



Wynwood Business Improvement District
Board of Director's Meeting
Wednesday, February 14, 2018 at 11:00 a.m.
310 NW 26 St. #1 Miami, FL 33127

Agenda Items:

1. Roll Call of Directors
2. January 10, 2018 Meeting Minutes
3. Legal Update: Robin Jones Jackson, City of Miami
4. Executive Director Report: Manny Gonzalez
5. Marketing Update:
 - Kivvit PR Agency Update
 - BID Board Retreat Update
6. Finance Committee Update: Jonathon Yormak
 - Consolidated State of Activity Review
 - 3% versus 8% penalty for outstanding assessments – Requested by E.D.
7. Security/Clean Team Update:
 - Introduction of New City of Miami Commander Kerr
8. Planning & Zoning Update: David Polinsky
 - TUP's on Vacant Land
 - Wynwood Urban Waste Opportunity – Adrian Aizenstat
9. New Business
10. Meeting Adjournment

Meeting Minutes

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BUSINESS

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WYNWOOD



Wynwood BID Board of Directors Meeting

Wynwood BID Office

January 10, 2018 at 11:00 a.m. – 2:05 p.m.

310 NW 26 St #1 Miami, FL 33127

**** Meeting Minutes are not verbatim ****

Board Members in Attendance:

Joseph Furst, BID Board Chairman

Albert Garcia, Wynwood BID

David Polinsky, Wynwood BID

Dylan Finger, Wynwood BID

Irving Lerner, Wynwood BID

Jonathan Yormak, Wynwood BID

Members Absent

David Lombardi, Wynwood BID

Others in Attendance:

Manny Gonzalez, Wynwood BID

Robin Jones Jackson, City of Miami

Alfredo Matias, City of Miami PD

Albert Guerra, Commander PD

Kelly Penton, Kivvit PR Agency

John Hefferman, Kivvit PR Agency

Gary Frohman, FunDimensions

Agnes Hadad, Wynwood Café

Daniel Levine, Dasher & Crank

Adrian Lazaga, Omni Parking

Cindy Lerner, Wynwood BID

Marc Coleman, WDRC Member

Ingrid Marte, Goldman Properties

Alexander Posth

Rachel Kreindel, Steven Feller P.E.

Robin Alonso, CREC

Alejandro Gonzalez

Cynthia Cruz, City NET Office

- Executive Director, Manny Gonzalez called the Wynwood Business Improvement District Board of Director's meeting to order at 11:00 a.m.

Action Item:

- It was requested by Dylan Finger for the December 12, 2017 Board of Directors meeting minutes reflect that he voted “no” on the Resiliency legislation that was approved.

FEDERAL DONUTS INTRO:

- Eric Saltzman from Federal Donuts located at 250 NW 24 St. provided a brief introduction on the various products currently offered.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provide an update on the various initiatives that were completed and/or currently in progress as of January 10, 2018.
- Manny Gonzalez provided a brief overview on the Wynwood BID 2017 Annual Report which was submitted to the City of Miami Clerk’s office and hand delivered to the Commission members.
- As per Manny Gonzalez, it was noted that a Project Coordinator, Aleksander Sanchez was hired and expected to begin on January 16, 2018.
- The Wynwood BID received the executed lease on January 3, 2018 and is currently working with the landlord to obtain the insurance requirements set forth by the City of Miami agreement to move into the new space by February 1, 2018.
- Manny Gonzalez provided the Board of Director’s on the proposed Wynwood BID *Employee Handbook* for our incoming staff to understand their benefits, rights, office operations and payroll.
- It was noted that the employee handbook was derived from the Miami Parking Authority and used at Coconut Grove Business Improvement District.
- Executive Director Report on file

MARKETING COMMITTEE UPDATE:

- John Hefferman provided an update on the various initiatives that are currently in progress.
- Kivvit PR and the Wynwood BID Marketing Committee are currently working on a (6) six-month communication plan that will be focusing on the neighborhood.
- Marketing Committee Update on file

ANNUAL AUDIT:

- Richie Tandoc from SKG&T provided the Board of Director's a presentation on the 2016-2017 Annual Audited Financials.
- The Wynwood Business Improvement District 2016-2017 annual audit came back as "clean" and was submitted to the City of Miami Manager's office in December 2017.
- As per Ritchie Tandoc the Management Best Practices are used for larger municipal organizations, thus why it has not been used in Wynwood Business Improvement District audits.
- **2016-2017 Wynwood BID Annual Audit on File**

FINANCE COMMITTEE UPDATE:

- Jonathon Yormak provided an update on the November 2017 *Consolidated Statement of Activities*.
- **Action Item:**
- It was requested by Jonathon Yormak Wynwood BID checks that are over \$2,500 threshold would require two signatures before being dispersed.
- **Action Item:**
- It was requested that Wynwood BID reimbursement checks also have the dual signature requirement before dispersal.
- Reference motion #2
- **Finance Committee Update on file**

BID EXPANSION:

- Dylan Finger has concerns with the proposed Wynwood BID expansion efforts and would like the Board to reconsider some sort of assessment rebate component for Mr. Mana to evaluate before a formal vote is released.
- **Action Item:**
- It was agreed for the Wynwood BID to table expansion efforts in the interim and move forward with officially noticing a meeting with Mr. Mana to discuss future expansion efforts.
- Reference motion #4

SECURITY COMMITTEE UPDATE:

- Commander Guerra provided an update on the services and coverage provided by the City of Miami Police Department as of January 2018.
- Manny Gonzalez provided an update on the off-duty police schedule that was implemented at the conclusion of Basel Week 2017, as per the BID Board's previous request.

