

**MIAMI WORLD
CENTER**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 17, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

May 10, 2022

Board of Supervisors
Miami World Center Community Development District

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

Dear Board Members:

The Board of Supervisors of the Miami World Center Community Development District will hold a Regular Meeting on May 17, 2022, at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Ratification of Amendment Number 8 to the Agreement Between the Client and Kimley-Horn and Associates, Inc.
4. Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
6. Discussion: Temporary Construction Easement and Property Restoration Agreement with Miami World Towers
7. Discussion: Potential Towing in New CDD Area(s)
8. Acceptance of Unaudited Financial Statements as of March 31, 2022
9. Approval of January 18, 2022 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*

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

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

- NEXT MEETING DATE: June 21, 2022 at 11:00 A.M.

- QUORUM CHECK

John Chiste	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Peter Brown	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jared Bouskila	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Joe DiCristina	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Cora DiFiore	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

11. Public Comments

12. Adjournment

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

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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AMENDMENT NUMBER 8 TO THE AGREEMENT BETWEEN THE CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

AMENDMENT NUMBER 8 DATED January 27, 2022 to the agreement between MWC Associates, LLC, ("Client") and Kimley-Horn and Associates, Inc., ("Consultant") dated February 4, 2017 and subsequently assigned to the Miami World Center Community Development District ("the Agreement") concerning the Public Improvements of the Miami World Center Development (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.


Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by Consultant and provisions for additional compensation by the Client to the Consultant, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

CLIENT:

Miami World Center CDD


CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.


OK, 2/9/2022

DocuSigned by:

By: _____
44DECF3BB54E415...
Title: CHAIRMAN
Date: 2/23/2022



By: Aaron Buchler
Title: Senior Vice President
Date: January 27, 2022

Exhibit A to Amendment Number 08, dated January 27, 2022

Consultant proposes the following additional services:

TASK 1 - MISCELLANEOUS CONSTRUCTION PHASE SERVICES FOR YEAR 2021

Engineer will provide Construction Administration Phase Services for the Project as follows:

1. ***Attend CDD weekly calls and other related to the construction or review of improvements***
2. ***Coordinate plan related items with agencies of Mami-Dade County & City of Miami for permitting***
3. ***Review the warranty manual and provide comments***
4. ***Review pay applications and invoices***
5. ***Per the CT/SE schedule provided, we anticipate completing the remaining CDD areas and turning over the work to the City and County***
6. ***Visits to Site and observation of construction***
 - a. *Provide on-Site construction observation Services during the Construction Administration Phase of the Project. Observations will vary depending on the type of Work being performed by Contractor, the location, and the Contractor's schedules.*
 - b. *Make visits to the Site at intervals as directed by Developer in order to observe the progress of the Work. Such visits and observations by Engineer are not intended to be exhaustive or to extend to every aspect of Contractor's Work. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment. Based on information obtained during such visits and such observations, Engineer will determine if Contractor's Work is generally proceeding in accordance with the Construction Documents, and Engineer shall keep Developer informed of the general progress of the Work.*
 - c. *The purpose of Engineer's visits to the Site will be to enable Engineer to better carry out the duties and responsibilities assigned in the Agreement to Engineer during the Construction Administration Phase, and, in addition, by the exercise of Engineer's efforts, to confirm that the Work shall conform in general to the Construction Documents and that the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Documents has been implemented and preserved by Contractor. Engineer shall not, during such visits or as a result of such observations of Contractor's Work in progress, supervise, direct, or have control over Contractor's Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's Work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Engineer neither guarantees the performance of Contractor nor assumes*

responsibility for Contractor's failure to furnish and perform its work in accordance with the Construction Documents.

7. **Recommendations with Respect to Defective Work** – *Engineer shall recommend to Developer that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Engineer believes that such work will not produce a completed Project that conforms generally to Construction Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Documents.*
8. **Clarifications and Interpretations** - *Issue necessary clarifications and interpretations of the Construction Documents to Developer as reasonably requested. Such clarifications and interpretations will be consistent with the intent of the Construction Documents. Field Orders authorizing variations from the requirements of the Construction Documents will be made by Developer.*
9. **Change Orders** - *Recommend change orders to Developer, as appropriate. Review and make recommendations related to Change Orders submitted or proposed by the Contractor.*
10. **Shop Drawings and Samples** - *Review and approve or take other appropriate action in respect to up to six (6) shop drawings and samples and other data which Contractor is required to submit, but only for conformance with the information given in the Construction Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Construction Documents. Such review and approvals or other action will not extend to accuracy or completeness of details or construction means or methods. Engineer is not responsible for any deviations from the Construction Documents not brought to Engineer's attention in writing by Contractor (Site/ civil submittals only).*
11. **Substitutes and "or-equal"** - *Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Construction Documents, but subject to Governmental Authorities and Approvals.*
12. **Inspections and Tests** - *Require such special inspections or tests of Contractor's Work as Engineer deems appropriate, and receive and review certificates of inspections within Engineer's area of responsibility or of tests and approvals required by laws and regulations or the Construction Documents. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Construction Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Documents. Engineer shall be entitled to rely on the results of such tests and the facts being certified.*
13. **Disagreements between Developer and Contractor** - *As necessary, or if requested, render written decision on all claims of Developer and Contractor relating to the acceptability of Contractor's Work or the interpretation of the requirements of the Construction Documents pertaining to the progress of Contractor's Work. In rendering such decisions, Engineer shall be fair and not show partiality to Developer or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.*
14. **Substantial Completion** - *Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, Engineer, Developer and Contractor shall conduct a Site visit to determine if the Work is Substantially Complete. Work will be considered Substantially Complete following satisfactory completion of all items with the exception of those identified on a*



final punch list. If after considering any objections of Developer, Engineer considers the Work Substantially Complete, Engineer shall notify Developer and Contractor.

- 15. **Final Notice of Acceptability of the Work** - *Conduct a final Site visit to determine if the completed Work of Contractor is generally in accordance with the Construction Documents and the final punch list so that Engineer may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Engineer shall also provide a notice that the Work is generally in accordance with the Construction Documents to the best of Engineer’s knowledge, information, and belief and based on the extent of the Services provided by Engineer under this Agreement and based upon information provided to Engineer upon which it is entitled to rely.*
- 16. **Limitation of Responsibilities** - *Engineer shall not be responsible for the acts, means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices or omissions of Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Engineer shall not have the authority or responsibility to stop the Work of any Contractor.*

Proposed Hourly Not to Exceed Increase in Task Amount - \$63,000 at an approximate rate of \$7,000 per month for nine (9) months with an anticipated completion date of September 30, 2022. We may exceed the monthly amount budgeted but will not exceed the overall approved amount without written authorization. We may not finish all work under the total budget, this is an estimate based on the information we have at the time of the proposal submission.

FEES AND BILLING

Kimley-Horn will perform the services in Task 1 on a not-to-exceed labor fee plus expense basis. Labor fee will be billed on an hourly basis according to the attached rate schedule, which is subject to annual adjustment. Allocation will be charged at 6% of the labor fee which has been consistent with our services since 2017.

Our hourly billing rates have not changed since 2017.

HOURLY NOT TO EXCEED SERVICES

<i>Task</i>	<i>Description</i>	<i>Hourly “Not to Exceed” Labor Fees</i>
1	Extended CA for Misc. CDD Svcs. for 2022 (Jan.-Sept.)	\$63,000.00

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Miami World Center Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 16, 2022

HOUR: 11:00 a.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2022.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
PROPOSED BUDGET**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenues & Expenditures	
REVENUES					
Assessment levy: gross	\$ 2,273,876				\$ 2,317,190
Allowable discounts (4%)	(90,955)				(92,688)
Assessment levy: net	<u>2,182,921</u>	\$ 1,923,701	\$ 259,220	<u>\$ 2,182,921</u>	<u>2,224,502</u>
Total revenues	<u>2,182,921</u>	<u>1,923,701</u>	<u>259,220</u>	<u>2,182,921</u>	<u>2,224,502</u>
EXPENDITURES					
Professional & administration					
Supervisors	8,000	1,000	3,000	4,000	6,000
FICA	612	77	230	307	459
District engineer	30,000	10,158	19,842	30,000	30,000
General counsel	40,000	7,747	10,000	17,747	40,000
District manager	50,000	25,000	25,000	50,000	50,000
Accounting O&M	5,500	2,750	2,750	5,500	5,500
Debt service fund accounting	15,000	7,500	7,500	15,000	15,000
Assessment roll services	20,000	10,000	10,000	20,000	20,000
Arbitrage rebate calculation	750	500	250	750	750
Audit	9,200	-	9,200	9,200	9,500
Postage	1,000	63	937	1,000	1,000
Insurance - GL, POL	15,938	14,197	-	14,197	17,995
Legal advertising	1,500	322	1,178	1,500	1,500
Miscellaneous- bank charges	750	-	750	750	750
Website					
Hosting and maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Annual district filing fee	175	175	-	175	175
Trustee	5,500	-	5,500	5,500	5,500
Total professional & admin	<u>207,840</u>	<u>81,694</u>	<u>97,847</u>	<u>179,541</u>	<u>208,044</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Expenditures (continued)					
Field operations					
Capital improvements/replacements	20,000	-	20,000	20,000	20,000
Art work	-	-	-	-	750,000
Electrical					
Street light services	72,000	37,323	34,677	72,000	72,000
Electrical repairs and relamping	8,000	4,179	3,821	8,000	10,000
Insurance					
Insurance: property	14,000	12,471	1,529	14,000	15,000
Landscaping					
Landscape services	80,000	30,998	49,002	80,000	80,000
Irrigation - maintenance	5,000	3,270	1,730	5,000	7,500
Plant tree replacement	32,000	7,062	24,938	32,000	32,000
Landscape architect site visits	3,500	41	3,459	3,500	3,500
Landscaping assessment	5,000	-	5,000	5,000	5,000
Arborist report	3,500	-	3,500	3,500	3,500
Maintenance & repairs					
Benches	15,000	-	15,000	15,000	15,000
Air conditioning	10,000	-	10,000	10,000	-
General	20,000	-	20,000	20,000	20,000
Stormwater drain inspections/cleanout	10,000	11,775	-	11,775	15,000
Janitorial & pressure washing	165,000	37,848	127,152	165,000	230,000
Janitorial - resealing wood decking	10,000	800	9,200	10,000	10,000
Pest control	8,050	3,516	4,534	8,050	8,050
Maintenance storage	1,000	-	1,000	1,000	1,000
Waste removal	4,000	1,717	2,283	4,000	4,000
Paver sealing & repairs	50,000	10,000	40,000	50,000	25,000
Painting	2,000	-	2,000	2,000	2,000
Civil engineering & maintenance assistance	6,000	-	6,000	6,000	10,000
Coordination of third party damage	7,000	255	6,745	7,000	35,000
Management office			-		
On-site field management	109,725	76,451	74,787	151,238	165,075
Telephone/internet	1,200	500	700	1,200	1,200
Office lease	8,400	3,500	4,900	8,400	8,400
Office - miscellaneous	4,800	2,000	2,800	4,800	4,800

