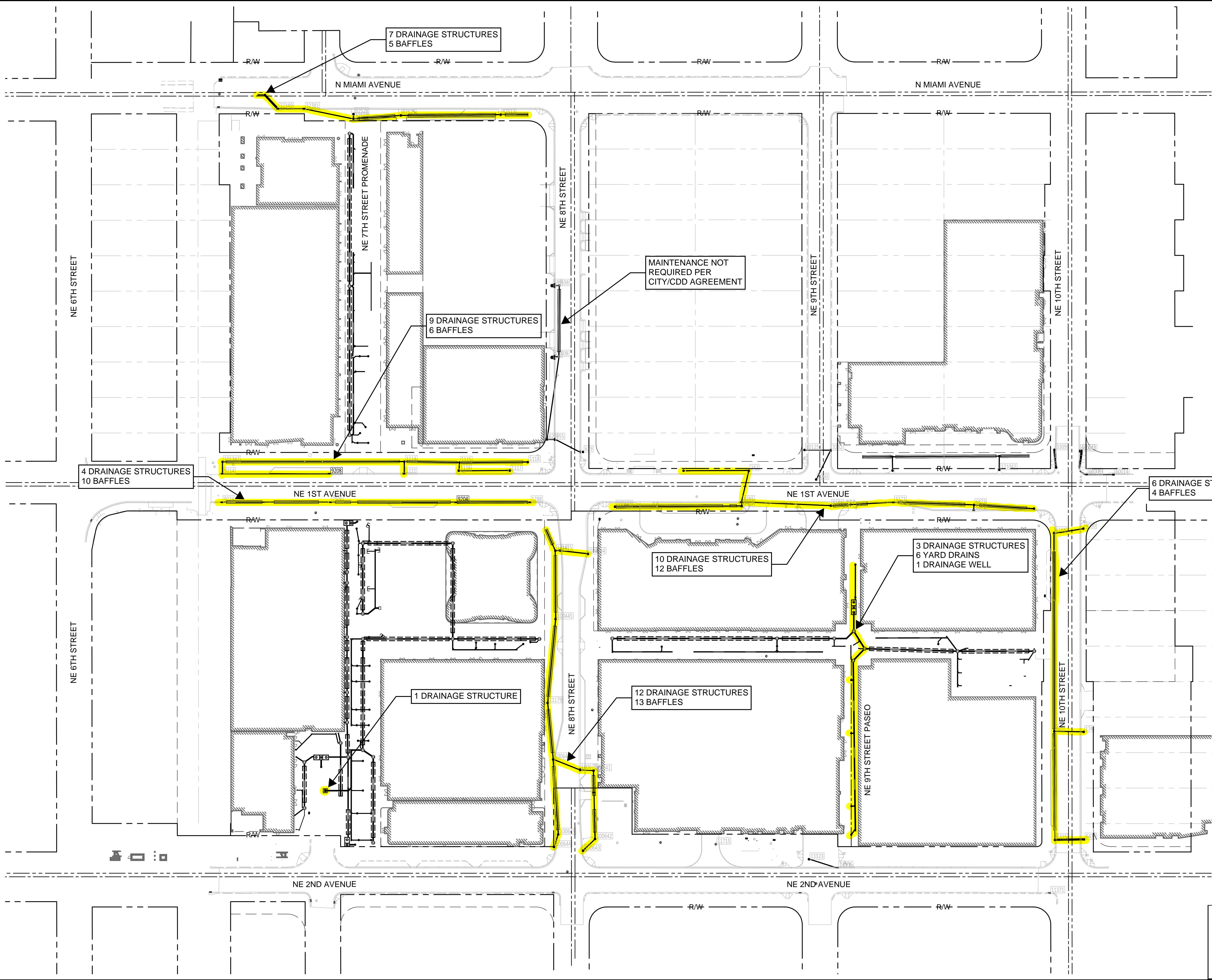
CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 30 60 120

STRUCTURE TYPE	QUANTITIES
DRAINAGE STRUCTURES	52
BAFFLES	50
DRAINAGE WELLS	1
YARD DRAINS	6

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

MIAMI WORLDCENTER
PREPARED FOR
CDD

MIAMI-DADE

DRAINAGE EXHIBIT

FL

KHA PROJECT
043588000

DATE
08/01/2025

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025 FAX: 305-635-7760
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

REVISIONS

BY
DATE

EX-01

SHEET NUMBER

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3A

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3AI



MWC CDD <> Flotech Environmental LLC; Jet Vac Cleaning Service

Reference: 20250902-174039869

Quote created: September 2, 2025

Quote expires: October 2, 2025

Quote created by: Ernesto Crespo

Business Development

ernesto.crespo@flotechllc.com

+12397388935

Project Information

Project Owner Information

Project Owner: MWC CDD

Owner Contract/Project Number: N/A

Owner Project Name: Miami World Center Development District (CDD)

Project General Contractor (Prime): N/A

Onsite Point of Contact: TBD

Estimated Time to Complete: TBD

Region: South

County: Miami Dade

Flotech Project Manager: TBD

Job-site Address: MWC CDD: North Miami Ave & NE 8th St

Post-Construction: [Yes]

Maps/Plans Provided: [Yes]

Technical Specifications: N/A

Certified Payroll Compliance Required: [No]

Wage Program Type: [N/A]

Deliverables Instruction: N/A

Billing Instructions: Email Invoice

AP / Billing contact email: TBD

Business Development Rep: Ernesto Crespo

Scope of Work:

- Manholes & inlets cleaning
- Deep Well cleaning
- Jet- Vac cleaning (drainage pipelines)
- Baffle Removal & Reinstallation

Inclusions:

- Equipment: Sewer Combination Vactor 2100 with 15 CY Debris Tank / 80 GPM / 2500 PSI with operator and laborer
- Offsite Disposal

Exclusions:

Professional divers, confined space manhole entry, MOT Permitting, Major MOT Set-up's, Hydrant meter access, Repairs, Root cutting/removal, soft digging, lift station cleaning/inspection, major dewatering, outfall clearing, vegetation removal/cutting, heavy cleaning per NASSCO standards, CCTV Inspection Services.

Price increase of 5% per year of contract.

Flotech Environmental is a certified SBE, DBE, MBE, CBE company.

Products & Services

Item & Description	Quantity	Unit Price	Total
Jet-Vac Cleaning Services - LF Sewer Combination Vactor 2100 with 15 CY Debris Tank / 80 GPM / 2500 PSI with operator and two laborers Billed per LF	60	\$330.00	\$19,800.00
HDPE Corrugated Flexible Hose 300 FT of Flex hose setup + pickup Truck. Billed per day	6	\$750.00	\$4,500.00
Disposal Billed per each load of debris removed.	6	\$600.00	\$3,600.00
Baffle removal & reinstallation- EA Billed per each load of debris removed.	54	\$450.00	\$24,300.00
Deep Well Cleaning, 24"- VF Billed per VF	80	\$35.00	\$2,800.00
One-time subtotal			\$55,000.00
Total			\$55,000.00

Proposal Terms

Above pricing is based on project information and plans as provided by Client, and assumed site conditions.

Assumptions:

Pricing is based on provided project information and assumed site conditions. Work areas must be suitable for requested services without undue risk to equipment or personnel, unless stated otherwise by the Owner in writing.

Change Orders:

If initial investigations or performance reveal conditions different from typical assumptions, the Contractor may negotiate reasonable changes in terms.

Disclaimer:

Cleaning and CCTV inspection work must meet NASSCO-PACP standards.

The Contractor is not liable for damage caused by preexisting conditions. If the camera cannot pass through a manhole section, the Contractor will attempt inspection from the opposite manhole. If unsuccessful, the inspection is marked as Survey Abandoned and considered complete.

- **An hourly standby rate of \$500 will apply for any issues that delay production outside of Flotech Environmental's control.**
- **Nighttime/weekend hourly rates: \$300 for 2-man Jet-Vac Cleaning crew; \$500 for 3-man Jet-Vac Cleaning or Jet-Vac Cleaning & CCTV Inspection crew.**

If plugging and dewatering line segments are required during the project and were not included in the initial quote, additional costs will be added to the final invoice.

- **Plugging & Dewatering Operations costs: \$450 for first plug (up to 24"), \$800 for first plug (24"+), additional plugs on the same day: \$225 (up to 24"), \$400 (24"+).**

Cancellation Notice:

Cancellations before 2:00 PM will result in a charge for the 4-hour minimum at the hourly rate, except for immediate weather conditions affecting safety.

Payment:

Flotech will invoice at the completion of each billing period and payment must be made within Thirty (30) days from the date of the invoice. Should payment not be received within 30 days of service, service may be interrupted until payment is received. Any balance remaining after 30 days will be assessed a 1.5% monthly finance charge. In the event of any action to collect unpaid invoices, Client and/or managing corporation, and/or entity shall be liable to Flotech or its assignee for all costs of collection, including but not limited to attorney's fees and costs, including any costs of litigation relating to such collection and including the collection amount.

ACCEPTANCE OF PROPOSAL / SIGN & RETURN:

Questions? Contact me



Ernesto Crespo

Business Development

ernesto.crespo@flotechllc.com

+12397388935

Flotech Environmental, LLC

657 South Dr.

Suite 401

Miami Springs, FL 33166

United States

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3A11



9726 E Indigo St, Ste 303
Palmetto Bay, FL 33157
P: 305-259-7853
estimating@ramtechconstruction.com

PROJECT INFORMATION

2025- Special Request

Miami Worldcenter Community Development District

Kimley Horn

Paul Carballo

BID PREPARED BY

Cristian Rodriguez

DATE

9/9/2025

GENERAL CONDITIONS

Mobilization

Off-Site Parking

\$3,306.43

1

ls

1

ls

DRAINAGE UTILITY WORK*

Flexible Hose

Disposal

Removal and Reinstallation of Baffles

Cleaning Of Drainage System

\$65,000.00

300

lf

8

ea

54

ea

1

ls

Project Total

\$68,306.43

NOTES

Removal and reinstallation of 54 baffles. Additional baffle removal will be at an additional cost.

Cleaning/Jetting of 56 drainage structures, 1 well box, 6 yard drains. Additional structure or inlet cleaning will be at an additional cost.

Temporary water meter and water source to be provided client. (If needed)

Water meters are to be applied for by GC/Owner. City to provide and install water meter.

At the time that this proposal has been submitted the national diesel average price is \$3.571. Due to the constant volatility of diesel prices as of late, Ram-Tech reserves the right to review and adjust the proposal (as needed) before signing a final agreement for this project in order to provide an accurate and responsible estimate.

INCLUDES

Labor, Equipment, Material, Sales Tax, and Overhead/Profit for the specified work above.

Multiple Mobilizations included if unforeseen demobilizations required due to inclement weather.

EXCLUSIONS

Contract language and/or notes in the plans/bid documents (including the Geotechnical Report) that contradicts the exclusions and notations noted within this proposal are excluded. Final scope is expected to adopt all agreed upon exclusions and notes shown on this proposal.

Professional divers, confined space manhole entry, MOT permitting, DERM permitting, Major MOT Set-up's, MOT permitting, Hydrant meter access, Repairs, Root cutting/removal, soft digging, lift station cleaning/inspection, major dewatering, outfall clearing, vegetation removal/cutting, heavy cleaning per NASSCO standards, CCTV Inspection Services.

Repairs to manholes, well box, or inlets not included (if required).

Exfiltration/Infiltration tests at well boxes/manholes are excluded (if required).

Any State/Municipal Bonds, if required, are not included in the above price.

Payment & Performance Bond, if required, is not included in above price.