Action Item:

- It was requested by Commander Guerra for the Wynwood BID to consider purchasing a cell phone with GPS tracking capabilities.
- As per Commander Guerra the City of Miami Police will have two roll calls this week at NW 2 Ave and 32nd St. and at the Wynwood Walls.
- In an effort to spur team work amongst agencies the new Wynwood BID office will have space available for the City of Miami Police, NET, Code Enforcement and any other City department to use when attending to Wynwood matters.

PLANNING & ZONING UPDATE:

- David Polinsky provided an update on the *Temporary Use Permit* process that was recently passed by the City of Miami Commission without the requested language that would allow a business improvement district to review and recommend approvals.
- David Snow from the City of Miami Planning Department provided an update on the status of the *design and build* portion of the master plan.
- There was a board discussion on the next steps and funding requirements that would need to be satisfied before the commencement of the project.
- Reference motion #3

Action Item:

- It was requested by Dylan Finger for the Wynwood BID to reach out to the Coconut Grove BID to see if we can work together on creating a permitting commission to find ways to expedite and process zoning, DERM and public works permit applications.
- Planning & Zoning Committee Updates on File

NEW BUSINESS:

- Robin Jackson provided an update on the status of the BID Board election review meeting that was held on January 10, 2018 at 10:00 a.m.

- It was recommended that the Board of Director's allow for (2) additional seats to be created to allow for diverse participation from our established business owners.
- Cindy Lerner expressed that we need to create a safeguard to not allow a property owner to switch an assignment of his Board seat to someone of his choice without the review of the Board of Directors.
- Cindy Lerner also expressed that we need to define what an "established" business owners consist of before the vote process is completed.
- Reference Motion #4

Meeting Adjourned: 2:05 PM

MEETING MOTION SUMMARY:

MOTION #1: December 12, 2017 Meeting Minutes:

- Upon a properly made and seconded motion it was unanimously resolved to approve the December 12, 2017 Wynwood BID Board of Director's meeting minutes.

Joseph Furst provided first motion, Albert Garcia seconded

Motion Passed Unanimously

MOTION #2: DUAL SIGNATORY REQUIREMENT & \$2,500 THRESHOLD:

- Upon a properly made and seconded motion it was unanimously resolved to approve the requirement that any BID checks totaling over \$2,500, in addition to reimbursements must have two signatures before dispersal.

Albert Garcia provided first motion, Joseph Furst seconded

Motion Passed Unanimously

MOTION #3: \$50,000 DESIGN CONTRIBUTION w/ RESTRICTIONS:

- Upon a properly made and seconded motion it was unanimously resolved to approve the up to \$50,000 on the design portion of this project, as long as the City of Miami obtains a committed funding source for implementation portion of the project.

Albert Garcia provided first motion, Joseph Furst seconded

Motion Passed Unanimously

MOTION #4: BID BOARD EXPANSION:

- Upon a properly made and seconded motion it was unanimously resolved to approve the established retail, cultural arts, office and restaurant business owners to become eligible

to apply to join the Wynwood BID Board of Directors by adding two (2) additional seats to the Board of Directors, thus increasing from seven (7) to nine (9).

Albert Garcia provided first motion, Joseph Furst seconded

Motion Passed Unanimously

Legal

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WYNWOOD

Manny Gonzalez

From: Manny Gonzalez <manny@wynwoodbid.com>
Sent: Thursday, February 8, 2018 10:54 AM
To: manny@wynwoodbid.com
Cc: 'Jackson, Robin Jones'
Subject: Wynwood BID - Voting conflicts Memo & Form 8B.pdf - Via City Attorney's Office
Attachments: Form 8B.PDF; voting_conflict_1-13.pdf

Good morning BID Board Members:

As per Robin's request at the City of Miami Attorney's Office please reference Voting Conflict Procedures Memo and Form 8B from Miami Dade County Commission of Ethics and Public Trust. This will also be attached within the meeting packet for next week's meeting.

Thank you,

Manny Gonzalez
Executive Director
Wynwood Business Improvement District
310 NW 26 St. #1
Miami, FL 33127
Office: 786-615-8828
Cell: 305-316-8202

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**Miami-Dade County
Commission on Ethics and Public
Trust**

Memo

To: All Elected Public Officials of Miami-Dade County or any Municipality within Miami-Dade County

From: Joseph M. Centorino, Executive Director and General Counsel, Miami-Dade Commission on Ethics and Public Trust

Date: January 16, 2013

Re: Voting Conflict Procedures

This memorandum is intended to provide guidance to all elected public officials serving as members of any elected board or commission in Miami-Dade County government or in the government of any municipality within Miami-Dade County. It addresses the issue of what such an official, who has a conflict of interest preventing him or her from voting on a particular item, must do to comply with the provisions of Section 2-11.1(d) of the Miami-Dade County Conflict of Interest and Code of Ethics Ordinance, as well as Section 112.3143(3), Florida Statutes. The memorandum specifically addresses the issue of whether absencing oneself from a meeting during discussion of such an item, in compliance with Section 2-11.1(d) of the County Code, is sufficient to satisfy the provisions of Section 112.3143(3), which requires both public announcement of the conflict and written disclosure of the conflict within 15 days after the vote.