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Expenditures (continued)			-		
Marketing			-		
Holiday lighting	67,000	23,351	43,649	67,000	67,000
Security			-		
Security services	870,000	242,349	422,651	665,000	795,000
Security operations center Internet	6,960	3,428	3,532	6,960	6,960
Camera maintenance program	43,000	14,494	28,506	43,000	43,000
Camera repairs/replacements	10,000	1,082	8,918	10,000	10,000
Leased spaces rent	52,468	18,245	34,223	52,468	70,129
Electricity - site	25,000	4,749	20,251	25,000	20,000
Water & sewer - irrigation	105,000	47,028	57,972	105,000	105,000
Contingency	75,000	-	75,000	75,000	50,000
Total field operations	<u>1,929,603</u>	<u>598,432</u>	<u>1,169,459</u>	<u>1,767,891</u>	<u>2,720,114</u>
Other fees and charges					
Tax collector	22,739	19,236	1,229	20,465	23,172
Property appraiser	22,739	-	20,465	20,465	23,172
Total other fees & charges	<u>45,478</u>	<u>19,236</u>	<u>21,694</u>	<u>40,930</u>	<u>46,344</u>
Total expenditures	<u>2,182,921</u>	<u>699,362</u>	<u>1,289,000</u>	<u>1,988,362</u>	<u>2,974,502</u>
Net increase/(decrease) of fund balance	-	1,224,339	(1,029,780)	194,559	(750,000)
Fund balance - beginning (unaudited)	<u>1,670,518</u>	<u>2,447,476</u>	<u>3,671,815</u>	<u>2,447,476</u>	<u>2,642,035</u>
Fund balance - ending (projected):					
Assigned:					
3 months working capital	545,730	545,730	218,987	545,730	743,626
Unassigned	1,124,788	3,126,085	2,423,048	2,096,305	1,148,409
Fund balance - ending (projected)	<u>\$ 1,670,518</u>	<u>\$ 3,671,815</u>	<u>\$ 2,642,035</u>	<u>\$ 2,642,035</u>	<u>\$ 1,892,035</u>

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

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	30,000
Kimley-Horn and Associates will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	40,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	50,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Accounting O&M	5,500
Debt service fund accounting	15,000
Assessment roll services	20,000
Fishkind & Associates, Inc., will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	9,500
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Postage	1,000
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	17,995
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	

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

EXPENDITURES (continued)

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

Field operations

Capital improvements/replacements	20,000
Art work	750,000
Electrical	
Street light services	72,000
Electrical repairs and relamping	10,000
Insurance	
South FL Electrical monthly inspection fee - owned light fixtures only, not street lights	
Insurance: property	15,000
Landscaping	
Landscape services	80,000
Irrigation - maintenance	7,500
Plant tree replacement	32,000
Landscape architect site visits	3,500
Landscaping assessment	5,000
Arborist report	3,500
Benches	15,000
General	20,000
Stormwater drain inspections/cleanout	15,000
Janitorial & pressure washing	230,000
Janitorial - resealing wood decking	10,000
Pest control	8,050
Maintenance storage	1,000
Waste removal	4,000
Paver sealing & repairs	25,000
Painting	2,000
Civil engineering & maintenance assistance	10,000
Coordination of third party damage	35,000
Protection of existing CDD improvements	

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

EXPENDITURES (continued)

On-site field management 165,075

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

Telephone/internet	1,200
Office lease	8,400
Office - miscellaneous	4,800
Holiday lighting	67,000
Security services	795,000
Security operations center Internet	6,960
Camera maintenance program	43,000
Camera repairs/replacements	10,000
Leased spaces rent (SOC, IT room, 3 bathrooms, insurance)	70,129

Period	Monthly Base Rent	Annual Base Rent	Annual Base Rent per SF	Block H	
8/1/20-7/31/21	\$2,966.25	\$35,595.00	\$35.00	\$ 1,715.00	Effective 8/31/21.
8/1/21-7/31/22	\$3,040.83	\$36,489.96	\$35.88		49SF. \$35/sf.
8/1/22-7/31/23	\$3,116.26	\$37,395.09	\$36.77	Block F East	
8/1/23-7/31/24	\$3,194.23	\$38,330.73	\$37.69	\$ 14,112.00	Effective 4/15/22.
8/1/24-7/31/25	\$3,273.89	\$39,286.71	\$38.63		Estimating 876SF. \$35/sf.