Maintenance & Restoration Bond, if required, is not included in above price.

GPR and Soft Dig exploration, if required, to be performed at an additional cost.

Tree removal/relocation/protection (if any) is excluded and to be done by others.

Removal, relocation or protection of any light pole and/or electrical components is excluded and to be done by others.

Off duty police officer (if needed) not included. To be billed additionally to GC as needed.

Price does not include MOT plans, devices, or MOT permits (if needed).

Dewatering for any work outside of Ram-Tech Construction, Inc. scope of work is excluded. Any/all dewatering permits (if applicable) are excluded. Discharge point to be provided onsite by General Contractor.

RTC will not be responsible for paying the occupancy of any street parking due to the work to be performed on that area or for its use for maintenance of the traffic while working on the road.

Bond cost for the base project total above is excluded but can be calculated at the following rate for a 1 year period:	2.50%
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Ram-Tech Construction, Inc. is not liable nor responsible for any hazardous, toxic, or contaminated waste existing on-site.

Ram-Tech Construction, Inc. to be supplied with horizontal/vertical control points, and CAD files for survey and as-built work.

Ram-Tech Construction, Inc. includes processing permit documentation. Permit fees, Density & Proctor Fees, Water & Sewer Impact Fees, & any Lab Testing Not Included.

We propose hereby to furnish material and labor to complete work in accordance with above specifications, for the sum of:

Sixty Eight Thousand Three Hundred Six Dollars and Forty Three Cents	\$68,306.43
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All material is guaranteed to be specified. All work to be completed in a work - manlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Proposal is valid for 10 Days

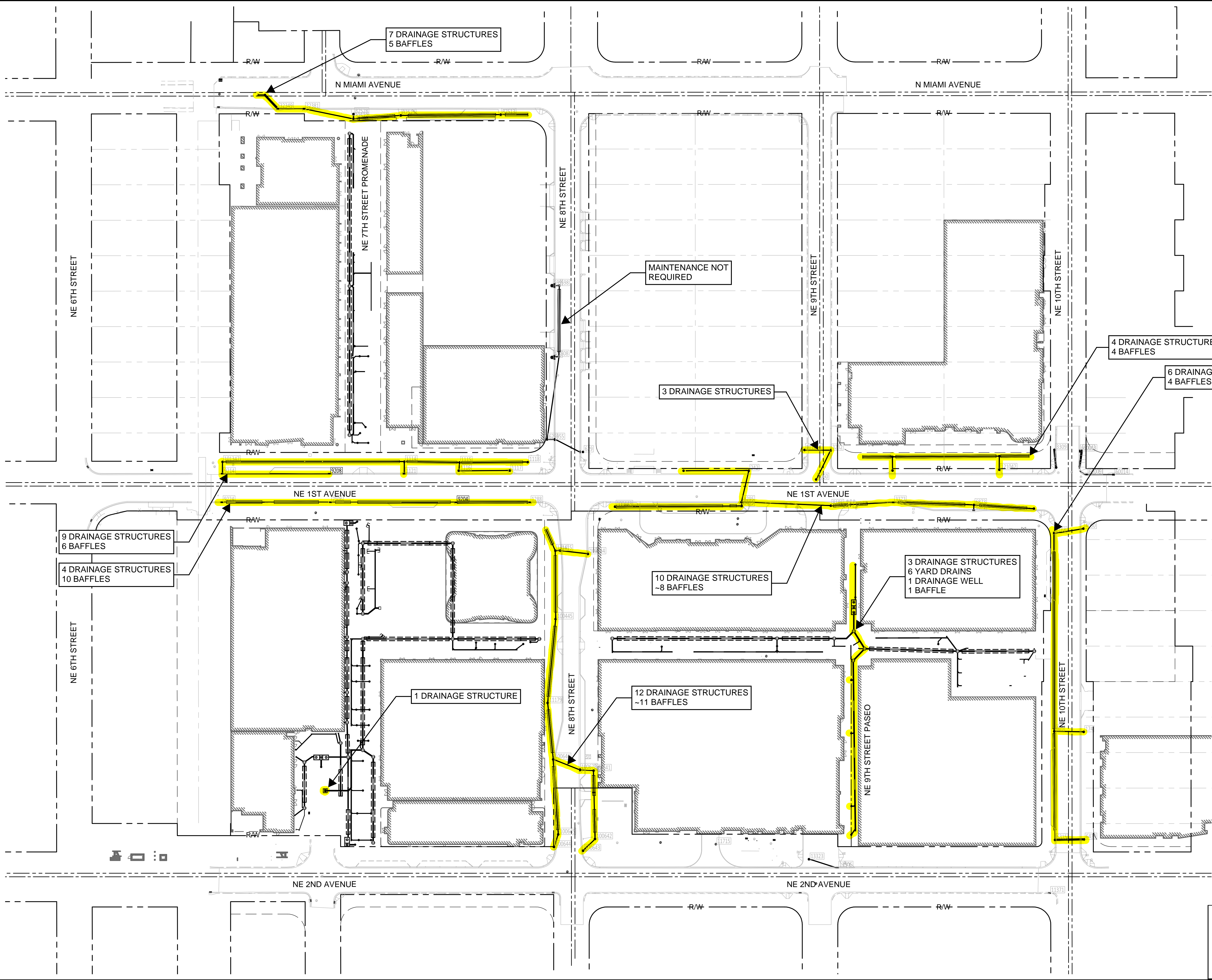
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____

Date of Acceptance:_____

Title_____

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GRAPHIC SCALE IN FEET
0 30 60 120

STRUCTURE TYPE	QUANTITIES
DRAINAGE STRUCTURES	56
BAFFLES	54
DRAINAGE WELLS	1
YARD DRAINS	6

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

MIAMI WORLDCENTER
PREPARED FOR
CDD

MIAMI-DADE

DRAINAGE EXHIBIT

FL

KHA PROJECT
043588000

DATE
08/01/2025

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025 FAX: 305-635-7760
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

REVISIONS

BY
DATE

EX-01

SHEET NUMBER

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3AIII



ESTIMATE	#1445
ESTIMATE DATE	Sep 9, 2025
SERVICE DATE	Sep 9, 2025
EXPIRATION DATE	Sep 16, 2025
TOTAL	\$67,840.00

Xtreme Pumping Solutions, Corp

Miami World Center Community Development District (CDD)
Miami World Center Community Development District (CDD)
652 NE 2nd Ave
Miami, FL 33132

(239) 677-9777
Paul.Carballo@kimley-horn.com

CONTACT US

2061 NW 112th Avenue, # 131
Miami, FL 33172

(786) 412-6264
xpumpingsolutions@gmail.com

Service completed by: Guillermo Fraginals, Alberto
Boladeres, Liyam Paz, Giovanni Brenes

ESTIMATE

Services	qty	unit price	amount
General and Unforeseen Conditions	1.0	\$0.00	\$0.00
1-Project Duration & Considerations: Estimated completion timeframe is approximately 2–3 weeks, depending on site access, weather conditions, and coordination with property management. This schedule accounts for: High-traffic downtown environment requiring daily mobilization and traffic control Coordination with security and management to minimize disruption to tenants and the public Proper staging, disposal, and manifesting of all materials removed from site Thorough inspection and documentation of each structure to provide a final report suitable for Board and engineering review Our schedule is designed to deliver quality, compliance, and safety without cutting corners, ensuring the CDD receives reliable long-term results from this maintenance cycle.			
2-Unforeseen Conditions: unforeseen conditions may be encountered during the process. These may include, but are not limited to: underground soil saturation, collapsed or damaged drainage structures, blocked or deteriorated lines, and groundwater infiltration. Any such conditions identified during the work that prevent the system from operating as intended will be documented and reported to the client. Additional corrective work, materials, or repairs required to restore proper system functionality will be considered outside the original scope and priced separately upon client approval.			
Drainage System Cleaning & Inspection	1.0	\$63,950.00	\$63,950.00
Scope of work: 1- Crew Mobilization & Traffic Control Includes daily mobilization of vacuum truck and crew, coordination with property management, and traffic control in high traffic downtown areas to ensure safe access and compliance. 2 - Comprehensive inspection and vacuum cleaning of the stormwater infrastructure throughout Miami World Center, including: 59 drainage structures 45 baffles 6 yard drains 1 drainage well Each structure will be accessed, vacuumed, and thoroughly cleaned of accumulated debris, sediment, and obstructions. Crews will also perform a condition assessment of each component, noting any defects or concerns that may require future repair. Before-and-after photographs will be taken for every structure, ensuring transparent documentation of completed work. This process not only restores hydraulic capacity and improves stormwater flow but also helps protect against flooding and regulatory compliance issues in this high-traffic district.			
Documentation & Reporting	1.0	\$3,890.00	\$3,890.00
Preparation of a complete inspection package including photographic records, condition notes, and final summary report. Disposal manifests and dump tickets will be provided upon request for verification of proper handling of all removed material.			
Payment Terms:	1.0	\$0.00	\$0.00

50% due after the first week of work has been completed

Remaining 50% due upon final completion of the project

Services subtotal: \$67,840.00

Subtotal	\$67,840.00
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Tax (Rent Tax 7%)	\$0.00
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Total	\$67,840.00
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Make payments to: Xtreme Pumping Solutions, Corp.

We accept Cash, ACH, Credit Card, and Quick Pay by Zelle through Phone (786) 412-6264

Mailing/Billing address: 2061 NW 112th Avenue, Unit 131, Miami FL 33172

Payment terms: All customer with services under \$2,000.00 must be paid upon completion of service. Invoices between \$2,000.00 and \$5,000.00 are due within 10 business days, and invoices over \$5,000.00 are due within 30 calendar days. Please read Terms and Conditions section at the bottom of the email for additional information.

Cancellation Policy: Any appointment cancellation should be done 24 Hours prior to scheduled appointment. If failure to disclosure or warning about cancellation a 20 % of the invoice fee may apply.

There will be a 25% fee added to the final total for costs incurred in the recovery of the outstanding balance.

THANK YOU FOR YOUR BUSINESS.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

4

**INTERLOCAL AGREEMENT BETWEEN CITY OF MIAMI AND
MIAMI WORLDCENTER COMMUNITY DEVELOPMENT DISTRICT**

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into on this 12th day of September, 2025 ("Effective Date"), by and between:

CITY OF MIAMI, a municipal corporation in the State of Florida, located in Miami-Dade County, hereafter referred to as the "CITY", and

MIAMI WORLDCENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Miami, Miami-Dade County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter referred to as the "DISTRICT", the CITY and DISTRICT each individually referred to as a "Party" and collectively referred to as the "Parties."