This issue was raised recently in discussions and correspondence between staff at the Miami-Dade Commission on Ethics and Public Trust, which interprets and enforces the County Code provision, and staff at the State of Florida Commission on Ethics, which interprets and enforces Section 112.3143(3), which is included in the Code of Ethics for Public Officers and Employees under Chapter 112, Florida Statutes. While the recommendations contained in this memorandum are not based upon any binding decision or opinion issued by either body, they represent our best assessment of the legal requirements concerning voting conflicts, and should be adhered to in the absence of any definitive ruling from a legally authoritative source having jurisdiction over these issues.

Under Section 2-11.1(d) of the County Code, which applies to all county and municipal elected officials in Miami-Dade County, an elected official with a voting conflict "shall absent himself or herself from [the] meeting during the discussion of the subject item and shall not vote on or participate in any way in said matter." This requires that such an official leave the room during both the discussion and the vote, and not speak, communicate or otherwise participate in the discussion and the vote on the issue that is the subject of the conflict. It does not require any public announcement or written disclosure of the conflict.

Section 112.3143(3), Florida Statutes, applies to all county, municipal, or other local public officers within the State of Florida who vote on matters in an official capacity. It requires that any such officer with a conflict of interest "shall, prior to the vote being taken, publicly state to the assembly the nature of the officer's interest in the matter from which he or she is abstaining from voting and, within 15 days after the vote occurs, disclose the nature of his or her interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes." It differs from the County Code provision in that the official need not absent himself from the meeting. Instead, it requires the official to provide public oral notice of the conflict prior to the vote, to abstain from the vote, and to make written disclosure of the conflict within 15 days after the vote. A copy of Florida Commission on Ethics Form 8B is attached to this memorandum.

Under Section 112.326, Florida Statutes, the state legislature recognized the right of local governments to enact legislation that creates more stringent standards of conduct and disclosure requirements than those in state law. This validates the County Ordinance, which is more stringent than state law in providing that the official in question must leave the room during the discussion that takes place on the item creating the conflict. I have been advised that in the past some officials in Miami-Dade County have relied in good faith on informal legal opinions provided by County, Municipal or Ethics Commission attorneys suggesting that compliance with the County Ordinance excused them from the notice and disclosure requirements of the state law.

However, this does not appear to be the interpretation that the State of Florida Commission on Ethics would follow in the event that it should consider the issue in the future. Based upon formal and informal opinions I have reviewed from the Commission, I have concluded that local officials who absent themselves from a portion of a meeting to avoid being present during a conflict item, must still state publicly prior to the vote the nature of the conflict as well as make the required written disclosure within 15 days after the vote to be in compliance with Section 112.3143(3).

There is an exception to the foregoing, recognized in an opinion of the State of Florida Commission on Ethics (CEO 88-3), indicating that a board member who is absent from an entire meeting, during which an item arises on which that member would have had a conflict of interest, need not comply with the notice and disclosure requirements of Section 112.3143(3). However, that opinion is limited to situations where the member is absent from the entire meeting during which an item on which that member has a conflict is discussed or voted upon. Presence of the member at a portion of the meeting would still trigger the notice and disclosure requirements, even though the member was not present during either the discussion or the vote on that item.

Therefore, it is my recommendation to all elected officials in the county and in all municipalities within the county, that when they are aware that they have a conflict on an item that is to be discussed and/or voted upon at a meeting and they are present for any portion of that meeting, they should do the following: 1) announce publicly at the meeting the nature of the conflict before the item is heard; 2) absent themselves from that portion of the meeting during which the item is discussed and/or voted upon; and 3) file a written disclosure of the nature of the conflict with the board clerk or whoever may be charged with recording the minutes of the meeting within 15 days after the vote.

Anyone having a question about this issue or any related issue should feel free to contact and speak with me or another attorney at the Miami-Dade Commission on Ethics at 305-579-2594.

cc: Offices of the Miami-Dade County Attorney and all Municipal Attorneys within Miami-Dade County

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

LAST NAME—FIRST NAME—MIDDLE NAME		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE	
MAILING ADDRESS		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY	COUNTY	☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

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

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

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

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

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

Date Filed

Signature

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

Update on BID Board & Current Amendment Process

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February 1, 2018

Dear Property Owner:

In an effort to increase diversification and participation within the District, on January 10, 2018, the Wynwood BID Board of Directors approved two (2) amendments to increase the number of Director seats from seven (7) to nine (9), by allowing office, cultural arts, retail and restaurant business owners to serve on the Board, in addition to an amendment to allow property owners to designate a representative to serve on the Board.

Your votes below are requested on this combined ballot form for two separate items and this form is due back to the Wynwood BID office by **Wednesday, February 28, 2018 at 5:00 p.m.**

I. Proposed Amendment: Currently, Section 2-1317(a) of the City Code provides that only commercial property owners are eligible to become members of the Board of the Wynwood BID.