Electricity - site	20,000
Water & sewer - irrigation	105,000
Contingency	50,000
Tax collector	23,172
Property appraiser	23,172
Total expenditures	<u><u>\$ 2,974,502</u></u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUE					
Assessment levy - gross	\$ 5,230,998				\$ 5,230,997
Allowable discounts	(209,240)				(209,240)
Assessment levy - net	5,021,758	\$ 4,425,147	\$ 596,611	\$ 5,021,758	5,021,757
Interest	-	382	-	382	-
Total revenue	5,021,758	4,425,529	596,611	5,022,140	5,021,757
EXPENDITURES					
Principal	1,195,000	1,195,000	-	1,195,000	1,240,000
Interest	3,696,313	1,860,106	1,836,207	3,696,313	3,647,613
Total expenditures	4,891,313	3,055,106	1,836,207	4,891,313	4,887,613
Other fees & charges					
Property appraiser	52,310	-	52,310	52,310	52,310
Tax collector	52,310	44,250	8,060	52,310	52,310
Total other fees & charges	104,620	44,250	60,370	104,620	104,620
Total expenditures	4,995,933	3,099,356	1,896,577	4,995,933	4,992,233
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(248)	-	(248)	-
Total other financing sources/(uses)	-	(248)	-	(248)	-
Net increase/(decrease) in fund balance	25,825	1,325,925	(1,299,966)	25,959	29,524
Beginning fund balance (unaudited)	8,172,902	8,239,340	9,565,265	8,239,340	8,265,299
Ending fund balance (projected)	8,198,727	\$9,565,265	\$8,265,299	\$ 8,265,299	8,294,823
Use of fund balance:					
Debt service reserve account balance (required)					(4,945,020)
Principal and Interest expense - November 1, 2023					(3,101,406)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 248,397</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2017			2,604,963.65	2,604,963.65	74,065,000.00
5/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2020			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2020	1,150,000.00	4.000%	1,883,106.25	3,033,106.25	72,915,000.00
5/1/2021			1,860,106.25	1,860,106.25	72,915,000.00
11/1/2021	1,195,000.00	4.000%	1,860,106.25	3,055,106.25	71,720,000.00
5/1/2022			1,836,206.25	1,836,206.25	71,720,000.00
11/1/2022	1,240,000.00	4.000%	1,836,206.25	3,076,206.25	70,480,000.00
5/1/2023			1,811,406.25	1,811,406.25	70,480,000.00
11/1/2023	1,290,000.00	4.000%	1,811,406.25	3,101,406.25	69,190,000.00
5/1/2024			1,785,606.25	1,785,606.25	69,190,000.00
11/1/2024	1,345,000.00	4.750%	1,785,606.25	3,130,606.25	67,845,000.00
5/1/2025			1,753,662.50	1,753,662.50	67,845,000.00
11/1/2025	1,405,000.00	4.750%	1,753,662.50	3,158,662.50	66,440,000.00
5/1/2026			1,720,293.75	1,720,293.75	66,440,000.00
11/1/2026	1,475,000.00	4.750%	1,720,293.75	3,195,293.75	64,965,000.00
5/1/2027			1,685,262.50	1,685,262.50	64,965,000.00
11/1/2027	1,545,000.00	4.750%	1,685,262.50	3,230,262.50	63,420,000.00
5/1/2028			1,648,568.75	1,648,568.75	63,420,000.00
11/1/2028	1,620,000.00	5.125%	1,648,568.75	3,268,568.75	61,800,000.00
5/1/2029			1,607,056.25	1,607,056.25	61,800,000.00
11/1/2029	1,700,000.00	5.125%	1,607,056.25	3,307,056.25	60,100,000.00
5/1/2030			1,563,493.75	1,563,493.75	60,100,000.00
11/1/2030	1,785,000.00	5.125%	1,563,493.75	3,348,493.75	58,315,000.00
5/1/2031			1,517,753.13	1,517,753.13	58,315,000.00
11/1/2031	1,880,000.00	5.125%	1,517,753.13	3,397,753.13	56,435,000.00
5/1/2032			1,469,578.13	1,469,578.13	56,435,000.00
11/1/2032	1,975,000.00	5.125%	1,469,578.13	3,444,578.13	54,460,000.00
5/1/2033			1,418,968.75	1,418,968.75	54,460,000.00
11/1/2033	2,075,000.00	5.125%	1,418,968.75	3,493,968.75	52,385,000.00
5/1/2034			1,365,796.88	1,365,796.88	52,385,000.00
11/1/2034	2,185,000.00	5.125%	1,365,796.88	3,550,796.88	50,200,000.00
5/1/2035			1,309,806.25	1,309,806.25	50,200,000.00
11/1/2035	2,295,000.00	5.125%	1,309,806.25	3,604,806.25	47,905,000.00
5/1/2036			1,250,996.88	1,250,996.88	47,905,000.00
11/1/2036	2,410,000.00	5.125%	1,250,996.88	3,660,996.88	45,495,000.00
5/1/2037			1,189,240.63	1,189,240.63	45,495,000.00
11/1/2037	2,535,000.00	5.125%	1,189,240.63	3,724,240.63	42,960,000.00
5/1/2038			1,124,281.25	1,124,281.25	42,960,000.00
11/1/2038	2,665,000.00	5.125%	1,124,281.25	3,789,281.25	40,295,000.00
5/1/2039			1,055,990.63	1,055,990.63	40,295,000.00
11/1/2039	2,805,000.00	5.125%	1,055,990.63	3,860,990.63	37,490,000.00
5/1/2040			984,112.50	984,112.50	37,490,000.00
11/1/2040	2,945,000.00	5.250%	984,112.50	3,929,112.50	34,545,000.00
5/1/2041			906,806.25	906,806.25	34,545,000.00
11/1/2041	3,100,000.00	5.250%	906,806.25	4,006,806.25	31,445,000.00
5/1/2042			825,431.25	825,431.25	31,445,000.00
11/1/2042	3,265,000.00	5.250%	825,431.25	4,090,431.25	28,180,000.00
5/1/2043			739,725.00	739,725.00	28,180,000.00
11/1/2043	3,435,000.00	5.250%	739,725.00	4,174,725.00	24,745,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2044			649,556.25	649,556.25	24,745,000.00
11/1/2044	3,615,000.00	5.250%	649,556.25	4,264,556.25	21,130,000.00
5/1/2045			554,662.50	554,662.50	21,130,000.00
11/1/2045	3,805,000.00	5.250%	554,662.50	4,359,662.50	17,325,000.00
5/1/2046			454,781.25	454,781.25	17,325,000.00
11/1/2046	4,005,000.00	5.250%	454,781.25	4,459,781.25	13,320,000.00
5/1/2047			349,650.00	349,650.00	13,320,000.00
11/1/2047	4,215,000.00	5.250%	349,650.00	4,564,650.00	9,105,000.00
5/1/2048			239,006.25	239,006.25	9,105,000.00
11/1/2048	4,435,000.00	5.250%	239,006.25	4,674,006.25	4,670,000.00
5/1/2049			122,587.50	122,587.50	4,670,000.00
11/1/2049	4,670,000.00	5.250%	122,587.50	4,792,587.50	-
Total	74,065,000.00		83,504,388.71	157,569,388.71	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-0101-090-1140	MWC BLOCK A LLC	\$430,983.92	\$18,234.92	\$0.00	\$449,218.84
01-0101-090-1140	AP MWC PROPERTY OWNER, LLC	\$416,186.19	\$17,608.83	\$0.00	\$433,795.02
01-0101-090-1140	SANAPROPERTY8, LLC	\$158,618.79	\$6,711.19	\$0.00	\$165,329.98
01-0102-030-1010	MWC BLOCK B LLC	\$8,005.62	\$338.72	\$0.00	\$8,344.34
01-0102-030-1020	MWC BLOCK B LLC	\$26,680.71	\$1,128.87	\$0.00	\$27,809.58
01-0102-030-1030	MWC BLOCK B LLC	\$16,007.72	\$677.29	\$0.00	\$16,685.01
01-0102-030-1040	MWC BLOCK B LLC	\$26,677.20	\$1,128.72	\$0.00	\$27,805.92
01-0102-030-1050	MWC BLOCK B LLC	\$53,357.91	\$2,257.58	\$0.00	\$55,615.49
01-0102-030-1060	MWC BLOCK B LLC	\$24,902.47	\$1,053.63	\$0.00	\$25,956.10
01-0102-030-1070	MWC BLOCK B LLC	\$25,257.41	\$1,068.65	\$0.00	\$26,326.06
01-0102-030-1075		\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1080	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1090	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1100	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1110	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1120	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1130	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1140	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1200	MWC BLOCK B LLC	\$15,118.60	\$639.67	\$0.00	\$15,758.27
01-0102-030-1210	MWC BLOCK B LLC	\$23,124.22	\$978.39	\$0.00	\$24,102.61
01-0102-030-1220	MWC BLOCK B LLC	\$15,118.60	\$639.67	\$0.00	\$15,758.27
01-3137-036-0010	MIAMI A I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0011	MWC RETAIL LLC	\$41,091.45	\$1,738.58	\$46,157.78	\$88,987.81
01-3137-036-0012	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0013	MWC RETAIL LLC	\$2,746.83	\$116.22	\$3,085.50	\$5,948.55
01-3137-036-0014	MIAMI A/I LLC	\$65,366.34	\$2,765.66	\$0.00	\$68,132.00
01-3137-036-0015	MWC RETAIL F EAST LLC	\$161,760.60	\$6,844.12	\$0.00	\$168,604.72
01-3137-036-0016	MIAMI A/I LLC	\$64,111.17	\$2,712.54	\$72,015.69	\$138,839.40
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	\$185,563.55	\$7,851.19	\$208,442.41	\$401,857.15
01-3137-036-0040	OSIB MIAMI WORLDCENTER	\$324,625.23	\$13,734.89	\$364,649.55	\$703,009.67
01-3137-036-0050	ZM MWC OWNER, LLC	\$401,388.46	\$16,982.74	\$450,877.22	\$869,248.42
01-3137-036-0060	MIAMI A/I PARCEL 3 SUBSIDIARY LLC	\$215,055.25	\$9,099.03	\$0.00	\$224,154.28
01-3137-036-0070	MWC GARAGE H LLC	\$154,969.24	\$6,556.75	\$174,076.01	\$335,602.00
01-3137-037-0010	MWC BLOCK E LLC	\$462,429.10	\$19,565.37	\$0.00	\$481,994.47
01-3137-037-0010		\$98,527.45	\$4,168.71	\$0.00	\$102,696.16
01-3137-037-0015	BLOCK G PHASE 2, LLC	\$411,700.63	\$17,419.05	\$0.00	\$429,119.68
01-3137-037-0020	BLOCK G PHASE 1, LLC	\$426,387.38	\$18,040.44	\$478,958.35	\$923,386.17
01-3137-037-0025	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-039-0010	GASENERGY SAS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0020	YURI MARCELO CALCEDO MOSCOSO	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0030	MAURICIO SCHONFELD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0040		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0050	MONICA BEATRIZ CABRERA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0060	PURPLE CEDAR LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0070	BEACH PFM LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0080	GRILLETE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0090	PARAMOUNT 300 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0100	RUBEN DARIO ARREOLA CHAVEZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0110	AB REAL ESTATE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0120	PMUM 330 INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0130	PROMISE LAND M AND M	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0140	VIRAG KOVACS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0150	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0160	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0170	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0180	PMUM 940 INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0190	MERVE GUMUSYAZICI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0200	GASPGOLD INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0210	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0220	V AND M INTERNATIONAL GROUP INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0230	PARAMOUNT MIAMI WORLD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0240	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0250	LEROTAMEL CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0260	GROWING NETWORK LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0270	JOAQUIN FREIRE	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0280	HALM GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0290	LOSPRI INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0300	MIAMI AVE CONDO 1005 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0310	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0320	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0330	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0340	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0350	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0360	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0370	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0380	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0390	YINGCHUN XU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0400	MOTORKING PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0410	SPONTINI CAPITAL SARL	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0420	CGY INVESTMENT PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0430	JOANNE GRAY	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0450	MOTORKING PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0460	FUNDA TEK DURMAZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0470	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0480	EMMA ELMAS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0490	MOTORKING PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0500	RAMESH REDDY	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0510	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0520	CERRI MIAMI GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0530	SERGEY VALERIYEVICH SHABLA KOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0540	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0550	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0560	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0570	FUNDA TEK DUMAZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0580	VITMAR LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0590	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0600	PAVEL KOROBKIN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0610	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0620	PM 3600 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0630	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0640	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0650	PABLO M COLELLA COLELLA SIMOZA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0660	NELORE PARAMOUNT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0670	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0680	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0690	MIAMI DOWNTOWN REAL ESTATE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0700	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0710	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0720	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0730	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0740	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0750	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0760	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0770		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0780	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0790	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0800	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0810	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0820	PWC1901 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0830	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0840	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0850	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0860	AYSE GULAY TIRIS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0870	DEBORA RICCO BERTONI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0880	GREEN77 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0890	ASK FLORIDA LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0900	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0910	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0920	INVESTMENTS AND BUSINESS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0930	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0940	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0950	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0960	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0970	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0980	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0990	PARAMOUNT RSC LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1000	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1010	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1020	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1030	SEVEN STARR REALTY I LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1040	ASHLES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1050	VERONIKA DREMLIUGA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1060	FLORIDA INVESTMENTS AND	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1070	TOWER 2 LLC	\$3,699.43	\$156.52	\$4,155.55	\$8,011.50
01-3137-039-1080	WINICILE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1090	PARAMOUNT MWC 4601 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1100	MICHAEL GALLINAR TRS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1110	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1120	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1130	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1140	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1150	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1160	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1170	J MAIA DOWNTOWN LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1180	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1190	R MAIA DOWNTOWN LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1200	GULUM OZER	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1210	ANNA SCHELKUNOVA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1220	PMW 1402 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1230	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1240	NATALIYA MYKHAYLOVA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1250	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1260	SHERI LYNN BELTRAN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1270	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1280	PRJB MIAMI 02 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1290	OPTINA GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1300		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1310	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1320	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1330	REACHYOT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1340	EMRA 8894 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1350	SERGEY VALERIYEVICH SHABLAKOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1360	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1370		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1380	SERGEY VALERIYEVICH SHABLAKOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1390	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1400	PARAMOUNT 3202 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1410		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1420	LIONS INTERNATIONAL PROTECTION	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1430	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1450	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1460	RUMIYA KALIEVA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1470	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1480	CGA PROPERTY INTERNATIONAL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1490	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1500	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1510	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1520	VASK LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1530	RAYMOND BROWN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1540	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1550	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1560	CTG PARAMOUNT 4902 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1570	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1580	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1590	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1600	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1610	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1620	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1630	CADA CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1640	HADRIAN CYRIL WOEL	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1650	AURELIEN BAYARD CHEDJOU FONGA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1660	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1670	RAFI LANKRI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1680	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1690	PEDRO TRONILO	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1700	DIESEL VALJUA LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1710	WAI TSUN HUI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1720	FIRENZE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1730	JAMES LEACH	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1740	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1750	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1760	RE GLOBAL INVEST LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1770	RE GLOBAL INVEST LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1780	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1790	M2B VENTURES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1800	ADRIGIO LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1810	CHI MING LAM	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1820	SONG LIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1830	DHIRENDA K DHIR	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1840	PARAMOUNT 3103 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1850	ERDEM USA CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1860	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1870	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1880	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1890	EDGARDO AGUILERA GARIBAY	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1900	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1910		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1920	SAF REAL ESTATE INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1930	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1940	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1950	MINAS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1960	900 TRADING LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1970	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1980	MACMOR INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1990	PARAMOUNT MWC 4603 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2000	WY USA ENTERPRISE INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2010	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2020		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2030		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2040	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2050	R & O GROUP USA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2060	GP AND IG INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2070	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2080	ORSON ESTATE CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2090	MELDA DURGUNOGLU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2100	MING SAU HAU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2110	VERSEAU LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2120	ENRIQUE CASAGRANDE	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2130	ORZARA INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2140	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2150	FAST LAP THREE CORPORATION	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2160	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2170	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2180	PARAM MIA 2304 CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2190	CLEARBLEU PROP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2200	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2210	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2220	DORIS NG	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2230	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2240	ANTONIO M ROCA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2250	DARCY ANTONIO GERAGE JUNIOR	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2260	DERWIN FINANCE LTD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2270	THE BOX IS BLISS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2280	FRODDO INVESTMENT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2290	LIVING 28 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2300	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2310	PCH GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2320	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2330	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2340	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2350	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2360	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2370	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2380	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2390	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2400	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2410	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2420	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2430	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2450	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2460	IGOR SHMAYLOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2470	PARAMOUNT 1005 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2480	ERVO INTERNATIONAL INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2490	MIAMI W C INVEST LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2500	PATRICK W LYNCH	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2510	ANTARTICA 80 80 CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2520	PARAMOUNT NUNES CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2530	PARAMOUNT MWC 1705 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2540	9420 W FLAGLER ST 110 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2550	PARAMOUNT 1905 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2560	IGOR TIMOFEEV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2570	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2580	PRAGA INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2590	AREVALO FERMIN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2600	FLORIDA PB INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2610	FLORIDA INVESTMENTS 334 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2620	AJWCS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2630	CONNOLLY AND BARRETO INVESTME	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2640	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2650		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2660	LYCAM PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2670	GEHP MIAMI LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2680	INVESTMENTS CAPRI LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2690	PAR 3305 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2700	ORG BRICKELL SECOND LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2710	ORG BRICKELL THIRD LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2720	STUBAITAL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2730	YAFAR CO LTD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2740	4401 HOLDINGS INC	\$3,237.00	\$136.96	\$3,636.11	\$7,010.07