RECITALS

WHEREAS, the Miami Police Department ("MPD") is a law enforcement organization responsible for the preservation of safety and security and a department of the CITY; and

WHEREAS, the MPD operates within the jurisdictional boundaries of the CITY; and

WHEREAS, the DISTRICT is located within the jurisdictional boundaries of the CITY; and

WHEREAS, the DISTRICT has the power to provide security services within the boundaries of the DISTRICT pursuant to its establishment ordinance and has contracted with a vendor to provide such security services within the DISTRICT boundaries; and

WHEREAS, the Parties wish to collaborate and participate with each other for the safety and security of those located within the DISTRICT boundaries; and

WHEREAS, the Parties desire to enter into this Agreement to provide for certain equipment and creation and interchange of information to facilitate the establishment of channels of communication and sharing of video sources for collaboration with the expressed goal of providing enhanced responsiveness and situational awareness for CITY, on behalf of the DISTRICT; and

WHEREAS, the MPD will be able to provide enhanced public safety and reduction of crime within the DISTRICT with the purchase and use of certain security scooters to be used within the DISTRICT boundaries; and

WHEREAS, the DISTRICT has the resources to provide the monetary assistance to the MPD for the MPD to purchase five (5) four-wheeled electric scooters for use in the DISTRICT boundaries for the MPD to provide for rapid MPD responses within the DISTRICT; and

WHEREAS, the CITY and DISTRICT have determined that it is mutually beneficial and in the best interests of the DISTRICT and its residents and property owners, as well as the

public and residents of the CITY to enter into this Agreement; and

WHEREAS, Part I of Chapter 163, Florida Statutes, as amended (the "Interlocal Cooperation Act") permits governmental units, as public agencies under the Interlocal Cooperation Act, to enter into interlocal agreements with each other to authorize one governmental party to exercise, on behalf of the other governmental unit, jointly held powers, privileges or authorities which each such governmental unit shares in common and which each might exercise separately, permitting the governmental units to make the most efficient use of their power by enabling them to cooperate on a basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of governmental organization that accords best with geography, economy, population and other factors influencing the needs and development of such governmental units; and

WHEREAS, this Interlocal Agreement will become effective upon filing in the Public Records of Miami-Dade County, Florida, at CDD's expense, in accordance with the provisions of the Interlocal Cooperation Act, Section 163.01, Florida.

NOW THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the Parties hereto agree as follows:

Section 1. RECITALS. The above recitals are true and correct and are incorporated herein.

Section 2. PURPOSES. The purpose of this Agreement is to set forth the terms in which will provide for enhanced security services within the DISTRICT by the following:

- A. DISTRICT provide funding for the purchase of five (5) four-wheeled electric scooters by the MPD for MPD uses within the DISTRICT;
- B. DISTRICT purchases fususCORE for use by MPD to share surveillance video between the MPD and the DISTRICT; and
- C. DISTRICT, CITY AND MPD share and have access to certain surveillance video maintained by DISTRICT, through DISTRICT's contracted vendor(s).

Section 3. PURCHASE OF EQUIPMENT.

The DISTRICT agrees to provide the following funding to MPD to accomplish the Purposes provided above in Section 2:

- A. DISTRICT agrees to provide an amount not to exceed **FIFTY-TWO THOUSAND TWO HUNDRED FIFTEEN AND 00/100 (\$15,215.00) DOLLARS** to MPD for reimbursement of MPD purchase of five (5) four-wheeled electric scooters with police package for the MPD to utilize for police purposes within the DISTRICT; and
- B. DISTRICT agrees to provide an amount not to exceed **FIVE THOUSAND AND 00/00 (\$5,000.00) DOLLARS** to MPD for reimbursement of MPD purchase of fususCORE for MPD to be able to provide for shared surveillance camera systems with the DISTRICT's surveillance camera systems.

Section 4. ACCESS TO DISTRICT'S SURVEILLANCE CAMERA SYSTEMS.

- A. The DISTRICT grants MPD access to certain surveillance camera systems within the control of the DISTRICT and located within the DISTRICT, as described in Exhibit "A" attached hereto and made a part hereof (the "**Camera Registry**").
- B. The DISTRICT grants surveillance video access for purposes of video integration to MPD, as further described in Exhibit "A", that are owned by or under management of the DISTRICT for MPD police power purposes and security purposes of the DISTRICT for enhanced situational awareness and safety within the DISTRICT and areas surrounding the DISTRICT's Camera Registry location(s).
- C. Surveillance video sharing by the DISTRICT with the MPD is intended to be done in the spirit of partnership for improved situational awareness and efficiency of law enforcement purpose or emergency response by the MPD. Surveillance video access provided to the MPD does not constitute commitment on the part of the CITY that said video will be viewed in emergencies or when requested by the DISTRICT.
- D. The DISTRICT has contracted with vendor(s) to provide security services, including security video for the DISTRICT's purposes within the boundaries of the DISTRICT. In accordance therewith, the DISTRICT has contracted for certain security cameras to be located on the DISTRICT's property and the utilization of said security cameras for security video. The DISTRICT authorizes the fususCORE device to be connected to the DISTRICT's security cameras to act solely as a secure buffered video gateway, as the means through which the MPD may access surveillance video and at MPD's discretion, record and store video feeds from the DISTRICT's surveillance cameras for law enforcement or CITY emergency purposes.
- E. The CITY may have access to video contained on the fususCORE for law enforcement and emergency purposes and for other municipal purposes in accordance with Florida law regarding the protection of security cameras location and video.
- F. The CITY shall inform the DISTRICT that it utilizes the video for these purposes and maintains the video in accordance with Florida law. The purpose of this request is to allow MPD access to the video for law enforcement or emergency purposes and consistent with the level of access granted to the video by the DISTRICT to MPD. Once access is provided by fususCORE to the CITY, the video may be transferred from the fususCORE into a cloud hosted environment which shall at all times adhere to the FBI's Criminal Justice Information Services (CJIS) standards and comply with applicable laws governing the storage, access, and dissemination of evidentiary data. Once the video is transferred to the CITY, the CITY shall be solely responsible for the maintenance of the video in accordance with Florida law. Additionally, if the DISTRICT requests that such video be provided to the DISTRICT for the DISTRICT's purposes, the CITY shall provide such video upon request.

Section 5. RESPONSIBILITIES OF CITY

A. The MPD will coordinate with the DISTRICT for the MPD purchase of the five (5) four-wheeled electric scooters and payment by the DISTRICT to MPD.

B. The MPD will coordinate with the DISTRICT for the MPD purchase of the fususCORE system and payment by the DISTRICT to MPD for the MPD to connect to the DISTRICT's security cameras systems.

C. The MPD will only access video sources expressly designated by the DISTRICT on the Camera Registry, as set forth in Exhibit "A", for fusion into MPD's video fususONE software. Subject to the provisions of Chapter 119, Florida Statutes, in no event will the CITY share access to the DISTRICT's security camera views, or video footage/recordings with members of the public, unless such access is required by Florida law and written notice is provided to the DISTRICT. The CITY will ensure video access is strictly limited to personnel responsible for monitoring the system, and authorized login metadata will be tracked and logged. Finally, the CITY will ensure any employee responsible for video access is trained in system use and security of access. The CITY will direct any inquiries related to the DISTRICT or DISTRICT's video sources to the appropriate designee as indicated below in Section 6 (the "DISTRICT Designee").

Section 6. RESPONSIBILITIES OF DISTRICT

A. The DISTRICT will provide the CITY with an authorized representative, as indicated below, with a basic understanding of the DISTRICT's inventory and locations of security cameras as may be required for video sharing.

B. The DISTRICT will provide information needed by the MPD for the security camera system and fususCORE system to operate, including but not limited to, camera make, model, IP address, and camera and/or associated DVR/NVR login information.

Section 7. LIMITATION OF LIABILITY. The Parties are considered state agencies, political subdivisions or municipalities under Section 768.28, Florida Statutes, and shall be fully responsible for acts and omissions of its agents or employees to the extent permitted by law. Subject to the limitations of Section 768.28, Florida Statutes, the Parties shall at all times hereafter indemnify, hold harmless, and defend each other and all of the Parties' officers, agents, servants, and employees ("Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including reasonable attorneys' fees, court costs, and expenses (collectively, a "Claim"), raised or asserted by any person or entity not a party to this Agreement, which Claim is caused or alleged to be caused, in whole or in part, by any intentional, reckless, or negligent act or omission of a Party, its current or former officers, employees, agents, or servants, arising from, relating to, or in connection with this Agreement. In the event any Claim is brought against a Party, which arose from or is caused by an act or omission of the other Party, the other Party shall, upon written notice from Indemnified Party, defend each Indemnified Party against each such Claim by counsel satisfactory to the Indemnified Party or, at the Indemnified Party's option, pay for an attorney selected by the Indemnified Party's attorney to defend the Indemnified Party. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency, municipality or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.

The obligations of this section shall survive the expiration or earlier termination of this Agreement.

Section 8. PUBLIC RECORDS. Parties shall comply with all the applicable requirements of Chapter 119, Florida Statutes, including the requirements of Section 119.0701.

Section 9. NOTICES. In order for notice to a party to be effective under this Agreement, notice must be sent via U.S. first-class mail with a contemporaneous copy via e-mail to the addresses listed below and shall become effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change.

Notice to DISTRICT:

Miami World Center Community Development District

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Attn: District Manager

Email: romd@whhassociates.com

With a copy to:

District Counsel

Michael J. Pawelczyk, Esquire

515 E. Las Olas Blvd., Suite 600

Fort Lauderdale, Florida 33301

Email: mpawelczyk@bclmr.com

Notice to City:

Email:

With a copy to:

City Attorney

Email:

Section 10. EFFECTIVE DATES AND AMENDMENTS

A. This Agreement shall take effect upon signing by both Parties and shall remain in effect for a period of five (5) years from the Effective Date unless earlier terminated. Neither party may assign or transfer all or any portion of this Agreement without the prior written consent of the other party.

B. The Agreement may be renewed at the end of this period by the mutual, prior written agreement by both Parties.

C. The provisions of this Agreement may only be amended or waived by mutual written agreement by both Parties.

D. Either Party may terminate this Agreement and any related agreement at any time and for any reason, effective immediately, upon the terminating Party's delivery of written notice to the other Party.

E. The individuals signing this Agreement on behalf of their respective entities represent and warrant (without personal liability therefor) that upon the signature of each, this Agreement shall have been duly executed by the entity each represents.

Section 11. ENTIRETY. This Agreement, including all exhibits, embodies the entire and complete understanding and agreement between the Parties and no amendment will be effective unless signed by both Parties.

Section 12. COMPLIANCE WITH LAWS. The CITY and DISTRICT shall comply with all statutes, laws, ordinances, rules, regulations and lawful orders of the United States of America, State of Florida, and of any other federal, state, or local public authority which may be applicable.

Section 13. VENUE, ATTORNEYS' FEES, AND COSTS

A. Venue of any claim, objection or dispute arising out of this Agreement shall be in the appropriate court of competent jurisdiction in Miami-Dade County, Florida.

B. If either party is required to employ the services of an attorney to resolve any dispute or disagreement arising directly or indirectly from or under this Agreement, to enforce any of the terms, provisions, covenants or conditions of this Agreement, or remedy any breach of this Agreement, the prevailing party shall be entitled to recover from the other party the prevailing party's attorneys' fees charged for such services.

Section 14. GOVERNING LAW. The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida.

Section 15. ENTIRE AGREEMENT. This Agreement contains the entire understanding of the parties relating to the subject matter hereof superseding all prior communications between the parties whether oral or written, and this Agreement may not be altered, amended, modified or otherwise changed nor may any of the terms hereof be waived, except by a written instrument executed by both parties. The failure of a party to seek redress for violation of or to insist on strict performance of any of the covenants of this Agreement shall not be construed as a waiver or relinquishment for the future of any covenant, term, condition or election but the same shall continue and remain in full force and effect.

Section 16. SEVERABILITY. Should any part, term or provision of this Agreement be by the courts decided to be illegal or in conflict with any law of the State, the validity of the remaining portions or provisions shall not be affected thereby.

Section 17. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto and MPD and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party, except as expressly stated herein. Nothing in this Agreement expressed or implied is intended to or shall be construed to confer upon any person or corporation any right, claim, or remedy under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their representatives, successors, and assigns, except as expressly stated herein.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered by their respective officers hereunto duly authorized as of the date first above written.