The current proposed amendment is to allow established **retail, cultural arts, office and restaurant business owners** to become eligible to apply to join the Wynwood BID Board of Directors by adding two (2) additional seats to the Board of Directors, thus increasing from seven (7) to nine (9).

Yes ☐ ☐ NO

Please indicate your approval (YES), or disapproval (NO), of the proposed amendment above by checking the appropriate box, signing, and returning this ballot in the enclosed reply envelope provided for your convenience. Ballots can be mailed to 310 NW 26 St. #1 Miami, FL 33127 or can also be scanned and emailed to manny@wynwoodbid.com.

II. Proposed Amendment: Should Section 2-1317(a) of the City Code be amended **to allow** a commercial property owner within the Wynwood BID to be able to appoint another person in writing as his or her representative to serve on the Wynwood BID Board as underlined below?

- (a) All BID board members must be either: (i) commercial property owners in the district, or (ii) the written designated representative of a commercial property owner in the district.

Yes ☐ ☐ NO

Please indicate your approval (YES), or disapproval (NO), of the proposed amendment above to allow property owners to designate a representative by checking the appropriate box, signing, and returning this ballot in the enclosed reply envelope provided for your convenience. Ballots can be mailed to 310 NW 26 St. #1 Miami, FL 33127 or can also be scanned and emailed to manny@wynwoodbid.com.

Executive Director Report



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EXECUTIVE DIRECTOR REPORT:

Assessment Reconciliation Project:

On January 10, 2018 the Wynwood BID met with the City of Miami Attorney's office to discuss the reconciliation of assessments and liens from the inception of the BID to the present.

- We are working on reconciling the dual databases from both CCSg & the City of Miami Attorney's office.
- We are working on streamlining payment delivery process due to the fact that there are (3) different delivery points available by paying members. We run into issues when trying to source copies or know the date of payment when there are various payment points.
- The Wynwood BID previously agreed to increase the penalty fees can be increased for 3% to 8% (*Coconut Grove BID voted to increase to 8% in 2016*). Unfortunately there is no meeting minute records citing this approval and will need to reconfirm via Board resolution to make increase official.
- Please reference attached LSR to the City of Miami requesting the creation of recording document that would allow a lien search to capture our assessments. Not currently available and causing issues when old liens are trying to be paid.
- The City Attorney's office is working on finding out if the E.D. can sign lien forms to streamline the placement and removal process.
- Preparation of lien placement for FY'17

BID Board Election:

- As per pre-approved modifications set forth by the Board of Director's on January 10, 2018 the ballot for District wide approval was released on February 1, 2018 after being reviewed by the City Attorney's office.

BID Lease:

- 2/8/18: Revised new lease with comments has been sent to the City of Miami for review before final execution and submittal
- 1/31/18: Advised that all of the Risk Management requirements were not included in original document from 12/27/17

- 1/24/18: Final certificate of insurance of sent to the City of Miami Risk Mgmt Department. Executed packet cannot be delivered until Risk Management confirms the insurance received by landlord is adequate.
- 1/3/18 – Executed lease is picked up from proposed landlord at Brickell Office by the Wynwood BID.
- 12/28/17 – Lease is forwarded to landlord for review by the Wynwood BID.
- 12/27/2017 – Wynwood BID received final lease documentation from City of Miami to be sent for signature by the new landlord.

The Home Show:

- 1/3/18: Met with the City of Miami Special Events Director and Home Show organizers to work on possible incentives the City of Miami can provide in the case the relocation becomes final.

Operations Tracking Sheet:

- The Wynwood BID has created an Operations Tracking sheet that will be used to easily track the multiple projects that are occurring within the District.

Policy Documentation:

On January 26, 2018 the Wynwood BID created a set of policy documentation as per Annual Audit requirements the Wynwood BID has created the following policy documents:

- The purpose of the Cash Receipt Policy is to attempt to strike a balance between the need for operating efficiency and flexibility, and the need for financial control and accountability. It is also the purpose of this policy to implement uniform procedures for depositing funds that will provide quality and operational efficiency.
- The purpose of the Payroll Policy is to ensure that all Wynwood BID employees are paid correctly and timely basis and that payroll entries are done in accordance with generally accepted accounting principles.
- The Check Request Policy's objective of this policy is to attempt to strike a balance between the need for operating efficiently and flexibility, and the need for financial control and accountability. It is also the purpose of this policy to implement uniform procedures for check requests that will provide quality and operational efficiency.

Quick Build:

- As per conversation with Tony Garcia on February 1, 2018 he stated that he is meeting with the various City Departments individually before scheduling the multi-agency walkthrough that was agreed upon at the January 30, 2018 PZ meeting.

- **1/30/18:** It was requested to make sure that Carlos Cruz Casas, District 5, City of Miami Risk Management, City of Miami Public Works attend the next scheduled walk through.