01-3137-039-2750	KATIA DE NATALI MASSOCO	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2760	STUBAITAL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2770	FETANYE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2780	DOWNMILL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2790	PARAMOUNTMIAMI4305 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2800	VLADIMIR BUDAEV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2810	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2820	PARAMOUNT MWC 4605 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2830	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2840	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2850	NATHAN BERDOWSKY	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2860	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2870	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2880	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2890	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2900	AVELLINO PROPERTIES INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2910	DHARMARENTA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2920	VIRGINIA DEL CARMEN BATISTA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2930	COSELCO LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2940	EFATA GROUP 1 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2950	FEIRUZ B BACHIR HADWEH HERMOSII	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2960	PMUM 1 INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2970	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2980	PASELLO LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2990	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3000	MATMAR GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3010	TIMM GROUP INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3020	TRONCOSO LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3030	SARDEGNA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3040	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3050	PARAMOUNT 2706 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3060	WORLD 21 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3070	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3080	BELLAGIO PARTNERS OF	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3090	PARAMOUNT 5780 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3100	FLORIDA REAL INVESTMENTS TR LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3110	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3120	GREGORY CIAURI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3130	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3140	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3150	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3160	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3170	MERAL PLOSCH TRS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3180	CARDHU INVEST CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3190	PARAMOUNT MWC 4106 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3200	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3210	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3220	ISA YAMADAEV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3230	HORIA BOGDAN GHERGHEL	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3240	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3250	MARIA GABRIELA RAMIREZ ORTIZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3260	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3270	AVF INVESTMENTS GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3280	MICHAEL JAMES AGGANIS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3290	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3300	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3310	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3320	FLOWER OF SCOTLAND LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3330	MARIO SEBASTIAN VIERA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3340	HUGO LEONARDO DAVILA PONCE	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3350	PARAMOUNT FRANCO CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3360	DORIS NG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3370	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3380	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3390	MODERN WORLD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3400	PARAMOUNT MIAMI NO 2107 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3410	TOSCANO 1004 S LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3420	JUAN MIGUEL GUARESCHI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3430	FAST LAP TWO CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3440	YUAN HONG HUANG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3450	NINE 2112 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3460	GMG HOLDING LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3470	PARAMOUNT 2807 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3480	PARAMOUNT2709 INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3490	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3500	GUALBERTO FANEITE	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3510	YUAN HONG HUANG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3520	SAVIO TUNG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3530	ANA MERCEDES CARBALLO	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3540	FREDICK FREEDMAN TRS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3550	YUAN HONG HUANG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3560	NATHACHA OXFORD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3580	SERGIO ESPINOSA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3590	TIMO PROPERTIES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3600	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3610	TAYMURAZ AGARIZAEV	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3620	AJWCS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3630	JANIO RANIER BERMUDEZ PORTILLO	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3640	LOS SILO INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3650	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3660	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3670	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3680	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3690	GEMA SL CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3700	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3710	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3720	CAZU INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3730	HYONE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3740	FEIRUZ HADWEH	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3750	PARAMOUNT 1808 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3760	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3770	EXUR GROUP RE CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3780	CHALTEN GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3790	IENG CHAN NG	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3800	CV REAL INVEST 1 INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3810	MIAMI PARAMOUNT INVESTMENT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3820	PARADA INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3830	VALENTIM PARAMOUNT 2608 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3840	THE GRANDLAND HOLDING INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3850	RCHC MIAMI INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3860	PDT INVESTMENT 2908 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3870	FAMILY JUMA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3880	PARAMOUNT 3108 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3890	RICCO INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3900	PARAMOUNT MWC 3308 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3910	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3920	DD INVESTMENTS PARAMOUNT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3930	TEHIA INVESTMENT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3940	DAVOR INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3950	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3960	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3970	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3980	STEVEN JAMES DEMETRIOU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3990	ELIYAHU HALALI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4000	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4010	LEANDRO DE CARVALHO PINTO	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4020	YENY LILIBETH CARIAS RODRIGUEZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4030	PARAMOUNT MIAMI NUMBER	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4040	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4050	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4060	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4070	OV PROPERTIES FL INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4080	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4090	MARINO JURIC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4100	JIM TAUBENFELD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4110	LK MIAMI LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4120	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4130	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4140	HOK YING WU	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4150	SAMARA INTERNATIONAL CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4160	PLAYAMAR 4 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4170	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4180	SUN VIEW APART LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4190	SAMARA INTERNATIONAL CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4200	FLAVIO NICOLAY GUIMARAES	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4210	PRIVE WATER RESIDENCES 7 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4220	HANS BRULAND	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4230	JEAN CLAUDE MAILLARD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4240	LUC MAZZINI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4250	TAYFUR HAVUTCU	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4260	FRAD HOLDINGS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4270	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4280	SENL CILEK	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4290	PROMETEUS DEVELOPMENT LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4300	TEZOL MS CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4310	ORG BRICKELL SECOND LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4320	ORG BRICKELL THIRD LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4330	EQUITY TRUST COMPANY CUSTODIAN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4340	KCMUTLU LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4350	MIAMI PARAMOUNT INTERNATIONAL L	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4360	STARSTRUCK USA INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4370	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4380	FIRHAN CHOUDHARY	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4390	MBP001 INVESTMENT LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4400	RYAN SINGH	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4405	MELOCATION LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4410	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4420	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4430	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4450	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4460	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4470	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4480	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4490	CERRI BOCA GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4500	INES FLAX TRS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4510	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4520	BEHZAD M NAMIN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4530	SEND IN THE CLOWN LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4540	MODERN WORLD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4550	MARIO ALBERTO VEGA SANCHEZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4560	PRMMIA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4570	ZHU XUANCHU LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4580	ALI AVCI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4590	ORG BRICKELL FIRST LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4600	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4610	ORG BRICKELL FIRST LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4620	PARAMOUNT 3010 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4630	MINXUAN DUAN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4640	LAMAX LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4650	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4660	KASSA CORPORATION	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4670	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4680	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4690	VESTA ALPHA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4700	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4710	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4720	PLC 7705 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4730	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4740	SILOTE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4750	HULYA ALEMDAR	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4760	MOACYR TIMAS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4770	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4780	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4790	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4800	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4810	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4820	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4830	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4840	JARADD HIGGINS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4850	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4860	BLACZKO LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4870	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4880	STEINAR ZINKE	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4890	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4900	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4910	XUEFANG LIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4920	CLASS REAL ESTATE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4930	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4940	LION PARTICIPATION LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4950	CANOR LIMITED PARTNERSHIP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4960	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4970	RISHAV GUPTA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4980	CAPRICORP LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4990	AIDA ALOIAN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5000	NINE 2112 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-5010	OLEG KUZICHKIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5020	IAV PARAMOUNT INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5030	JMV GENERAL INVESTMENTS INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5040	ROBYN BERMAN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5050	XINGU PROPERTIES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5060	SFDD INVESTMENT CORPORATION	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5070	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5080	BABER YOUNAS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5090	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5100	LA ARAGANA INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5110	STARSTRUCK USA INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5120	GEOFFREY LAWRENCE WELLEN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5130	FARMINGTON 4311 INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5140	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5150	LEE SCHOR	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5160	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5170	4811 MIAMI PENTHOUSE CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5180	PARAMOUNT 4911 INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5190	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5200	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5210	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5220	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5230	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5240	PERNILLE DUPONT JENSEN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5250	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5260	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5270	EDASI VENTURE CAPITAL CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5280	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5290	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5300	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5310	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5320	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5330	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5340	PWC1912 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5350	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5360	EBM INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5370	RAMZY ALSAIDI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5380	RALPH GOPAUL	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5390	YOUNGHEE KIM WAIT	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5400	PLUMDEN LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5410	JUAN CARLOS PAZ	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5420	INTERTOWN II LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5430	ELLIOT MECHANIC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5440	ALEJANDRO ITKIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5450	VIXI INVESTMENT LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-5460		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5470	SKY VICTORY GLOBAL LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5480	DINESH N ISRANI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5490	ASHOK S LALWANI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5500	KISLER HOLDINGS INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5510	KIRPALANI VENTURES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5520	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5530	SINAN ATIK	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5540	ASK FLORIDA LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5550	FIRST AVENUE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5560	YELLOW SUNSHINE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5570	MALAIKA INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5580	CERAME LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5590	4412 PARAMOUNT MIAMI LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5600	EDGAR FABIAN MORALES HIGUERA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5610	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5620	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5630	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5640	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5650	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5660	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5670	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5680	TOWER 2 LLC	\$1,239.31	\$52.44	\$1,392.11	\$2,683.86
01-3137-039-5690	MWC CD WEST RETAIL LLC	\$59,634.86	\$2,523.15	\$66,987.47	\$129,145.48
01-3137-039-5700	TOWER 2 LLC	\$1,063.59	\$45.00	\$1,194.72	\$2,303.31
Total		\$5,230,999.03	\$221,324.39	\$2,893,739.17	\$8,346,062.59
		\$4,917,139.09	\$208,044.93	\$2,720,114.82	\$7,845,298.83