(SEAL)

THE CITY OF MIAMI, FLORIDA

City Manager

ATTEST:

City Clerk

(SEAL)

MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

ATTEST:

Secretary/Assistant Secretary, Board of
Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

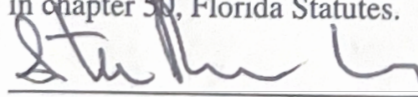
PUBLIC NOTICE
RE: MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

Was published in said newspaper in the issue(s) of:

8/21 & 8/28/25

Affidavit further says that the said Miami Today is a Newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in Miami-Dade County, Florida each week and has been entered as second-class mail matter at the post office in Miami, in the said Miami-Dade County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate or commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

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


Steve Rosenberg, Advertising Sales Consultant

Notary 

Sworn to and subscribed before me this

28th day of August 2025

Public Notice

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "Board") of the Miami World Center Community Development District (the "District") will hold a public hearing and a regular meeting as follows:

DATE: September 12, 2025
TIME: 11:00 AM
LOCATION: 850 NE 2nd Avenue, Unit 135
Miami, Florida 33132

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda, Proposed Budget and proposed assessment roll may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at <http://www.miamiworldcentercdd.net/>.

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

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

District Manager

Publication dates: 8/21 & 8/28/25



**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5B

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

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

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

WHEREAS, the Board set September 12, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

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

SECTION 1. BUDGET

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

- b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Miami World Center Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on September 12, 2025.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Miami World Center Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$7,620,885 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$2,599,128
TOTAL DEBT SERVICE - SERIES 2017	<u>\$5,021,757</u>
TOTAL ALL FUNDS	\$7,620,885

SECTION 3. BUDGET AMENDMENTS

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

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

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

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

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

PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2025.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
PROPOSED BUDGET**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Proposed	Budget FY 2026
REVENUES					
Assessment levy: gross	\$ 2,356,850				\$ 2,356,850
Allowable discounts (4%)	(94,274)				(94,274)
Assessment levy: net	2,262,576	\$ 1,863,547	\$ 399,029	\$ 2,262,576	2,262,576
Interest	-	49,198	-	49,198	-
Total revenues	2,262,576	1,912,745	399,029	2,311,774	2,262,576
EXPENDITURES					
Professional & administration					
Supervisors	6,000	1,800	3,000	4,800	6,000
FICA	459	138	230	368	459
District engineer	30,000	1,785	5,000	6,785	30,000
General counsel	40,000	7,830	10,000	17,830	40,000
District manager	50,000	20,833	29,167	50,000	50,000
Accounting O&M	5,500	2,292	3,208	5,500	5,500
Debt service fund accounting	15,000	6,250	8,750	15,000	15,000
Dissemination agent	3,000	1,250	1,750	3,000	3,000
Assessment roll services	20,000	8,333	11,667	20,000	20,000
Arbitrage rebate calculation	750	-	750	750	750
Trustee	5,500	-	5,500	5,500	5,500
Audit	9,750	9,750	-	9,750	9,750
Postage	1,000	83	250	333	1,000
Insurance - GL, POL	18,353	15,485	-	15,485	20,584
Legal advertising	4,500	-	4,500	4,500	4,500
Miscellaneous- bank charges	750	-	750	750	750
Website					
Hosting and maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Total professional & admin	211,652	76,709	84,732	161,441	213,883

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Proposed	
Expenditures (continued)					
Field operations					
Capital improvements/replacements	20,000	-	20,000	20,000	20,000
Electrical					
Street light services	74,160	15,995	42,654	58,649	64,000
Electrical repairs and relamping	10,300	-	10,300	10,300	10,300
Insurance					
Insurance: property	19,500	19,500	-	19,500	39,087
Landscaping					
Landscape services	80,000	25,399	52,000	77,399	84,000
Irrigation - maintenance	7,500	6,954	3,500	10,454	10,000
Landscape enhancements/improvements	65,000	21,351	55,000	76,351	67,000
Landscape architect site visits	6,000	-	6,000	6,000	6,180
Landscaping assessment	5,000	-	5,000	5,000	5,150
Arborist report	3,500	-	3,500	3,500	3,605
Maintenance & repairs					
Benches	15,000	-	15,000	15,000	15,450
General	20,000	-	10,000	10,000	20,600
Stormwater drain inspections/cleanout	25,000	2,700	20,000	22,700	25,000
Janitorial & pressure washing	250,000	114,974	155,000	269,974	275,000
Janitorial - resealing wood decking	15,000	-	12,000	12,000	15,000
Pest control	8,050	-	8,050	8,050	8,292
Maintenance storage	1,000	3,213	-	3,213	1,030
Waste removal	7,200	-	11,000	11,000	11,000
Paver sealing & repairs	25,000	-	25,000	25,000	25,000
Painting	2,000	-	2,000	2,000	2,000
Civil engineering & maintenance assistance	10,000	-	10,000	10,000	1,000
Coordination of third party damage	35,000	-	35,000	35,000	35,000
Management office					
On-site field management	170,558	42,334	128,224	170,558	163,000
Telephone/internet	1,200	100	1,100	1,200	-
Office equipment	14,400	1,281	3,500	4,781	6,200

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Proposed	
Expenditures (continued)					
Holiday lighting	67,000	-	67,000	67,000	67,000
Security					
Security services	795,000	291,459	582,498	873,957	1,054,044
Security operations center Internet	6,960	2,315	4,645	6,960	7,169
Camera maintenance program	38,459	6,223	32,236	38,459	43,000
Camera repairs/replacements	10,000	-	10,000	10,000	10,000
Utilities					
Electricity - site	20,000	8,952	11,048	20,000	20,000
Water & sewer - irrigation	126,000	53,615	95,000	148,615	220,000
Contingency	50,000	332	49,668	50,000	4,000
Total field operations	<u>2,003,787</u>	<u>616,697</u>	<u>1,485,923</u>	<u>2,102,620</u>	<u>2,338,107</u>
Other fees and charges					
Property appraiser & tax collector	<u>47,138</u>	<u>18,733</u>	<u>28,405</u>	<u>47,138</u>	<u>47,138</u>
Total other fees & charges	<u>47,138</u>	<u>18,733</u>	<u>28,405</u>	<u>47,138</u>	<u>47,138</u>
Total expenditures	<u>2,262,577</u>	<u>712,139</u>	<u>1,599,060</u>	<u>2,311,199</u>	<u>2,599,128</u>
Net increase/(decrease) of fund balance	(1)	1,200,606	(1,200,031)	575	(336,552)
Fund balance - beginning (unaudited)	<u>3,700,954</u>	<u>3,879,766</u>	<u>5,080,372</u>	<u>3,879,766</u>	<u>3,880,341</u>
Fund balance - ending (projected):					
Assigned:					
3 months working capital	565,644	549,249	16,395	549,249	649,782
Unassigned	<u>3,135,309</u>	<u>4,531,123</u>	<u>3,863,946</u>	<u>3,331,092</u>	<u>2,894,007</u>
Fund balance - ending (projected)	<u><u>\$ 3,700,953</u></u>	<u><u>\$ 5,080,372</u></u>	<u><u>\$ 3,880,341</u></u>	<u><u>\$ 3,880,341</u></u>	<u><u>\$ 3,543,789</u></u>

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

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	30,000
Kimley-Horn and Associates will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	40,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	50,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Accounting O&M	5,500
Debt service fund accounting	15,000
Assessment roll services	20,000
Wrathell, Hunt & Associates, LLC, will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	9,750
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Postage	1,000
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	20,584
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	4,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	

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

EXPENDITURES (continued)

Miscellaneous- bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
Hosting and maintenance	210
ADA compliance	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Trustee	5,500
Annual fees paid for services provided as trustee, paying agent and registrar.	

Field operations

Capital improvements/replacements	20,000
Electrical	
Street light services	64,000
Electrical repairs and relamping	10,300
Insurance	
Insurance: property	39,087
Landscaping	
Landscape services	84,000
Irrigation - maintenance	10,000
Landscape enhancements/improvements	67,000
Maintenance & repairs	
Landscape architect site visits	6,180
Landscaping assessment	5,150
Arborist report	3,605
Benches	15,450
General	20,600
Stormwater drain inspections/cleanout	25,000
Janitorial & pressure washing	275,000
Janitorial - resealing wood decking	15,000
Pest control	8,292
Maintenance storage	1,030
Waste removal	11,000
Paver sealing & repairs	25,000
Painting	2,000
Civil engineering & maintenance assistance	1,000
Coordination of third party damage	35,000
Protection of existing CDD improvements	

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

EXPENDITURES (continued)