Security Ambassador Program:

- On January 12, 2018 the Wynwood BID sent the following documentation to the City of Miami procurement department in an effort to finalize the piggybacking request process for security and cleaning ambassador services from the Coconut Grove BID.
 - Coconut Grove BID Award Letter 2014
 - RFP 14 601 – Used for this procurement at Coconut Grove BID
 - Winning Respondent Packet 2014
 - Evaluation Committee Tabulations
 - Meeting Minutes Ratifying BBB on June 19 2014
 - Executed Agreement 2014

Trash Receptacle Neighborhood Study:

- On January 30, 2018 the Wynwood BID facilitated a neighborhood trash receptacle comparative count to determine the total # of trash cans each neighborhood has, in addition to the per block average.
- The Wynwood BID has by far the lowest average of trash receptacles per block at .32.

Wynwood Crosswalk Initiative:

- The Wynwood BID met with Miami Dade County on January 24, 2018 to discuss the decorative crosswalk adjacent to Joey's Restaurant on NW 2nd Ave, in addition to exploring additional ways we can add crosswalks throughout the District.
- Miami Dade County is committed to keeping the crosswalk on NW 2nd Ave in the case the decorative art was removed.
- Miami Dade County officials are having internal discussions regarding the necessary maintenance and liability that would need to be absorbed by the Wynwood BID or the City of Miami via a Memorandum of Understanding.

ITEMS ON THE HORIZON:

1. BID Board election finalization
2. ~~Visit to GMCVB offices~~
3. Clean Team & Security Ambassador programs
4. Office Furniture to order

5. ~~Continue the mosquito monitoring program (Wynwood BID 1st in US to do it) with City/County/Private Industry~~
6. ~~"Real" office copier~~
7. Marketing Coordinator Job Announcement/hiring
8. Finalize BID by Laws
9. ~~Bar & Halloween meeting with PD~~
10. Creation of Trip Advisor
11. CCTV options
12. ~~Rubber mulching initiative on 2nd Ave~~
13. Quick Build
14. ~~Trolley Signs~~
15. BID Credit card
16. Relocation of office
17. Comcast Service for expanded office
18. Relocation of Crystal Water Services
19. Fixing the sales issue that we are paying some merchants
20. ~~Employee Handbook~~
21. Board retreat
22. Expansion
23. Employee Parking Programs
24. Pressure Cleaning NMA
25. ~~Welcome Packet~~
26. BID Expansion
27. ~~Meeting with Mr. Mana~~
28. ~~Centralized Valet~~
29. FPL lighting Improvements to 400W
30. ~~Art Basel preparations~~
31. ~~Pressure Cleaning of NW 2nd Ave~~

January 2018

January 2018

February 2018

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

Dec 31	Jan 1, 18	2	3	4	5	6
	9:00am Copy: Wynwood BID/Kiwit Bi-Weekly Update Call (Dial-In) - John Heffernan	10:30am Ride Along with Officer Matias through District (District Wide.)		9:00am City Commission Meeting (3500 Pan	9:00am Nicole Singletary (3390 Mary St.)	Celine Weekend
7	8	9	10	11	12	13
	9:00am Wynwood BID-Kiwit Bi-Weekly	11:00am Wynwood BID (3500 Pan American	9:00am Special Events Meeting (10th floor	9:00am City Commission Meeting (3500 Pan American Drive)	4:00pm Domino La Salle (Wynwood BID Office - 310 NW 26	12:00pm ARTWALK SATURDAY (Wynwood District)
	9:00am Canceled: Wynwood BID/Kiwit	12:00pm Lunch with Tim	10:00am Wynwood BID	4:00pm Celine Thursday	6:00pm Concrete Beach (Concrete Beach)	
	1:30pm Wynwood Solar	2:00pm Junior & Hatter	11:00am Board of			
		3:30pm Meeting with	3:00pm Re: Wynwood			
14	15	16	17	18	19	20
12:00am ARTWALK SATURDAY (Wynwood District)	9:00am Copy: Wynwood BID/Kiwit Bi-Weekly Update Call (Dial-In) - John Heffernan	Annual Report Due	10:00am Racket - Angel (Wynwood BID Office - 310 NW 26 St. #1) -	9:00am Meeting with Manny from	12:30pm Wynwood - Turnberry / Aventura Mall Visit (19501 Biscayne Blvd. Aventura, FL 33180) -	Celine Weekend
			12:00pm Robert Masnieh (Continental Building)	11:00am Mr. Flag (Dorisa Building)		12:00pm ARTWALK SATURDAY (Wynwood District)
				3:00pm City Hall		
21	22	23	24	25	26	27
12:00am ARTWALK SATURDAY (Wynwood District)	9:00am Wynwood BID-Kiwit Bi-Weekly	1:00pm Social Media DP	9:30am Federico (BID Office - 310 NW 26	9:00am City Commission Meeting (3500 Pan		
	9:00am Canceled: Wynwood BID/Kiwit		11:00am Collin Worth -	10:00am David Mancini & Kimmy Kitchen		
	2:00pm Emerson (2751		3:00pm Miami Dade	4:00pm Celine Thursday		
28	29	30	31	Feb 1	2	3
	9:00am Copy: Wynwood BID/Kiwit Bi-Weekly Update Call (Dial-In) - John Heffernan	11:00am Rescheduled - Planning & Zoning Meeting - Tuesday, January 30, 2018 at 11 a.m. (Wynwood				