Note: Please note that parcel numbers and ERU/Permit allocations are based on FY 2022 Budget and will be updated based on information received from the Miami-Dade County and the Developer in June, July and August of 2022

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2022-04

A RESOLUTION 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 2022/2023 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 2022/2023 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 17th day of May, 2022.

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 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Caoba Sales Center Management Office, 698 NE 1st Avenue, G188, Miami, Florida 33132</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2022	Regular Meeting	11:00 AM
November 15, 2022	Regular Meeting	11:00 AM
December 20, 2022	Regular Meeting	11:00 AM
January 17, 2023	Regular Meeting	11:00 AM
February 21, 2023	Regular Meeting	11:00 AM
March 21, 2023	Regular Meeting	11:00 AM
April 18, 2023	Regular Meeting	11:00 AM
May 16, 2023	Regular Meeting	11:00 AM
June 20, 2023	Regular Meeting	11:00 AM
July 18, 2023	Regular Meeting	11:00 AM
August 15, 2023	Public Hearing & Regular Meeting	11:00 AM
September 19, 2023	Regular Meeting	11:00 AM

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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This instrument was prepared by and
when recorded return to:

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, 6th Floor
Fort Lauderdale, Florida 33301
Attn: Ginger E. Wald, Esq.

A Portion of Folio Number:

Space above this line for recorder's use

**TEMPORARY CONSTRUCTION EASEMENT
AND PROPERTY RESTORATION AGREEMENT**

THIS TEMPORARY CONSTRUCTION EASEMENT AND PROPERTY RESTORATION AGREEMENT (the "Agreement") is granted this ____ day of _____, 2022, by **MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Wrathell Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District") and **MIAMI WORLD TOWERS LLC**, a Delaware limited liability company, whose principal address is 1999 Marcus Ave, Ste 310, Lake Success, New York, NY 11042, and its affiliates, successors and assigns (collectively the "Developer").

W I T N E S S E T H :

WHEREAS, District is the owner of certain improvements within the portions of the right-of-way of North Miami Avenue, NE 1st Avenue, NE 8th Street and NE 2nd Avenue, City of Miami, Miami-Dade, Florida, as a portion of the right-of-way described as MIAMI WORLDCENTER PLAT 2, as recorded in Plat Book 171, Page 52 of the Public Records of Miami-Dade County, Florida (the "Parcel");

WHEREAS, Developer is the owner of a parcel of real property located within the boundaries of the District and which is commonly referred to as MIAMI WORLD TOWER 1, described as Tract B, MIAMI WORLDCENTER PLAT 2, as recorded in Plat Book 171, Page 52 of the Public Records of Miami-Dade County, Florida (Folio No. 01-3137-037-0030) ("MIAMI WORLD TOWER 1"); and

WHEREAS, in addition to the streetscape and landscaping improvements within the Parcel, pursuant to other agreements and covenants, the District is the owner of and/or is responsible for the maintenance of those certain streetscape and landscaping Improvements (as hereinafter defined) located within (i) the rights-of-way of 710 NE 1st Avenue, Miami, FL 33132, south NE 8th Street and west NE 1st Avenue, as more

particularly highlighted on the MOT, as hereinafter defined and Exhibit A (collectively, the “CDD Areas”); and

WHEREAS, in connection with Developer’s development and construction of MIAMI WORLD TOWER 1, Developer proposes to incorporate portions of the CDD Areas, as part of Developer’s Maintenance of Traffic plan, as shown on Exhibit A, attached hereto and made a part hereof (“MOT”), and Developer has further agreed to ensure that the MOT includes safety and barrier protections for pedestrian traffic utilizing the CDD Areas; and

WHEREAS, the Developer has indicated that the use of the CDD Areas for the stated purposes is critical to the Developer’s MIAMI WORLD TOWER 1 project and for the MOT, but may result in the removal, disruption or damage to the District property, facilities, and improvements, including, but not limited, to, lighting, streetscape, landscaping and trees, sidewalk pavers, trash cans, benches, bike racks, and other CDD improvements, only to the extent such improvements are specifically identified in the CDD Inventory dated as of January 3, 2022, as further set forth in Exhibit B and Exhibit C hereto (collectively, the “**Improvements**”), which Developer has agreed to replace or restore, equal as shown in Exhibit B or substantially similar as shown in Exhibit C in quality, quantity, and craftsmanship (at District’s reasonable discretion); —prior to requesting any inspection by the City of Miami (the “City”) for the final certificate of occupancy (“CO”) for the MIAMI WORLD TOWER 1 and^[DS1]_[DS2]

WHEREAS, Developer has requested a temporary construction easement over and across a portion of the Parcel as shown in Exhibit A, as shown on the MOT (the “Easement”) in connection with construction proposed for MIAMI WORLD TOWER 1 and consistent with and as identified and limited in the proposed NE 8th street MOT, 1st Ave sidewalk closure permit and Coastal Site logistic Plan LG3.01.