On-site field management	163,000
Office equipment	6,200
Holiday lighting	67,000
Security services	1,054,044
Security operations center Internet	7,169
Camera maintenance program	43,000
Camera repairs/replacements	10,000
Electricity - site	20,000
Water & sewer - irrigation	220,000
Contingency	4,000
Property appraiser & tax collector	47,138
Total expenditures	<u><u>\$ 2,599,128</u></u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Proposed	
REVENUE					
Assessment levy - gross	\$ 5,230,997				\$ 5,230,997
Allowable discounts	(209,240)				(209,240)
Assessment levy - net	5,021,757	\$ 4,136,282	\$ 885,475	\$ 5,021,757	5,021,757
Interest	-	157,450	-	157,450	-
Total revenue	5,021,757	4,293,732	885,475	5,179,207	5,021,757
EXPENDITURES					
Principal	1,345,000	1,345,000	-	1,345,000	1,405,000
Interest	3,539,269	1,785,606	1,753,663	3,539,269	3,473,956
Total expenditures	4,884,269	3,130,606	1,753,663	4,884,269	4,878,956
Other fees & charges					
Tax collector & property appraiser	104,620	41,580	63,040	104,620	104,620
Total other fees & charges	104,620	41,580	63,040	104,620	104,620
Total expenditures	4,988,889	3,172,186	1,816,703	4,988,889	4,983,576
Net increase/(decrease) in fund balance	32,868	1,121,546	(931,228)	190,318	38,181
Beginning fund balance (unaudited)	8,449,851	9,078,779	10,200,325	9,078,779	9,269,097
Ending fund balance (projected)	\$8,482,719	\$10,200,325	\$ 9,269,097	\$ 9,269,097	9,307,278
Use of fund balance:					
Debt service reserve account balance (required)					(4,945,020)
Principal and Interest expense - November 1, 2026					(3,195,294)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 1,166,964</u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2044			649,556.25	649,556.25	24,745,000.00
11/1/2044	3,615,000.00	5.250%	649,556.25	4,264,556.25	21,130,000.00
5/1/2045			554,662.50	554,662.50	21,130,000.00
11/1/2045	3,805,000.00	5.250%	554,662.50	4,359,662.50	17,325,000.00
5/1/2046			454,781.25	454,781.25	17,325,000.00
11/1/2046	4,005,000.00	5.250%	454,781.25	4,459,781.25	13,320,000.00
5/1/2047			349,650.00	349,650.00	13,320,000.00
11/1/2047	4,215,000.00	5.250%	349,650.00	4,564,650.00	9,105,000.00
5/1/2048			239,006.25	239,006.25	9,105,000.00
11/1/2048	4,435,000.00	5.250%	239,006.25	4,674,006.25	4,670,000.00
5/1/2049			122,587.50	122,587.50	4,670,000.00
11/1/2049	4,670,000.00	5.250%	122,587.50	4,792,587.50	-
Total	67,845,000.00		53,260,475.06	121,105,475.06	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment - Professional & Administration	FY 2026 O&M Assessment - Field Operations	FY 2026 Total
01-0101-090-1132	SANAPROPERTY8 LLC	\$364,312.11	\$15,846.65	\$0.00	\$380,158.76
01-0101-090-1135	SANAPROPERTY8 LLC	\$385,742.24	\$16,778.81	\$0.00	\$402,521.05
01-0101-090-1140	TNG MWC LLC	\$325,737.89	\$14,168.77	\$0.00	\$339,906.66
01-0101-090-1141	REFERENCE ONLY	\$0.00	\$0.00	\$0.00	\$0.00
01-0101-090-1142	TNG MWC LLC	\$73,719.63	\$3,206.62	\$0.00	\$76,926.25
01-0102-030-1010	LEGACY MWC TRUSTEE LLC	\$24,386.62	\$1,060.76	\$12,626.55	\$38,073.93
01-0102-030-1020	LEGACY MWC TRUSTEE LLC	\$80,728.14	\$3,511.47	\$41,798.63	\$126,038.24
01-0102-030-1030	LEGACY MWC TRUSTEE LLC	\$47,932.33	\$2,084.93	\$24,817.85	\$74,835.11
01-0102-030-1040	LEGACY MWC TRUSTEE LLC	\$80,728.14	\$3,511.47	\$41,798.63	\$126,038.24
01-0102-030-1050	LEGACY MWC TRUSTEE LLC	\$160,612.78	\$6,986.25	\$83,159.75	\$250,758.78
01-0102-030-1060	LEGACY MWC TRUSTEE LLC	\$74,841.71	\$3,255.42	\$38,751.03	\$116,848.16
01-0102-030-1070	LEGACY MWC TRUSTEE LLC	\$75,682.63	\$3,292.00	\$39,186.27	\$118,160.90
01-0102-030-1075	925 N MIAMI LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1080	925 N MIAMI LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1090	925 N MIAMI LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1100	925 N MIAMI LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1110	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1120	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1130	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1140	IRR PARKWEST INVESTMENTS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1200	LEGACY MWC TRUSTEE LLC	\$45,409.58	\$1,975.20	\$23,511.67	\$70,896.45
01-0102-030-1210	LEGACY MWC TRUSTEE LLC	\$69,796.20	\$3,035.96	\$36,138.67	\$108,970.83
01-0102-030-1220	LEGACY MWC TRUSTEE LLC	\$45,409.58	\$1,975.20	\$23,511.67	\$70,896.45
01-3137-036-0010	MIAMI A I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0011	MWC RETAIL LLC	\$38,085.62	\$1,656.63	\$20,101.67	\$59,843.92
01-3137-036-0012	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0013	MWC RETAIL LLC	\$2,545.90	\$110.74	\$1,343.73	\$4,000.37
01-3137-036-0014	MIAMI RETAIL F WEST LLC	\$11,281.67	\$490.72	\$5,954.49	\$17,726.88
01-3137-036-0015	MWC RETAIL F EAST LLC	\$80,957.01	\$3,521.42	\$42,729.29	\$127,207.72
01-3137-036-0016	MIAMI WORLD CENTER CDD	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0018	MWC RETAIL F WEST LLC	\$2,972.79	\$129.31	\$1,569.04	\$4,671.14
01-3137-036-0025	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0027	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0030	MWC GARAGE, LLC	\$171,989.61	\$7,481.11	\$90,776.49	\$270,247.21
01-3137-036-0040	OSIB MIAMI WORLDCENTER	\$300,878.95	\$13,087.47	\$158,804.56	\$472,770.98
01-3137-036-0050	ZM MWC OWNER LLC	\$372,026.96	\$16,182.23	\$196,356.64	\$584,565.83
01-3137-036-0060	MIAMI A/I PARCEL 3 SUBSIDIARY LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0070	MWC GARAGE H LLC	\$143,633.27	\$6,247.68	\$75,809.95	\$225,690.90
01-3137-036-0080	MWC RETAIL H LLC	\$59,421.45	\$2,584.68	\$31,362.77	\$93,368.90
01-3137-036-0090	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0100	MWC GARAGE H LLC &	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-037-0010	MWC BLOCK E LLC	\$33,769.59	\$1,468.89	\$0.00	\$35,238.48
01-3137-037-0015	BLOCK G PHASE 2, LLC	\$381,544.51	\$16,596.22	\$201,380.02	\$599,520.75
01-3137-037-0020	BLOCK G PHASE 1, LLC	\$395,197.21	\$17,190.08	\$208,585.95	\$620,973.24
01-3137-037-0025	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment - Professional & Administration	FY 2026 O&M Assessment - Field Operations	FY 2026 Total
01-3137-037-0030	MIAMI WORLD TOWERS LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-037-0040	MWT 1 LLC	\$477,756.33	\$20,781.19	\$252,160.83	\$750,698.35
01-3137-039-0001	REFERENCE ONLY	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-039-0010	GASENERGY USA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0020	YURI MARCELO CALCEDO MOSCOSO	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0030	VISTA MAR REAL ESTATE	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0040	PMUM 320 INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0050	MONICA BEATRIZ CABRERA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0060	PURPLE CEDAR LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0070	BEACH PFM LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0080	GRILLETE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0090	PARAMOUNT 300 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0100	INVERMEX CAPITAL LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0110	ART BEAUTY COMPLEX LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0120	PMUM 330 INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0130	WELLINGTON S RIBEIRO DE BARROS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0140	JAMSHID BARMAAN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0150	R&R INVERSIONES TERRANOVA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0160	GOZEM LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0170	KEVIN G MARTIN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0180	PMUM 940 INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0190	MERVE GUMUSYAZICI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0200	GASPGOLD INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0210	LUCIA HOLDINGS CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0220	V AND M INTERNATIONAL GROUP INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0230	PARAMOUNT MIAMI WORLD	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0240	NELSON ACOSTA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0250	LEROTAMEL CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0260	GROWING NETWORK LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0270	JOAQUIN FREIRE	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0280	HALM GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0290	LOSPRI INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0300	RENATA NOWAK	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0310	MICHAEL P HARVEY	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0320	LEYLAH ANNIE FERNANDEZ EXEVEA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0330	LESLIE ODOWD TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0340	MARCELL SHINTUN DAREUS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0350	RIBERAS TORRES REAL ESTATE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0360	GENNADII SHIKHNOV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0370	PARAMOUNT 1000 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0380	LEON SAVIR LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0390	GIANLUCA MARTELLUCCI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0400	MOTORKING PROPERTIES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0410	SPONTINI CAPITAL SARL	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0420	CGY INVESTMENT PROPERTIES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment - Professional & Administration	FY 2026 O&M Assessment - Field Operations	FY 2026 Total
01-3137-039-0430	JOANNE GRAY	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0440	RENXUAN LIU	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0450	MOTORKING PROPERTIES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0460	ANDRES MARTINEZ NODA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0470	MJ ASSETS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0480	WILMINGTON SAVINGS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0490	MOTORKING PROPERTIES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0500	RAMESH REDDY	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0510	JIANG LI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0520	CERRI MIAMI GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0530	OLGA MIRER	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0540	GUILLERMO ROLDAN MORENO	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0550	MAC BROTHERS MIAMI LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0560	ANTONIO B VILARDELL	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0570	DIANA VELLUTO	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0580	AJAY K OHRI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0590	ROBERT L WINARD	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0600	PAVEL KOROBKIN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0610	YICHAO HOU	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0620	PERRY DUVAL LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0630	MARIIA OSOKINA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0640	ROMAN MAZHROV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0650	MERCHYCOL INVESTMENT CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0660	NELORE PARAMOUNT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0670	JAD RABIH BOUEZ	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0680	XIAOLI LIU	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0690	MIAMI DOWNTOWN REAL ESTATE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-0700	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0710	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0720	BENJAMIN GROUP LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0730	MOLLY L BENNARD	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0740	GOEL RS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0750	MIGUEL ANTONIO ROBLEDO GOMEZ	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0760	MICHAEL DAVID MANN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0770	HERNANDEZ 1401 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0780	MAURICIO SCHONFELD	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0790	JOHN ARAUJO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0800	INCOMEC USA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0810	PARAMOUNT JUANITA 1801 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0820	SCOTT ALAN PTACEK TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0830	MARCELO AAGESEN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0840	JORDEN THORPE	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0850	MAXIMILIANO MANZELLA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0860	AYSE GULAY TIRIS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0870	DEBORA RICCO BERTONI	\$1,714.41	\$74.57	\$904.87	\$2,693.85