February 2018

February 2018

March 2018

Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

TUESDAY WEDNESDAY THURSDAY

Jan 28	29	30	31	Feb 1	2	3
				11:00am Lombardi Meeting (Wynwood)	11:00am Sidewalk Cafes in Violation - Wynwood BID Area (Kush - 2003 N Miami Ave) - Onikienko.	Celine Weekend
4	5	6	7	8	9	10
	9:00am Wynwood BID-Kiwit Bi-Weekly Update Call (Dial-In)	11:00am Commission Agenda Meeting (City Hall)	11:00am Planning & Zoning Meeting Wednesday, February 7, 2018 at 11 a.m. (Wynwood BID Office)	2:00pm Kush Restaurant		12:00pm ARTWALK SATURDAY (Wynwood District)
11	12	13	14	15	16	17
	9:00am Canceled: Wynwood BID/Kiwit Bi-Weekly Update Call (Dial-In) - John Heffernan	3:00pm Wynwood BID-Kiwit Bi-Weekly Update Call (Dial-In) Number: 888-552-1076	9:00am Special Events Meeting (MRC City Wynwood Board of	9:00am City Commission Meeting (3500 Pan American Drive)		Celine Weekend
18	19	20	21	22	23	24
	9:00am Canceled: Wynwood BID/Kiwit Bi-Weekly Update Call (Dial-In) - John Heffernan			4:00pm Celine Thursday		
25	26	27	28	Mar 1	2	3
	9:00am Copy: Wynwood BID/Kiwit Bi-Weekly Update Call (Dial-In) - John Heffernan					

Operations Tracking Form:

By
Date
Page
No.
of
Pages

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WYNWOOD



Wynwood BID Operations Tracking Sheet February 2018

Operational Comments

Action Items

Budget FY '18

Budget Line Item

Banners	AAA Banner	1/30/18: BID banner located on NW 20 St. & NW 2 Ave was removed on Jan 30th, 2018. 1/2/2018 – Reported to AAA Flag & Banner regarding banners located at 2085 NW 2nd Ave that were left behind from the Pinta Art Fair. 12/22/2017 – Left over Basel banner located on NW 2nd Avenue and 22nd street reported for removal with property owner. 12/6/2017 - Coordinated the installation of banners in the following locations prior to Basel Week. 2049 N Miami Ave no 2137 NW 2 Ave, 2151 NW 2 Ave, 2301 N Miami Ave Empty Pole, 2390 NW 2 Ave, 2401 N Miami Ave Banner in Bad Shape, 2505 N Miami Ave Empty, 2600 NW 2 Ave, 2700 NW 2 Ave, 2812 NW 2 Ave, N. Miami Ave 28 St. East Pole Empty, NW 29 St & N Miami Ave,	\$158,000	Marketing and Advertising
Code Enforcement	City of Miami Code Enforcement	1/24/18: BID office reached out to 1800 Lucky due to trash being left outside on NW 1st Ct & 23 St. All businesses must have a trash agreement in place. 1/5/18: 24 NW 29 St. entry way property reported for non-maintenance. 1/2/2018 – Reported property located at 24 NW 29 St. for non-maintenance of property located along a Wynwood Entry Way. 1/2/2018 – Reported property located at 130 NW 27 St. with non-maintenance issues and left-over trash containers. 1/1/2018 – Reached out to Crudos restaurant about flyers that are being handed out in the public right of way. BID will schedule a follow up to assist them in getting the word out about their establishment. 12/7/2017 – vacant lot at 152 NW 27 St. was reported due to garbage littered within private property. 12/7/2017 – 103 NW 27 St. was reported due to overgrowth from private property blocking sidewalk. 12/7/2017 – Reported illegal located at merchant at 219 NW 2 Ave.	N/A	
Drainage Issues	City of Miami Miami-Dade County		N.A.	N.A.
Illegal Dumping	NET	2/6/18: (3) illegal dumping sites reported at NW 25th St and NW 1st Ave, 415 NW 28 St. & NW 23rd St. & 1st Ave. 1/16/2018 - Reported illegal dumping site at 2500 NW 1 Ave to the City of Miami NET office. 12/22/2017 - Reported illegal dumping site located at 42 NW 28 St. to the City of Miami NET office. 12/22/2017 – Reported illegal dumping site located at 54 NW 28 St. to the City of Miami NET office. 12/18/2017 – Illegal dumping that occurred at 2237 NW 1 Place was reported to the City of Miami NET office. 12/18/17 – Illegal dumping reported at NW 22 St. and North Miami Ave.	N/A	