NOW, THEREFORE, in consideration of the foregoing, the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.
2. Grant of Easements. District hereby grants to Developer, its contractors and subcontractors, a temporary Easement over the portion of the Parcel as shown in Exhibit A for the construction proposed for MIAMI WORLD TOWER 1 and consistent with and as identified and limited in the proposed MOT, which MOT shall, subject to the terms of this Agreement, be substantially similar to that which is approved by the City or County, as the case may be.
3. Pedestrian Safety. Developer shall, throughout the term of the Agreement, (a) allow pedestrian traffic to continue to utilize the sidewalk area on north NE 8th Street and east NE 1st Avenue, as part of the MOT approved by the City and sidewalk closure permit approved by the County; (b) utilize sufficient barriers to ensure the safety of

pedestrian traffic utilizing such sidewalk areas from vehicular and construction-related activity; (c) utilize sufficient visibility screening, on construction fencing along the CDD Areas. Developer shall direct its general contractor to use commercially reasonable efforts to minimize use of temporary electrical generators at or near the CDD Areas. It is understood by the parties that a safe pedestrian path(s) will be created and maintained as part of the MOT and as part of the construction plan proposed by Developer for MIAMI WORLD TOWER 1. Developer further ensures that the CDD Areas are— kept and maintained —free from any construction-related materials, debris, hardware, trash and refuse, arising out of or in any way connected with the construction-related activities associated with the MIAMI WORLD TOWER 1 project.

4. Restoration and Repair of CDD Areas. Any and all Improvements damaged or removed by Developer shall be replaced or restored with equal as shown in Exhibit B or substantially similar as shown in Exhibit C quality, quantity, and craftsmanship for such Improvements, as reasonably determined by the District Manager of the District, in his/her reasonable discretion (“Restoration Work”). Restoration Work shall be completed and inspected and reasonably approved by the District Manager of the District, such approval not to be unreasonably withheld, conditioned or delayed, prior to Developer requesting inspections by the City for the final CO on MIAMI WORLD TOWER 1; provided, however, if the District Manager or his/her designee shall fail to inspect the Restoration Work within ten (10) days written notice by Developer, the District Manager and the District shall be deemed to have approved the Restoration Work— and Developer shall be permitted to request inspections by the City for the final CO on MIAMI WORLD TOWER 1.

5. Term. The Easement shall be valid for a period of twenty-four (24) months from the date of execution, but may be automatically extended for an additional 12 month period in the first instance and then further extended, as requested, upon the mutual agreement of the Developer and the District. Although the expiration of the Easement is automatic at the end of the term above and does not require any further action on the part of any party hereto, if requested by either party, Developer and the District will, no later than ten (10) days after such expiration, execute and record a release and termination of this Agreement.

6. Insurance and Liens. At all times during the exercise of the rights granted under this Agreement, Developer shall maintain, or shall cause its general contractor to maintain, liability insurance coverage in an amount of not less than \$2,000,000 naming District as an additional insured. Developer shall inform its general contractor and shall cause its general contractor to inform all subcontractors performing work for it that such parties shall not have the right to file any liens against the Parcel or any portion thereof, and, if any such liens occur, then Developer shall remove any such liens, or Developer shall release or transfer to bond any such liens, within thirty (30) days of written notice thereof.

7. Indemnification. Developer agrees to defend at its sole cost and expense (if requested by District), release, indemnify and hold District, its subsidiaries, related and affiliated companies and the officers, directors, agents, and employees of each,

harmless from and against any and all such claims, suits, judgments, damages, losses and expenses (including reasonable attorneys' fees) or demands, including demands arising from or in any way connected with (i) the ~~grossly~~ negligent exercise of the rights granted hereunder by Developer and/or any other party claiming by, through or under Developer (collectively, the "Developer Parties"), (ii) any breach of this Agreement by Developer and/or any of the Developer Parties and (iii) injuries or death of persons (including District's employees) and damage to property arising out of any ~~gross~~ negligent acts, ~~errors, omissions, or will misconduct~~ errors, omissions, or will misconduct of Developer and/or the Developer Parties.

8. Enforcement. The terms of this Agreement may be enforced by District or Developer by injunctive relief and any other available remedies. By way of example, and not limitation, either party shall be entitled to enjoin any activity or use of the CDD Areas that is inconsistent with the rights granted herein, provided that Developer or District provide the other Party with thirty (30) days notice prior to seeking injunctive relief or any other available remedies. In the event of any litigation, arbitration, or mediation between District and Developer concerning the terms of this Agreement, the prevailing party will be entitled to reimbursement of its costs and expenses, including reasonable attorneys' fees.

9. Coordination with the District. During the course of construction of the MIAMI WORLD TOWER 1 project, Developer and District agree to work in good faith and Developer agrees to use reasonable efforts to address reasonable requests of the District consistent with the term of this Agreement with respect to the impacts on the CDD Areas or the construction of the Project as a whole.

10. Covenant Running with the Land. The parties agree that this Agreement is and shall constitute a covenant running with the land, fully binding upon Developer and District, their respective successors, successor-in-title and assigns hereof until such time as the Agreement is terminated and all obligations hereunder of the parties satisfied.

11. Miscellaneous. With the exception of District staff and legal costs associated with the preparation of this Agreement only (which shall be borne by District), all other reasonable costs and expenses associated with the performance of this Agreement by Developer shall be borne by the Developer in full. This Agreement cannot be modified or terminated except by written agreement executed by the parties hereto. This Agreement, the easements granted herein and any other rights and burdens set forth herein shall run with title to, and be a burden upon, the Parcel and such rights and easements shall benefit Developer and the other parties described herein. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original. The invalidity of any provision of this Agreement shall not affect the validity of any other provision of this Agreement. This Agreement supersedes all prior agreements, written or oral, relating to the subject matter hereof. This Agreement shall be governed by and in accordance with the laws of the State of Florida. Enforcement of the terms and provisions of this Agreement shall be at the reasonable discretion of the aggrieved party, and any forbearance by such aggrieved party to exercise its rights hereunder in the event of any breach hereof by the other party, shall not be deemed or

construed to be a waiver of the aggrieved party's rights hereunder. All of the parties to this Agreement have participated in the negotiation of this Agreement and have been represented by legal counsel (or have been afforded the opportunity to do so and have declined). Accordingly, this Agreement shall not be construed more strictly against any one of the parties hereto.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date above first written.

Signed and acknowledged in the presence of:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Print Name: _____

By: _____

Name: _____

Print Name: _____

Title: _____

STATE OF FLORIDA :
: SS
COUNTY OF MIAMI-DADE :

The foregoing Temporary Construction Easement and Property Restoration Agreement was acknowledged before me by means of [] physical presence or [] online notarization, on this ___ day of _____, 2022, by _____, as _____ of **MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of such entity, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public-State of Florida

Print Name

My commission expires:

MIAMI WORLD TOWERS LLC,
a Delaware limited liability company

WITNESSES:

Name: _____

Name: _____

By: _____

Title: _____

Date: _____, 2022

STATE OF _____)

) ss.:

COUNTY OF _____)

The foregoing Temporary Construction Easement and Property Restoration Agreement was acknowledged before me by means of [] physical presence or [] online notarization, on this ___ day of _____, 2022, by _____, as _____ of MIAMI WORLD TOWERS LLC, a Delaware limited liability company, on behalf of such entity, who [] is personally known to me or who [] has produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Name: _____

My Commission Expires:

EXHIBIT A

EXHIBIT B

EXHIBIT C

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

8

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 3,676,320	\$ -	\$ -	\$ 3,676,320
Investments				
Revenue	-	4,647,828	-	4,647,828
Reserve	-	4,917,431	-	4,917,431
Interest	-	4	-	4
Sinking	-	2	-	2
Construction	-	-	10,089,131	10,089,131
Construction reserve ¹	-	-	2,000,000	2,000,000
Retainage subaccount	-	-	1,005	1,005
Interest receivable	-	477	604	1,081
Prepaid expenses	6,082	-	-	6,082
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 3,683,632</u>	<u>\$ 9,565,742</u>	<u>\$ 12,090,740</u>	<u>\$ 25,340,114</u>
LIABILITIES				
Liabilities				
Accounts payable on-site	\$ 11,156	\$ -	\$ -	\$ 11,156
Accounts payable off-site	508	-	-	508
Accrued taxes payable	153	-	-	153
Total liabilities	<u>11,817</u>	<u>-</u>	<u>-</u>	<u>11,817</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	477	604	1,081
Total deferred inflows of resources	<u>-</u>	<u>477</u>	<u>604</u>	<u>1,081</u>
FUND BALANCES				
Restricted for:				
Debt service	-	9,565,265	-	9,565,265
Capital projects	-	-	10,090,136	10,090,136
Metro Mover ¹	-	-	2,000,000	2,000,000
Assigned:				
3 months working capital	545,730	-	-	545,730
Unassigned	3,126,085	-	-	3,126,085
Total fund balances	<u>3,671,815</u>	<u>9,565,265</u>	<u>12,090,136</u>	<u>25,327,216</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,683,632</u>	<u>\$ 9,565,742</u>	<u>\$ 12,090,740</u>	<u>\$ 25,340,114</u>

¹Reserve for Metro Mover.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 15,040	\$ 1,923,701	\$ 2,182,921	88%
Total revenues	<u>15,040</u>	<u>1,923,701</u>	<u>2,182,921</u>	88%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,000	8,000	13%
FICA	-	77	612	13%
District engineer	1,770	10,158	30,000	34%
General counsel	-	7,747	40,000	19%
District manager	4,167	25,000	50,000	50%
Accounting O&M	458	2,750	5,500	50%
Debt service fund accounting	1,250	7,500	15,000	50%
Assessment roll services	1,667	10,000	20,000	50%
Arbitrage rebate calculation	500	500	750	67%
Audit	-	-	9,200	0%
Postage	7	63	1,000	6%
Insurance - GL, POL	-	14,197	15,938	89%
Legal advertising	-	322	1,500	21%
Miscellaneous- bank charges	-	-	750	0%
Website				
Hosting and maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Dissemination agent	250	1,500	3,000	50%
Annual district filing fee	-	175	175	100%
Trustee	-	-	5,500	0%
Total professional & administrative	<u>10,069</u>	<u>81,694</u>	<u>207,840</u>	39%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Electrical				
Street light services	10,664	37,323	72,000	52%
Electrical repairs and relamping	3,179	4,179	8,000	52%
Insurance				
Insurance: property	-	12,471	14,000	89%
Landscaping				
Landscape services	5,166	30,998	80,000	39%
Irrigation - maintenance	-	3,270	5,000	65%
Plant tree replacement	1,250	7,062	32,000	22%
Architect site visit	-	41	3,500	1%
Landscape assessment	-	-	5,000	0%
Arborist report	-	-	3,500	0%