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-0880	GREEN77 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0890	ASK FLORIDA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0900	ALEXANDER ILKEVICH	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0910	PARAMOUNT FL INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0920	INVESTMENTS AND BUSINESS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0930	CRAIG THOMAS ZEBUDA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0940	SANDRA PATRICIA DRIGGS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0950	ERIC F GALEN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0960	KEHINDE BABATUNDE VICTOR OLADIPO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0970	SERGIO MOISES	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0980	AMY L FEDERMAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-0990	PARAMOUNT RSC LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1000	PARAMOUNT 3701 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1010	AMERICA HOUSING LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1020	LEMM ESTATE INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1030	SEVEN STARR REALTY I LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1040	ASHLES LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1050	BSDT 2012 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1060	FLORIDA INVESTMENTS 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1070	PARAMOUNT 4401 2 LLC	\$3,428.82	\$149.14	\$1,809.74	\$5,387.70
01-3137-039-1080	RAUL MANZANO DIAZ	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1090	JASON KAHAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1100	MMLS2 REALTY LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1110	EDUARD STATININ	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1120	TED FLORIDA RE 4901 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1130	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1140	PARAMOUNT PH LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1150	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1160	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1170	J MAIA DOWNTOWN LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1180	TOWER 2 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1190	R MAIA DOWNTOWN LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1200	GULUM OZER	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1210	ANNA SHCHELKUNOVA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1220	PMW 1402 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1230	YU FU	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1240	NATALIYA MYKHAYLOVA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1250	YIJIE ZHONG	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1260	MIAMI SKYLINE INVESTMENT	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1270	TOWER 2 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1280	MAJID GHANDCHI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1290	OPTINA GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1300	YATING CHEN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1310	TOWER 2 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1320	QING DING	\$1,285.81	\$55.93	\$678.65	\$2,020.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-1330	REACHYOT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1340	EMRA 8894 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1350	SERGEY VALERIYEVICH SHABLA KOV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1360	DMITRII IUDIN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1370	PILSUE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1380	SERGEY VALERIYEVICH SHABLA KOV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1390	TOWER 2 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1400	PARAMOUNT 3202 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1410	ELITE ACCESS OPPORTUNITIES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1420	LIONS INTERNATIONAL PROTECTION	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1430	LUIS PALACIOS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1440	PRAGA INVESTMENT 1718 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1450	PARAMOUNT MIAMI 3702 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1460	RUMIYA KALIEVA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1470	AVANTI PALESTRA CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1480	CGA PROPERTY INTERNATIONAL LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1490	JULIAN SHERMAN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1500	MASSIMO BONETTI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1510	ARTEMIS PASCALIDES GARCIA TRS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-1520	CATHERINE WARD SPRAGUE TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1530	RAYMOND BROWN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1540	GOMEZ LEON HOLDINGS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1550	MAXIMILIANO R MANZELLA SR	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1560	CTG PARAMOUNT 4902 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1570	VICKY LINDO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1580	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1590	WILLIAM BARTON	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1600	RUBI ROSE BENTON	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1610	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1620	NEIL PATEL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1630	CADA CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1640	HADRIAN CYRIL WOEL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1650	AURELIEN BAYARD CHEDJOU FONGANG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1660	NUEVA OPELEC LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1670	RL PROPERTIES USA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1680	AHUMADA PARAMOUNT LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1690	PEDRO TRONILO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1700	DIESEL VALJUA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1710	FRANCISCO GUTIERREZ	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1720	FIRENZE LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1730	PARAMOUNT SOCCER HOLDINGS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1740	CRISTHIAN FELIPE CLAROS CUELLAR	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1750	ZOHAIR SULTAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1760	RE GLOBAL INVEST LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1770	RE GLOBAL INVEST LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-1780	RAMESH REDDY	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1790	FRANK ROBERT DILLON	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1800	ADRIGIO LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1810	CHI MING LAM	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1820	SONG LIN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1830	DHIRENDA K DHIR	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1840	PARAMOUNT 3103 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1850	ERDEM USA CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1860	ABRAHAM JAAR	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1870	KIERAN GIBBS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1880	ELICA FLORIDA RE 3503 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1890	EDGARDO AGUILERA GARIBAY	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1900	TUANA TUBA YAZICI	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1910	VIGG PROPERTIES LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1920	SAF REAL ESTATE INVESTMENTS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1930	SECUTOR LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1940	COTTONWOOD LANE LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1950	MINAS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1960	TROY MITCHELL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1970	HARRISON GROLL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1980	MACMOR INVESTMENTS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-1990	JASON KAHAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-2000	WY USA ENTERPRISE INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-2010	RP20 PROPERTIES LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-2020	YULIA SIGANOVA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-2030	INTERTOWN LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-2040	THERESE JEZZI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2050	R & O GROUP USA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2060	DOUBLE FIVE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2070	JASON ANTON MORELL	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2080	ORSON ESTATE CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2090	R CURE GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2100	MING SAU HAU	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2110	CERVUS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2120	AR PATAGONIA CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2130	ORZARA INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2140	INVERCOBA SMART BUSINESS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2150	FAST LAP THREE CORPORATION	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2160	2104 INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2170	JARED ROSE	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2180	PARAM MIA 2304 CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2190	RMLM ENTERPRISE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2200	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2210	VAL AKS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2220	DORIS NG	\$1,285.81	\$55.93	\$678.65	\$2,020.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-2230	TOWER 2 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2240	CRAFITNESS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2250	DG PLAZA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2260	DERWIN FINANCE LTD	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2270	SANTA ISABEL I LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2280	FRODDO INVESTMENT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2290	LIVING 28 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2300	TOLGA CANDAN CINAR	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2310	PARK SHORE HOLDINGS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2320	IGOR REGIS KROWNLEIN CANTANHEDE	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2330	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2340	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2350	GS EQUITY LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2360	REGENTE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2370	PARAMOUNT 4204 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2380	ELIMAR INVESTMENTS L L C	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2390	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2400	EMRE BENGU	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2410	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2420	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2430	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2440	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2450	PARAMOUNT 5104 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2460	VALENTIN LEPPERT	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2470	NEW REFLECTION HOMES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2480	ERVO INTERNATIONAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2490	VA YAP INVEST LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2500	CHC INVESTMENTS N526 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2510	ANTARTICA 80 80 CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2520	PARAMOUNT NUNES CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2530	PARAMOUNT MWC 1705 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2540	KARLO KAINDL	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2550	PARAMOUNT 1905 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2560	IGOR TIMOFEEV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2570	DAVID ABUSAID BARRERA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2580	PRAGA INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2590	EL MORRO INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2600	FLORIDA PB INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2610	FLORIDA INVESTMENTS 334 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2620	AJWCS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2630	CONNOLLY AND BARRETO INVESTMENT	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2640	PDT INVESTMENT 1812 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2650	HOI PROPERTIES CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2660	LYCAM PROPERTIES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2670	GEHP MIAMI LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-2680	INVESTMENTS CAPRI LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2690	PAR 3305 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2700	ORG BRICKELL SECOND LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2710	ORG BRICKELL THIRD LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2720	STUBAITAL LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2730	YAFAR CO LTD	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2740	LILIJANA TRKULJA TRS	\$3,000.22	\$130.50	\$1,583.52	\$4,714.24
01-3137-039-2750	TYK CORPORATION	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2760	STUBAITAL LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2770	CRYSTAL RENEE HAYSLETT	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2780	TAYMURAZ AGARIZAEV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2790	PARAMOUNTMIAMI4305 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2800	YEHUDA MOSHE NEUMAN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2810	ZHAO TIANREN YI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2820	PARAMOUNT 4605 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2830	MCPM BECKER LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2840	CELINA SMITH	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2850	NATHAN BERDOWSKY	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2860	PATRICK FRANCIS CHAU	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2870	MIGUEL DAMIAN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2880	SALVADOR ACEVEDO PORRAS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2890	LEGACY 501 LUXURY RESIDENCES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2900	AVELLINO PROPERTIES INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2910	DHARMARENTA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2920	VIRGINIA DEL CARMEN BATISTA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2930	COSELCO LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2940	ANA SAMPAIO DA CONCEICAO	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2950	H & H PARAMOUNT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2960	PMUM 1 INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2970	GRUHU INVERSIONES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2980	PASELLO LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-2990	GLOBAL EXCOTRANS INVESTMENT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3000	MATMAR GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3010	TIMM GROUP INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3020	TRONCOSO LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3030	SARDEGNA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3040	ZHAN KONG	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3050	ANLLELA J BETANCUR SAGRA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3060	CONRADO CIFUENTES	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3070	POUPINAKI LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3080	BELLAGIO PARTNERS OF	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3090	PARAMOUNT 5780 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3100	FLORIDA REAL INVESTMENTS TR LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3110	PARAMOUNT 3306 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3120	GREGORY CIAURI	\$1,285.81	\$55.93	\$678.65	\$2,020.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-3130	3506 HOLDINGS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3140	LARISSA CAJAIBA NEGREIROS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3150	LUIS CARLOS HERMOSA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3160	JCVM REAL ESTATE CORPORATION	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3170	MERAL PLOSCHE TRS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3180	CARDHU INVEST CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3190	PARAMOUNT MWC 4106 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3200	ATLANTIC REY CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3210	DANDAV PM4306 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3220	ISA YAMADAEV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3230	HORIA BOGDAN GHERGHEL	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3240	UNICAPAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3250	MARIA GABRIELA RAMIREZ ORTIZ	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3260	UNICAPITAL INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3270	AVF INVESTMENTS GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3280	BETH ROCHELLE KIGEL	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3290	GERONIMOS DOGAGIS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3300	RAFAEL ADOLFO BARRAZA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3310	CTG PARAMOUNT 4901 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3320	FLOWER OF SCOTLAND LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3330	ALPHA BETA SPACE LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3340	HUGO LEONARDO DAVILA PONCE	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3350	PARAMOUNT FRANCO CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3360	DORIS NG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3370	SEDI INVEST LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3380	MOCI 851 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3390	ATHER S CHAUDHRY	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3400	PARAMOUNT MIAMI NO 2107 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3410	DARREN HIMMELSTEIN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3420	STANLEY EASON PORTER TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3430	FAST LAP TWO CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3440	YUAN HONG HUANG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3450	EJSPORTS 2016 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3460	LUDY TATIANA URUENA PRECIADO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3470	PARAMOUNT 2807 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3480	PARAMOUNT2709 INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3490	AILTON DOMINGOS DE OLIVEIRA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3500	MARIA FANEITE A FANEITE PACHECO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3510	YUAN HONG HUANG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3520	SAVIO TUNG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3530	ANDRES RODRIGUEZ	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3540	FREDICK FREEDMAN TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3550	YUAN HONG HUANG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3560	NATHACHA OXFORD	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3580	SERGIO ESPINOSA	\$1,714.41	\$74.57	\$904.87	\$2,693.85

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-3590	TIMO PROPERTIES LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3600	RK PATH II LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3610	LEE DIVERSIFIED INVESTMENTS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3620	FARREN HALCOVICH	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3630	JANIO RANIER BERMUDEZ PORTILLO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3640	GEORGE RODRIGUEZ	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3650	SCOTT ADAM SINGERMAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-3660	GTM & SONS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3670	PROGNUM REAL ESTATE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3680	KEVIN LEWIS GRENZ	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3690	GEMA SL CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3700	SERGEY V SHABLA KOV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3710	ANNA SHCHELKUNOVA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3720	CAZU INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3730	HYONE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3740	FEIRUZ HADWEH	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3750	PARAMOUNT 1808 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3760	ALESSANDRA MADALENA RORIZ JALES	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3770	EXUR GROUP RE CORP	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3780	CHALTEN GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3790	IENG CHAN NG	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3800	MATTHEW LEONARD	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3810	ALVINA HEID TRS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3820	DIMITRA TOULA REPPAS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3830	VALENTIM PARAMOUNT 2608 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3840	SAHANA KHEMANI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3850	RCHC MIAMI INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3860	PDT INVESTMENT 2908 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3870	SYLVESTER KEARNEY JR	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3880	PARAMOUNT 3108 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3890	RICCO INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3900	SEAN LEVINE	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3910	LEMM ESTATE INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3920	DD INVESTMENTS PARAMOUNT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3930	TEHIA INVESTMENT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3940	DAVOR INVESTMENTS LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3950	RIMON YALDO	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3960	NORTH MB GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3970	PARAMOUNT WORLD 4008 BEATRIZ LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3980	MIGUEL ANTONIO ROBLEDO GOMEZ	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-3990	ELIYAHU HALALI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4000	CALATRAVIA BCC ONE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4010	JAMES RAVI PUTRA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4020	YENY LILIBETH CARIAS RODRIGUEZ	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4030	PARAMOUNT MIAMI NUMBER	\$1,285.81	\$55.93	\$678.65	\$2,020.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-4040	CARL GRUND III	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4050	SLS MEMBER LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4060	JOSEPH ANGELO GUARDO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4070	OV PROPERTIES FL INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4080	SUNRISE 1209 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4090	MARINO JURIC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4100	JIM TAUBENFELD	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4110	LK MIAMI LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4120	GARY SILVERMAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4130	HASNAIN ASLAM	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4140	HOK YING WU	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4150	SAMARA INTERNATIONAL CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4160	PLAYAMAR 4 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4170	JANUSZ TROSKIEWICZ TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4180	PROJECT SERENITY LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4190	SAMARA INTERNATIONAL CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4200	RUMIYA KALIEVA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4210	JEFFREY MICHAEL RYAN TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4220	HANS BRULAND	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4230	DERRICK LATON	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4240	LUC MAZZINI	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4250	DOUGLAS NG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4260	MANUEL IVAN VILLACIS VACA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4270	ANAT MASSIKA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4280	SENL CILEK	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4290	PROMETEUS DEVELOPMENT LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4300	LJMIAMI LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4310	ORG BRICKELL SECOND LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4320	ORG BRICKELL THIRD LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4330	OSEI FOUNDATION	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4340	NICHOLAS MCCANDLESS TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4350	MIAMI PARAMOUNT INTERNATIONAL LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4360	LJUBOMIR IVANOV	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4370	AHMET ENGIN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4380	FIRHAN CHOUDHARY	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4390	JOHN STIRN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4400	RYAN SINGH	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4405	PARAMOUNT 4609 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4410	V&M INTERNATIONAL GROUP INC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4420	ARTEM SOROKIN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4430	ALICAN AYDOS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4440	QIANG XIA	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4450	JOSE LINS DE MORAIS NETO	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4460	SOFIBER S A	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4470	JUNQIAO WANG	\$1,285.81	\$55.93	\$678.65	\$2,020.39