Misc.		2/3/18: ACME barricade reported and picked up on the corner of NW 25 St. & NW 2 Ave. 1/29/18: Illegal newspaper stand with garbage within it has been reported for removal to PW. 1/18/2018 - Reported tree planters to City of Miami NET office for removal on NW 24 st. and NW 5 Ave. 1/1/2018 - Reported damaged street light located at NW 20 St. and NW 1st Place. 11/29/2017 - Reported Acme signage left behind by MOT company located at 38 NW 24 St. 11/23/2017 - Reported MOT equipment left behind after the moratorium came into effect at 2301 North Miami Ave. 11/22/2017 - Swale maintenance requested along N. Miami Ave, via Miami Dade County District 7.	N/A	
Pay Phones		2/5/2018- Payphone located at NW 27 St. & NW 5 Ave reported to City of Miami Public Works was removed. 1/18/2018 - Payphone located at 2691 NW 5 Ave was removed by the City of Miami Code Enforcement Dept. 12/27/2017 - Payphone located at 2691 NW 5 Ave reported to PW due to electrical connection on private property.	N.A.	Streetscape
Police	City of Miami Police Department	The Wynwood BID currently employs 71 hours worth of off duty on a weekly basis. 2/1/18: Wynwood BID reported illegal BBQ vendor currently using NW 27 St. on the weekends and leaving garbage and burnt ashes on the public right of way.	\$194,498	Security
Pot Holes	City of Miami	1/4/18: Pot hole located at 2520 NW 2 Ave was reported. 12/5/2017 - Hole in sidewalk located at 2034 NW 2 Ave was reported to Miami Dade County. 12/6/2017 - Hole in sidewalk located at 2145 reported was reported to Miami Dade County	N.A.	N.A.
Rubber Mulching	Easy Grass	1/15/2018 - The 6 remaining rubber mulch locations along NW 2 Ave were addressed by Easy Grass. 1/4/2018 - Rubber mulch tree bed that was damaged with blunt object has been requested for touch up in front of Joey's restaurant.	\$20,000	Streetscape
Sanitation	Block by Block Cleaning Ambassadors	1/29/18: (6) trash containers located at 61 NW 25 St. 11/2/18 - yellow trash cans left behind at 2198 NW 2 Ave reported to the City of Miami. 1/16/18: Planters in the public right of way located on NW 5th Ave and NW 24 St. were reported for clean up.	\$113,440	Sanitation
Security:				

Sidewalk Issues:	City of Miami/Dade County	2/6/18: illegal wooden tree pits with dead trees on public right of way at 350 NW 24 St. was reported to PW. 2/4/18: Massive "crater" hole in sidewalk located at 2260 NW 1st Ct. was repaired by the City of Miami PW after reporting. 1/29/18: Hole in sidewalk located at 85 NW 25 St. was reported to PW.	N.A.	Streetscape
Signage	Miami-Dade County/MPA	2/4/18: Broken street sign reported & repaired at 49 NW 25 St. by the Miami Parking Authority and was a trip danger. 1/24/18: Reported downed bus stop sign at NW 27 St. and NW 2nd Ave. 12/26/2017 – Miami Dade County street sign that was missing located at NE 23rd St & North Miami Ave was reported and fixed on 12/29/2017. 12/6/2017 - Handicap sign located at 2300 NW 3 Ave that was knocked down on the sidewalk was reported for re-installation.	N/A	Streetscape
Streetlights:	Florida Power & Light	2/5/18: Cobra lamp out located on 324 NW 24 St. was reported to the NET office. 1.1.18 - Damaged Traffic Street Light located at NW 1st Place & NW 20 St. was reported. 12/8/2017 – Reported half light pole located at 2219 NW 2nd Ave which seems to be cut in half and have no use in the public right of way. 12/7/2017 – Reported 5th avenue lighting issues on Eastern sidewalk from NW 23 St. to NW 29 St. in which lights turn on at 9 p.m. and allow for a security concern along this corridor	N.A.	N.A.
	Miami-Dade County	1/4/2018 – Lights out along NW 24 St. and NW 2nd Ave have been reported . 1/3/2018 – Reported three cobra lights out on the intersection of NW 27 St. and NW 3 Ave. 12/22/2017 Light fixture located at 2411 North Miami Avenue that is hanging on a thread was reported for repairs. 12/8/2017 – Reported cobra lights out along NW 5th Avenue from NW 20 St. to NW 29 St.	N.A.	N.A.
Trash Receptacles	City of Miami	1/2/2018 – Reported yellow trash cans that were left behind along NW 2nd Avenue from the Art Basel street closures. 12/26/2017 – two plastic trash cans located in the public right of at 2323 N. Miami Ave were reported to the City of Miami for removal due to the public using them although no-one is maintaining them. 12/26/2017 – Residential trash being placed in the public sidewalks located at 2701 NW 1 Ave. 12/22/2017 – Wynwood BID reached out to Progressive Waste Management about debris that was left behind at 2411 North Miami Ave. 12/6/2017 – Multiple trash bins left behind at 85 NW 25 St. was reported for pick up 11/1/2017 – Reported empty trash container located at 84 NW 24 St. to the City of Miami Sanitation Enforcement Department	N.A.	Streetscape
TUP	City of Miami	1/2/18: La Garage located on 23 St. left garbage bags and trash on NW 2nd Ave over the weekend and were advised. 1/2/2018 – Spoke to the owner of Wynwood Shops located on NW 2nd Ave & 24 St. about issues we are experiencing with multiple garbage bags being left next to the City of Miami trash cans over the weekend.		