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	-	-	15,000	0%
Air conditioning	-	-	10,000	0%
General	-	-	20,000	0%
Stormwater drain inspections/cleanout	-	11,775	10,000	118%
Janitorial and pressure washing	1,450	37,848	165,000	23%
Janitorial - resealing wood decking	-	800	10,000	8%
Pest control	586	3,516	8,050	44%
Maintenance storage	-	-	1,000	0%
Waste removal	272	1,717	4,000	43%
Paver sealing and repairs	-	10,000	50,000	20%
Painting	-	-	2,000	0%
Civil engineering and maintenance	-	-	6,000	0%
Coordination of third party damage	-	255	7,000	4%
Management office				
On-site field management	20,230	76,451	109,725	70%
Telephone/internet	-	500	1,200	42%
Office lease	-	3,500	8,400	42%
Office supplies	-	2,000	4,800	42%
Marketing				
Holiday lighting	-	23,351	67,000	35%
Security				
Security services	47,410	242,349	870,000	28%
Security operations internet	570	3,428	6,960	49%
Camera repairs and replacement	-	1,082	10,000	11%
Camera maintenance program	-	14,494	43,000	34%
Leased spaces rent	3,041	18,245	52,468	35%
Utilities				
Electricity - site	1,284	4,749	25,000	19%
Irrigation	12,162	47,028	105,000	45%
Contingency	-	-	75,000	0%
Total field operations	<u>107,264</u>	<u>598,432</u>	<u>1,929,603</u>	31%
Other fees and charges				
Property appraiser	-	-	22,739	0%
Tax collector	150	19,236	22,739	85%
Total other fees and charges	<u>150</u>	<u>19,236</u>	<u>45,478</u>	42%
Total expenditures	<u>117,483</u>	<u>699,362</u>	<u>2,182,921</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(102,443)	1,224,339	-	
Fund balance - beginning	<u>3,774,258</u>	<u>2,447,476</u>	<u>1,670,518</u>	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	545,730	545,730	545,730	
Unassigned	3,126,085	3,126,085	1,124,788	
Fund balance - ending	<u><u>\$3,671,815</u></u>	<u><u>\$3,671,815</u></u>	<u><u>\$1,670,518</u></u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 34,596	\$ 4,425,147	\$ 5,021,758	88%
Interest	61	382	-	N/A
Total revenues	<u>34,657</u>	<u>4,425,529</u>	<u>5,021,758</u>	88%
EXPENDITURES				
Principal	-	1,195,000	1,195,000	100%
Interest	-	1,860,106	3,696,313	50%
Total expenditures	<u>-</u>	<u>3,055,106</u>	<u>4,891,313</u>	62%
Other fees and charges				
Property appraiser	-	-	52,310	0%
Tax collector	345	44,250	52,310	85%
Total other fees and charges	<u>345</u>	<u>44,250</u>	<u>104,620</u>	42%
Total expenditures	<u>345</u>	<u>3,099,356</u>	<u>4,995,933</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	34,312	1,326,173	25,825	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(248)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(248)</u>	<u>-</u>	N/A
Net change in fund balance	34,312	1,325,925	25,825	
Fund balance - beginning	9,530,953	8,239,340	8,172,902	
Fund balance - ending	<u>\$ 9,565,265</u>	<u>\$ 9,565,265</u>	<u>\$ 8,198,727</u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date
REVENUES		
Interest	\$ 93	\$ 712
Total revenues	93	712
EXPENDITURES		
Capital outlay	77,166	570,761
Total expenditures	77,166	570,761
Excess/(deficiency) of revenues over/(under) expenditures	(77,073)	(570,049)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	248
Total other financing sources/(uses)	-	248
Net change in fund balance	(77,073)	(569,801)
Fund balance - beginning	12,167,209	12,659,937
Fund balance - ending	\$ 12,090,136	\$ 12,090,136

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

9

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 January 18, 2022, at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Avenue, G188, Miami, Florida 33132.

Present at the meeting were:

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

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Paola Lamprea (via telephone)	Square Edge, Inc. (SEI)
Shaquira Alexander (via telephone)	SEI
Stacy Diamond	Operations Manager (JLLA)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:10 a.m. Supervisors Brown, DiCristina and Bouskila were present in person. Supervisors Chiste and DiFiore were attending via telephone.

Mr. Rom stated he administered the Oath of Office to Supervisors DiCristina and Bouskila prior to the meeting. Supervisor DiFiore emailed her notarized Oath of Office prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

39 **THIRD ORDER OF BUSINESS** **Administration of Oath of Office to Newly**
 40 **Elected Supervisors (the following to be**
 41 **provided in a separate package)**
 42

43 Mr. Rom stated this item was addressed prior to the meeting.

44 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

45 **B. Membership, Obligations and Responsibilities**

46 **C. Financial Disclosure Forms**

47 **I. Form 1: Statement of Financial Interests**

48 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

49 **III. Form 1F: Final Statement of Financial Interests**

50 **D. Form 8B – Memorandum of Voting Conflict**

51

52 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-01,**
 53 **Canvassing and Certifying the Results of**
 54 **the Landowners’ Election of Supervisors**
 55 **Held Pursuant to Section 190.006(2),**
 56 **Florida Statutes; Providing a Severability**
 57 **Clause; Providing for Conflict and Providing**
 58 **an Effective Date**
 59

60 Mr. Rom presented Resolution 2022-01 and recapped the Landowners’ Election results
 61 as follows:

62	Seat 3	Jared Bouskila	195 Votes	2-year Term
63	Seat 4	Joe DiCristina	207 Votes	4-year Term
64	Seat 5	Cora DiFiore	207 Votes	4-year Term

65

66 **On MOTION by Mr. Brown and seconded by Mr. Bouskila, with all in favor,**
 67 **Resolution 2022-01, Canvassing and Certifying the Results of the Landowners’**
 68 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes;**
 69 **Providing a Severability Clause; Providing for Conflict and Providing an**
 70 **Effective Date, was adopted.**

71

72

73 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-02,**
 74 **Designating Certain Officers of the District,**
 75 **and Providing for an Effective Date**
 76

77 Mr. Rom presented Resolution 2022-02. Mr. DiCristina nominated the following slate of
 78 officers:

- | | | |
|----|----------------|---------------------|
| 79 | John Chiste | Chair |
| 80 | Cora DiFiore | Vice Chair |
| 81 | Craig Wrathell | Secretary |
| 82 | Peter Brown | Assistant Secretary |
| 83 | Jared Bouskila | Assistant Secretary |
| 84 | Joe DiCristina | Assistant Secretary |
| 85 | Cindy Cerbone | Assistant Secretary |
| 86 | Daniel Rom | Assistant Secretary |

87 No other nominations were made. Prior appointments by the Board for Treasurer and
 88 Assistant Treasurer remain unaffected by this Resolution.

89

90 **On MOTION by Mr. Brown and seconded by Mr. Bouskila with all in favor,**
 91 **Resolution 2022-02, Designating Certain Officers of the District, as nominated,**
 92 **and Providing for an Effective Date, was adopted.**

93

94

95 **SIXTH ORDER OF BUSINESS** **Consideration of First Amendment to US**
 96 **Lawns Customized Grounds Care Proposal**
 97 **and Agreement**
 98

99 Mr. Rom presented the First Amendment to the US Lawns Customized Grounds Care
 100 Proposal and Agreement, which included two areas being turned over to the CDD in February;
 101 the cost increase is within the budget. Ms. Wald stated the annual increase would be \$6,720.

102

103 **On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the**
 104 **First Amendment to US Lawns Customized Grounds Care Proposal and**
 105 **Agreement, was approved.**

106

107

108 **SEVENTH ORDER OF BUSINESS** **Consideration of GreenTeam Building**
109 **Services, Storm Drain Cleaning Estimate**
110 **57993473**
111

112 Mr. Rom stated the GreenTeam Building Services Storm Drain Cleaning Estimate
113 57993473 was previously approved by the District Engineer.

114 Ms. Diamond stated the estimate covers cleaning the entire storm drain system,
115 including manholes, catch basins and all lines. The proposed amount is slightly over the
116 \$10,000 budgeted. This is the first time the cleaning would be done through Operations.

117 Mr. Rom stated that "Miscellaneous" line item funds are available to fund the work.
118

119 **On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor,**
120 **GreenTeam Building Services Storm Drain Cleaning Estimate 57993473, in the**
121 **amount of \$11,775, was approved.**

122
123

124 **EIGHTH ORDER OF BUSINESS** **Consideration of Jones Lang Lasalle**
125 **Americas, Inc., First Amendment to**
126 **Property Management Services Agreement**
127

128 Mr. Rom presented the Jones Lang Lasalle Americas, Inc., First Amendment to the
129 Property Management Services Agreement. The requested increase of approximately 38% for
130 the Operations Manager and the Senior Engineering Manager was previously discussed with
131 the Chair. Ms. Cerbone stated she had thorough discussions with Ms. Diamond and an officer
132 from JLLA and the Amendment to the Agreement would address expanded Staff responsibilities
133 as additional areas are turned over to the CDD. Because the Board was not scheduled to meet
134 for some time, she contacted the Chair to discuss this matter. If approved, the increase would
135 be retroactive to October 1, 2021. While the expenditure would exceed the budgeted line item
136 amount, there are sufficient funds elsewhere in the budget to offset the increase.