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-4480	ANATOLY PALIY	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4490	CERRI BOCA GROUP LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4500	INES FLAX TRS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4510	CRISTINA DE ALMEIDA DOS PASSOS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4520	BEHZAD M NAMIN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4530	SEND IN THE CLOWN LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4540	TYLER ADAM MAMONE	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4550	MARIO ALBERTO VEGA SANCHEZ	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4560	PRMMIA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4570	ZHU XUANCHU LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4580	KAMILE SIRUTKAITYTE	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4590	ORG BRICKELL FIRST LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4600	STEVEN BRANDSTETTER	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4610	ORG BRICKELL FIRST LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4620	PARAMOUNT 3010 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4630	MINXUAN DUAN	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4640	LUKE REALTY MANAGEMENT LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4650	KEYAO WEI	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4660	KASSA CORPORATION	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4670	COSTAINVEST LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4680	SILOTE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4690	VESTA ALPHA LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4700	FLORA PARAMOUNT PROPERTIES LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4710	3910 MIAMI LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4720	PLC 7705 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4730	NIKOLAI AREFEV	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4740	SILOTE LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4750	HULYA ALEMDAR	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4760	MOACYR TIMAS	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4770	KRZYSTOF GOJDZ	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4780	NAJAH PARAMOUNT 4610 LLC	\$1,285.81	\$55.93	\$678.65	\$2,020.39
01-3137-039-4790	PARAMOUNT WORLD UNIT 1 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4800	LA MOLINA INVESTING GROUP INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4810	NUTMEG REALTY HOLDINGS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4820	FELIPE JOSE SOLANO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4830	GRAN 5102 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4840	MUNIR BENDECK MIGUEL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4850	NUEVA DRIGOLOTA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4860	BLACZKO LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4870	MIA2GIDI LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4880	STEINAR ZINKE	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4890	ANDREW BRANDSTETTER	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4900	PARAMOUNT ISLA BELA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4910	XUEFANG LIN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4920	CLASS REAL ESTATE LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-4930	JIAYI KANG	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4940	ROBERT CLIVILLES	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4950	CANOR LIMITED PARTNERSHIP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4960	LTL ROYALE ENTERPRISE LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4970	RISHAV GUPTA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4980	CAPRICORP LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-4990	AIDA ALOIAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5000	LUCAS LECHUGA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5010	OLEG KUZICHKIN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5020	EMMANUEL RESCH	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5030	JOHN SERVIROLI	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5040	ROBYN BERMAN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5050	XINGU PROPERTIES LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5060	SFDD INVESTMENT CORPORATION	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5070	LEONARD F LONGER	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5080	ANOOP MAMTANI	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5090	LUIS ESTUARDO OGANES	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5100	DOMINIQUE BROADWAY	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5110	STARSTRUCK USA INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5120	DIMITRA TOULA REPPAS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5130	FARMINGTON 4311 INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5140	GREAT GRAPE APARTMENTS INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5150	LEE SCHOR	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5160	MARC MENOWITZ TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5170	4811 MIAMI PENTHOUSE CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5180	PARAMOUNT 4911 INVESTMENTS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5190	LUBERCY INVESTMENTS INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5200	ROY ANDERSON	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5210	IONI TOLL BOX LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5220	NANETTE ZEYSING CO TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5230	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5240	PERNILLE DUPONT JENSEN	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5250	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5260	GOEL RS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5270	EDASI VENTURE CAPITAL CORP	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5280	JERROLD THOMAS PIRO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5290	CHRISTOPHER A ARGUELLO	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5300	INNA BYKOVSKAIA	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5310	GATEWAY INTERNATIONAL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5320	2026 WASHTENAW LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5330	PMWC 1812 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5340	ENRICO MIRABELLI JR	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5350	GRAND TRACTOR SOUTH LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5360	EBM INVESTMENTS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5370	ALVARO MONTALVAN BUENDIA	\$1,714.41	\$74.57	\$904.87	\$2,693.85

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026**

Folio Number	Owner	FY 2026 DS Assessment	FY 2026 O&M Assessment -	FY 2026 O&M	FY 2026 Total
			Professional & Administration	Assessment - Field Operations	
01-3137-039-5380	RALPH GOPAUL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5390	YOUNGHEE KIM WAIT	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5400	JOHN VIPULIS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5410	GESTION MARINA PROPERTIES INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5420	INTERTOWN II LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5430	ELLIOT MECHANIC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5440	FORECLOSURE ASSETS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5450	VIXI INVESTMENT LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5460	SHAWNELLE K RICHIE	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5470	SKY VICTORY GLOBAL LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5480	DINESH N ISRANI	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5490	ASHOK S LALWANI	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5500	KISLER HOLDINGS INC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5510	KIRPALANI VENTURES LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5520	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5530	SINAN ATIK	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5540	ASK FLORIDA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5550	KEVIN O BRYANT	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5560	VIRGIL GORDON II	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5570	LUDMILA SUTYAGINSKIY	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5580	CERAME LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5590	4412 PARAMOUNT MIAMI LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5600	INVERSIONES SIVA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5610	ASK FLORIDA LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5620	JEFFREY SCOTT RANDELL	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5630	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5640	WALFRIDO PEVIDA TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5650	GOEL RS LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5660	JASON B GILLER TRS	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5670	TOWER 2 LLC	\$1,714.41	\$74.57	\$904.87	\$2,693.85
01-3137-039-5680	TOWER 2 LLC	\$1,148.65	\$49.96	\$606.26	\$1,804.87
01-3137-039-5690	MWC RETAIL CD WEST LLC	\$55,272.58	\$2,404.22	\$29,172.99	\$86,849.79
01-3137-039-5700	TOWER 2 LLC	\$985.79	\$42.88	\$520.30	\$1,548.97
Total		\$5,230,998.16	\$227,534.63	\$2,129,314.51	\$7,587,847.30

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

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

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Operations and Maintenance Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the

assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2025, 25% due no later than December 1, 2025, 25% due no later than March 1, 2026 and 25% due no later than June 1, 2026. The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Debt Service Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 100% of the amount payable on the bonds due on May 1, 2026 shall due to the District no later than April 1, 2026 and 100% of the amount payable on the bonds due on November 1, 2026 shall be due to the District no later than September 30, 2026. In the event that either assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

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

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

PASSED AND ADOPTED this 12th day of September, 2025.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 12th day of September, 2025.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025	Regular Meeting	11:00 AM
November 18, 2025	Regular Meeting	11:00 AM
December 16, 2025	Regular Meeting	11:00 AM
January 20, 2026	Regular Meeting	11:00 AM
February 17, 2026	Regular Meeting	11:00 AM
March 17, 2026	Regular Meeting	11:00 AM
April 21, 2026	Regular Meeting	11:00 AM
May 19, 2026	Regular Meeting	11:00 AM
June 16, 2026	Regular Meeting	11:00 AM
July 21, 2026	Regular Meeting	11:00 AM
August 18, 2026	Regular Meeting	11:00 AM
September 15, 2026	Regular Meeting	11:00 AM

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 163,840	\$ -	\$ -	\$ 163,840
Bank United - ICS	250,000	-	-	250,000
Bank United - DDA	4,164,340	-	-	4,164,340
Investments				
Revenue	-	4,442,905	-	4,442,905
Reserve	-	4,987,359	-	4,987,359
Interest	-	626	-	626
Sinking	-	1,252	-	1,252
Principal 2017	-	4,208	-	4,208
Construction	-	-	5,414,582	5,414,582
Construction reserve ¹	-	-	2,000,000	2,000,000
Retainage subaccount	-	5	1,147	1,152
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 4,579,410</u>	<u>\$ 9,436,355</u>	<u>\$ 7,415,729</u>	<u>\$ 21,431,494</u>
LIABILITIES				
Liabilities				
Accounts payable off-site	\$ 1,500	\$ -	\$ -	\$ 1,500
Total liabilities	<u>1,500</u>	<u>-</u>	<u>-</u>	<u>1,500</u>
FUND BALANCES				
Restricted for:				
Debt service	-	9,436,355	-	9,436,355
Capital projects	-	-	5,415,729	5,415,729
Metro Mover ¹	-	-	2,000,000	2,000,000
Assigned:				
3 months working capital	565,644	-	-	565,644
Unassigned	4,012,266	-	-	4,012,266
Total fund balances	<u>4,577,910</u>	<u>9,436,355</u>	<u>7,415,729</u>	<u>21,429,994</u>
 Total liabilities and fund balances	<u>\$ 4,579,410</u>	<u>\$ 9,436,355</u>	<u>\$ 7,415,729</u>	<u>\$ 21,431,494</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 2,290,241	\$ 2,262,576	101%
Interest & miscellaneous	12,831	112,135	-	N/A
Total revenues	12,831	2,402,376	2,262,576	106%
EXPENDITURES				
Professional & administrative				
Supervisors	-	3,600	6,000	60%
FICA	-	275	459	60%
District engineer	-	1,785	30,000	6%
General counsel	1,960	18,200	40,000	46%
District manager	4,167	41,667	50,000	83%
Accounting O&M	458	4,583	5,500	83%
Debt service fund accounting	1,250	12,500	15,000	83%
Assessment roll services	1,667	16,667	20,000	83%
Arbitrage rebate calculation	-	500	750	67%
Audit	-	9,750	9,750	100%
Postage	9	112	1,000	11%
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	2,500	3,000	83%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	5,500	64%
Total professional & administrative	9,761	132,004	211,652	62%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Electrical				
Street light services	-	15,995	74,160	22%
Electrical repairs and relamping	-	3,260	10,300	32%
Insurance				
Insurance: property	-	19,500	19,500	100%
Landscaping				
Landscape services	-	31,748	80,000	40%
Irrigation - maintenance	2,340	10,183	7,500	136%
Landscape enhancements/improvements	12,626	108,091	65,000	166%
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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	-	900	15,000	6%
General	-	-	20,000	0%
Stormwater drain inspections/cleanout	-	11,025	25,000	44%
Janitorial and pressure washing	21,901	218,264	250,000	87%
Janitorial - resealing wood decking	-	-	15,000	0%
Pest control	651	6,468	8,050	80%
Maintenance storage	-	-	1,000	0%
Waste removal	917	8,250	7,200	115%
Paver sealing and repairs	-	2,800	25,000	11%
Painting	-	-	2,000	0%
Civil engineering and maintenance	-	3,920	10,000	39%
Coordination of third party damage	-	-	35,000	0%
Management office				
On-site field management	13,232	123,457	170,558	72%
Telephone/internet	-	100	1,200	8%
Office equipment	-	1,281	14,400	9%
Holiday				
Holiday lighting	-	26,613	67,000	40%
Security				
Security services	155,110	649,399	795,000	82%
Security operations internet	577	5,784	6,960	83%
Camera maintenance program	6,500	35,150	38,459	91%
Camera repairs and replacement	-	-	10,000	0%
Utilities				
Electricity - site	211	39,294	20,000	196%
Water & sewer - irrigation	38,787	162,698	126,000	129%
Contingency	3,005	65,060	50,000	130%
Total field operations	<u>255,857</u>	<u>1,549,240</u>	<u>2,003,787</u>	77%
Other fees and charges				
Property appraiser & tax collector	-	22,988	47,138	49%
Total other fees and charges	-	22,988	47,138	49%
Total expenditures	<u>265,618</u>	<u>1,704,232</u>	<u>2,262,577</u>	75%
Excess/(deficiency) of revenues over/(under) expenditures	(252,787)	698,144	(1)	
Fund balance - beginning	<u>4,830,697</u>	<u>3,879,766</u>	<u>3,700,954</u>	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	565,644	565,644	565,644	
Unassigned	4,012,266	4,012,266	3,135,309	
Fund balance - ending	<u>\$ 4,577,910</u>	<u>\$ 4,577,910</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 5,083,362	\$ 5,021,757	101%
Interest	30,895	322,196	-	N/A
Total revenues	30,895	5,405,558	5,021,757	108%
EXPENDITURES				
Principal	-	1,345,000	1,345,000	100%
Interest	-	3,539,269	3,539,269	100%
Total expenditures	-	4,884,269	4,884,269	100%
Other fees and charges				
Tax collector	-	51,024	104,620	49%
Total other fees and charges	-	51,024	104,620	49%
Total expenditures	-	4,935,293	4,988,889	99%
Excess/(deficiency) of revenues over/(under) expenditures	30,895	470,265	32,868	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(112,689)	-	N/A
Total other financing sources/(uses)	-	(112,689)	-	N/A
Net change in fund balance	30,895	357,576	32,868	
Fund balance - beginning	9,405,460	9,078,779	8,762,679	
Fund balance - ending	\$ 9,436,355	\$ 9,436,355	\$ 8,795,547	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 25,426	\$ 265,172
Total revenues	<u>25,426</u>	<u>265,172</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>72,399</u>
Total expenditures	<u>-</u>	<u>72,399</u>
Excess/(deficiency) of revenues over/(under) expenditures	25,426	192,773
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>112,689</u>
Total other financing sources/(uses)	<u>-</u>	<u>112,689</u>
Net change in fund balance	25,426	305,462
Fund balance - beginning	7,390,303	7,110,267
Fund balance - ending	<u><u>\$ 7,415,729</u></u>	<u><u>\$ 7,415,729</u></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 June 17, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, Miami, Florida 33132.