137

138 **On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with all in favor, the**
139 **Jones Lang Lasalle Americas, Inc., First Amendment to Property Management**
140 **Services Agreement, was approved.**

141
142

143 **NINTH ORDER OF BUSINESS****Update: Stormwater Management Needs
Analysis Reporting Requirements**144
145

146 Mr. Rom stated a Stormwater Needs Analysis Report must be submitted by June 30,
147 2022 and then every five years thereafter. Mr. Buchler stated that two current CDD drainage
148 areas and another area to be turned over in the next phase of construction would need to be
149 included in the Report. A proposal will be presented at the next meeting. Ms. Wald stated the
150 preliminary report template was included in the agenda and, given that the CDD does not have
151 stormwater ponds, she predicted the Report would be less comprehensive than for other CDDs.

152

153 **TENTH ORDER OF BUSINESS****Ratification Items**

154

155 **A. Bond Counsel Invoice Regarding Resolution Review on Metro Mover Time Extension**

156 Mr. Rom presented the invoice that was approved by the Chair after the last meeting.

157

158 **On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor,
159 Bond Counsel's invoice regarding resolution review on the Metro Mover time
160 extension, was ratified.**

161

162

163 **B. Covenant for Maintenance of Landscaping Within Right of Way**

164 Mr. Rom presented the Covenant for maintenance of landscaping within the Right-of-
165 Way (ROW). While it was already signed and submitted to the County, it should have been
166 submitted for Board discussion and approval. The Covenant was required by the County in
167 order to receive a permit to landscape the ROWs.

168 Ms. Wald stated the Covenant was done outside a meeting pursuant to the permit
169 process regarding landscaping and ROWs. The issue is that this is not just a permit application;
170 the Covenant that runs with the land contains language that is binding on the CDD. She
171 expressed concern about verbiage conveying lien rights to the County, requiring the CDD to
172 indemnify the County and requiring the CDD to remove or relocate landscaping at the CDD's
173 expense. She noted this was not just a permit requirement but a Covenant to be recorded with

174 the land. Although it was already signed and submitted to the County, discussion is needed for
175 the Board to determine whether to approve the Covenant or to submit an Amendment.

176 Ms. Cerbone stated the options would be to direct District Counsel to contact the
177 County to suggest the Amendment or to leave it as is.

178 Mr. Rom stated Ms. Lamprea was on the phone, should the Board need clarification
179 regarding the areas but, from his understanding, the Covenant was part of the turnover
180 process. Ms. Lamprea stated the form was required by the County in order to move forward
181 with construction.

182 Discussion ensued regarding whether the Covenant should have been signed, whether
183 to address the issue with the County and ownership of the property in question and whether it
184 would ultimately be conveyed to the CDD.

185 Ms. Lamprea stated there were two separate folios; one for First Avenue and one for
186 Second Avenue.

187 Mr. Buchler stated there will be a similar Covenant for North Miami Avenue when it is
188 finished so, if an Amendment is pursued, the same language would be desired. The County-
189 owned roads are North Miami Avenue, Northeast 1st Avenue and Northeast 2nd Avenue; this
190 does not include 10th Street and a portion of 8th Street, which would be subject to a City
191 Covenant and a separate Agreement.

192

193 **On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor,**
194 **ratifying the Covenant and authorizing Staff to negotiate with the City and**
195 **County, as necessary, was approved.**

196

197

198 Mr. Rom asked Mr. Buchler and Ms. Lamprea to send pertinent information, including
199 the County contact information, to him, Ms. Cerbone and Ms. Wald.

200 **C. Under Power Corp., First Amendment to Small Project Agreement (Entrance Expansion**
201 **Project)**

202 Mr. Buchler presented the Under Power First Amendment to the Small Project
203 Agreement for work added to the scope. The contractor has performed very well.

204

205 **On MOTION by Mr. DiCristina and seconded by Mr. Bouskila, with all in favor,**
206 **the First Amendment to the Under Power Corp., Small Project Agreement, for**
207 **the Entrance Expansion Project, was ratified.**

208

209

210 **ELEVENTH ORDER OF BUSINESS**210 **Acceptance of Unaudited Financial**
211 **Statements as of November 30, 2021**

211

212

213 Mr. Rom presented the Unaudited Financial Statements as of November 30, 2021. A
214 Board Member asked why there were no "Security services" billings yet. Ms. Diamond stated
215 she would inquire.

216 Ms. Cerbone discussed her conversation with Mr. Feldman, Bond Counsel and District
217 Counsel about the CDD potentially using bond funds or reserve funds for public art. She stated
218 the concern when utilizing bond funds is whether the Engineer's Report included suitable
219 language to allow for that use. If bond funds are utilized, a Supplemental Engineer's Report
220 might be necessary. If the Board chooses to utilize excess reserve funds, the art must be for
221 public use in a public area. Further discussion is necessary and, if funds from the General fund
222 are utilized, a budget line item would be added.

223 Ms. Wald stated that public art is considered a public purpose as long as the art is
224 available for public viewing; therefore, the CDD is eligible to utilize those funds for public
225 artwork. Bond Counsel would advise regarding funding. Staff would determine and advise on
226 how to obtain art or locate an artist, how to purchase pieces that are already created and how
227 to utilize funds.

228 Ms. Cerbone recalled speaking with Mr. Feldman in November and his feeling, at that
229 time, was that some expenses should not be passed on to the CDD and his estimate then was
230 that the cost of the art should not exceed \$2 million. She discussed the need to consider the
231 Construction budget as it relates to bond funds, dollar amounts and timing. The Board needs to
232 advise Staff if they prefer to use Capital Project funds or the General Fund. If necessary, a brief
233 writeup regarding the use of bond funds could be included in the next agenda.

234 A Board Member voiced their opinion that, if General Fund dollars were established by
235 savings on Field Operations and Administrative expenses, the District Engineer should give an
236 opinion about use of those funds. Ms. Cerbone stated it would be helpful to review that portion

237 of the budget with the Field Operations Manager and the District Engineer, given that it would
238 be necessary to consider whether to slightly offset increasing assessments by utilizing reserves.

239 A Board Member asked if the CDD is required to install artwork. Ms. Cerbone stated she
240 was asked to research earmarking funds for art and present options.

241 Discussion ensued regarding utilizing excess funds for art enhancements.

242

243 **On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the**
244 **Unaudited Financial Statements as of November 30, 2021, were accepted.**

245

246

247 **TWELFTH ORDER OF BUSINESS**

Approval of Minutes

248

249 Mr. Rom presented the following Meeting Minutes:

250 **A. September 14, 2021 Regular Meeting**

251 **B. November 16, 2021 Landowners' Meeting**

252

253 **On MOTION by Mr. DiCristina and seconded by Mr. Bouskila, with all in favor,**
254 **the September 14, 2021 Regular Meeting and the November 16, 2021**
255 **Landowners' Meeting Minutes, as presented, were approved.**

256

257

258 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

259

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

261 There was no report.

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

263 **I. Construction Requisition Report of Metro Mover Soft Costs**

264 Mr. Buchler stated that soft cost invoices were being sorted and applied; he would
265 provide an update at the next meeting. Funds will be completely exhausted at some point
266 because the cost of the improvements will exceed the budget projections; the rest of the
267 improvements at those stations would be covered by the Developer.

268 **II. Budget Report of Remaining CDD Improvements**

269 Mr. Buchler stated that, as of November 30, 2021, the budget spreadsheet shows
270 approximately \$3.7 million committed and approximately \$1.2 million in contingency; he was
271 optimistic about finishing ahead of budget. With respect to art in public places, he felt that the
272 goal is to complete construction projects and then direct the remaining funds to the art project.

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

274 There was nothing further to report.

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

276 • **NEXT MEETING DATE: February 15, 2022 at 11:00 A.M.**

277 ○ **QUORUM CHECK**

278 The next meeting will be held on February 15, 2022, unless cancelled.

279

280 **FOURTEENTH ORDER OF BUSINESS**

Public Comments

281

282 There were no public comments.

283

284 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

285

286 There being nothing further to discuss, the meeting adjourned.

287

288 **On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the**
289 **meeting adjourned at 11:59 a.m.**

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294

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

10D

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021-2022 MEETING SCHEDULE****LOCATION***Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2021 CANCELED	Regular Meeting	11:00 AM
November 16, 2021	Landowners' Meeting	11:00 AM
November 16, 2021 CANCELED	Regular Meeting	immediately following landowners' meeting
December 21, 2021 CANCELED	Regular Meeting	11:00 AM
January 18, 2022	Regular Meeting	11:00 AM
February 15, 2022 CANCELED	Regular Meeting	11:00 AM
March 15, 2022 CANCELED	Regular Meeting	11:00 AM
April 19, 2022 CANCELED	Regular Meeting	11:00 AM
May 17, 2022	Regular Meeting	11:00 AM
June 21, 2022	Regular Meeting	11:00 AM
July 19, 2022	Regular Meeting	11:00 AM
August 16, 2022	Public Hearing & Regular Meeting	11:00 AM
September 20, 2022	Regular Meeting	11:00 AM