Present:

John Chiste (via telephone)	Chair
Cora DiFiore	Vice Chair
Jared Bouskila	Assistant Secretary
Esteban Anzola	Assistant Secretary
Joe DiCristina (via telephone)	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
Paola Lamprea	Square Edge, Inc. (SEI)
Paul Careallo	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:01 a.m. Supervisors DiFiore, Bouskila and Anzola were present. Supervisors Chiste and DiCristina attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Invoices/Estimates for
Grand Opening Services**

Ms. Wald discussed the need for extra staffing/security, services and other items for the Grand Opening, in anticipation of the crowds expected.

Mr. Anzola asked if this was a CDD-planned event. The response was no.

Discussion ensued regarding how to address use of CDD property, future events, establishing a process and guidelines for using CDD property, the services and items that the invoices covered, etc.

Mr. Rom stated that these invoices represent expenses specific to CDD property; not for private areas.

Mr. Anzola noted that the costs are essentially the result of a private event that occurred on CDD property. A Board Member stated that the invoices do not pertain to the event itself; rather, they are for services and items to protect the CDD's property during the event. Mr. Anzola asked if there was an agreement between the CDD and the event planner about the costs the CDD would incur. It was noted that there was no formal agreement. Mr. Anzola voiced his opinion that the CDD should not incur the costs related to the Grand Opening because the costs are solely because of the private, non-CDD event. A Board Member reiterated his position that the costs are to protect CDD property.

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]

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with Mr. Chiste, Mr. Bouskila, Ms. DiFiore and Mr. DiCristina in favor and Mr. Anzola dissenting, Allied Universal Security Services Invoices Numbers 17110833, 17118833, 17118834 and 17118835, were approved. [Motion passed 4-1]

B. All American Barricades LLC #00048063SE [\$61,587.60]

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with Mr. Chiste, Mr. Bouskila, Ms. DiFiore and Mr. DiCristina in favor and Mr. Anzola dissenting, All American Barricades LLC Invoice #00048063SE, was approved/ratified. [Motion passed 4-1]

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]

On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with Mr. Chiste, Mr. Bouskila, Ms. DiFiore and Mr. DiCristina in favor and Mr. Anzola dissenting, United Services, Inc. Invoices Numbers 34752, 34766 and 34795, were approved/ratified. [Motion passed 4-1]

D. The City of Miami Police

I. #E-050625-8141 [Police \$69,694.09]

II. #E-051825-8250 [SWAT \$9,285.18]

Ms. Wald stated that the CDD did not have an agreement with the City of Miami Police in advance as to the set amount, and, as part of the City of Miami's permit process there is or was a requirement for detail officers to be there so their presence was based solely on the event that was being held as part of the permit process with the City, which was private, not a CDD event. Therefore, a justification for expending public CDD funds on this expense would have had to be provided before approving and ratifying the expense and no justification was determined or found. She noted that these invoices differ from the others because the CDD already has agreements with the vendors and the expenses specifically relate to CDD property. With these two invoices, the Board must have made the justification before.

The City of Miami Police Invoices for Police and SWAT services were denied and not approved.

FOURTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report
for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

Mr. Rom presented the Unaudited Financial Statements as of April 30, 2025.

On MOTION by Ms. DiFiore and seconded by Mr. Bouskila, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Approval of April 15, 2025 Regular Meeting Minutes**

On MOTION by Ms. DiFiore and seconded by Mr. Bouskila, with all in favor, the April 15, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Ms. Wald reminded the Board Members to file Form 1 by July 1, 2025 and to complete the required four hours of ethics training by December 31, 2025.

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

▪ **Consideration of Kimley-Horn and Associates, Inc. Amendment #12 Proposal for Stormwater Services and Reporting**

This item was an addition to the agenda.

Mr. Buchler presented Kimley-Horn and Associates, Inc. (KH) Amendment #12 Proposal for Stormwater Services and Reporting.

Ms. Wald stated, if the CDD does not already have one, it must, the CDD must obtain proposals to enter into an agreement with the vendor(s) who will provide the services, which must include all the new requirements that went into effect in Miami-Dade County as to the permit process. She discussed the new requirements and process. Mr. Buchler explained the

process and steps that KH will take related to this work; KH will obtain proposals and make recommendations to the Board.

On MOTION by Ms. DiFiore and seconded by Mr. Anzola, with all in favor, Kimley-Horn and Associates, Inc. Amendment #12 Proposal for Stormwater Services and Reporting, with the caveat that, if the project demands exceed the estimated budget, Board approval will be obtained for additional budget, if needed, was approved.

Mr. Buchler stated that Kimley-Horn and Associates, Inc. Amendment #11 will be sent to Mr. DiCristina.

C. Operations Manager: FA Retail, LLC

There was no report.

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**

Mr. Rom stated the next meeting will likely be held on September 12, 2025, unless something arises before then.

EIGHTH ORDER OF BUSINESS

Public Comments

In response to the question of whether the Chair or the Vice Chair executed an Interlocal Agreement with the City of Miami Police Department, as was authorized at the last meeting, the answer was not yet. Ms. Wald stated that she would need to review the agreement first.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouskila and seconded by Mr. Anzola, with all in favor, the meeting adjourned at 11:43 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
A**

MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**

Alina Garcia
Supervisor of Elections

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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Miami World Center Community Development District**, as described in the attached **MAP**, has **793** voters.

Alina Garcia
Supervisor of Elections

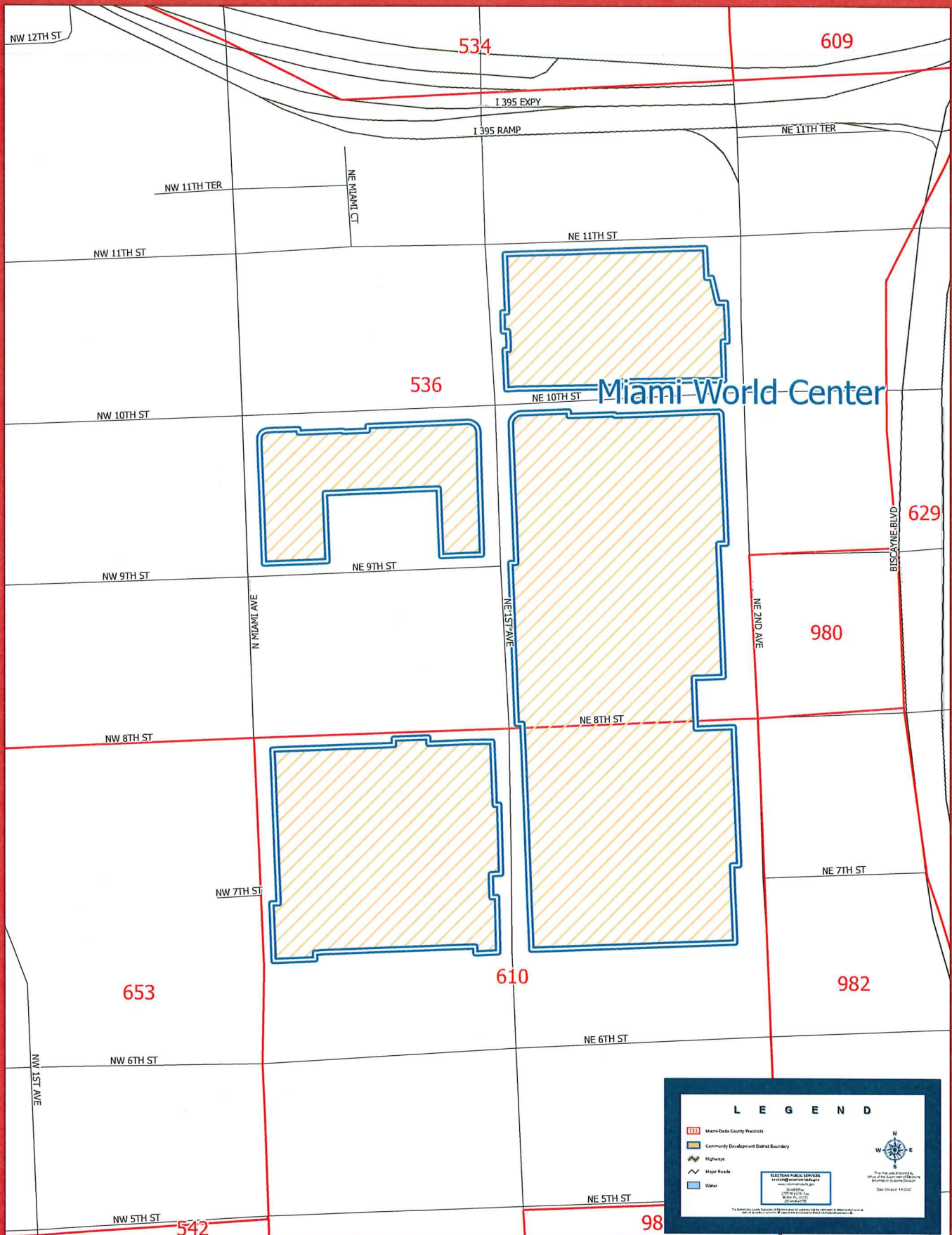
WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2025

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Office of the Supervisor of Elections

2025 Miami World Center CDD with Precincts



MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>850 NE 2nd Ave, Unit 135, Miami, FL 33132</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025	Regular Meeting	11:00 AM
November 18, 2025	Regular Meeting	11:00 AM
December 16, 2025	Regular Meeting	11:00 AM
January 20, 2026	Regular Meeting	11:00 AM
February 17, 2026	Regular Meeting	11:00 AM
March 17, 2026	Regular Meeting	11:00 AM
April 21, 2026	Regular Meeting	11:00 AM
May 19, 2026	Regular Meeting	11:00 AM
June 16, 2026	Regular Meeting	11:00 AM
July 21, 2026	Regular Meeting	11:00 AM
August 18, 2026	Regular Meeting	11:00 AM
September 15, 2026	Regular Meeting	11:00 AM