WASA	Miami-Dade County	12/5/2017 – Missing water meter at 50 NW 25 St. reported	N/A	
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MPA Stats Jan 2018:



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Analysis of Wynwood Trash Containers:



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Trash Container Locations for Wynwood BID:

1. NW 2nd Ave between 20th St. and 21st St. (East side)
 2. NE corner of 22nd St. and NW 2nd Ave
 3. NW corner of 23rd St. and NW 2nd Ave
4. NW 2nd Ave between 22nd St. and 23rd St. (East side)
 5. NE corner of 27th St. and NW 2nd Ave
 6. SE corner 26th St. and NW 3rd Avenue
 7. SE corner of 26th street and NW 2nd Avenue
8. NW 2nd Avenue between NW 24th and NW 25th street (West side)
 9. SW corner of NW 29th St. and North Miami Ave.
 10. SW corner of 27th street and North Miami Ave.
11. North Miami Ave. between 24th St. & 25th St. (East side)
12. North Miami Ave between NW 20th St. and NW 21st St. (East side)
 13. NW corner of 27th St. and NW 3rd Ave.
 14. NE corner of NW 21st St. and NW 22nd Ave.
 15. NW corner NW 26th St. and NW 2nd Ave.
 16. NE corner of NW 24th St. and NW 2nd Ave.

Comparative Analysis of Trash Container per Block:

Wynwood BID-	0.32
Little Havana-	1.60
Coconut Grove-	2.47
Miami DDA-	1.15



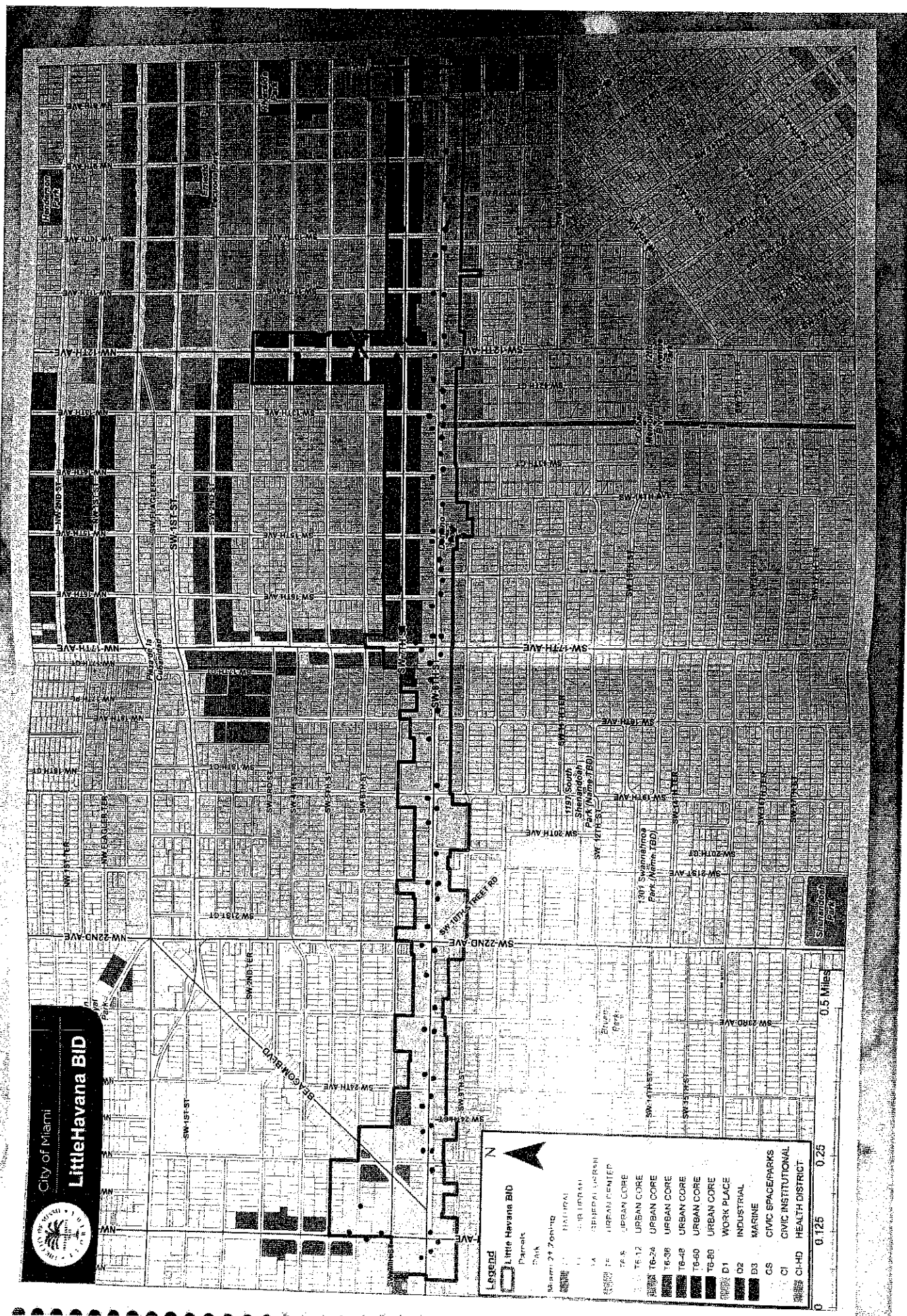
- 16 cans
- 50 blocks

0.32 cans per block

Wynwood
BID

.512 cans per acre

6 cans
per Block



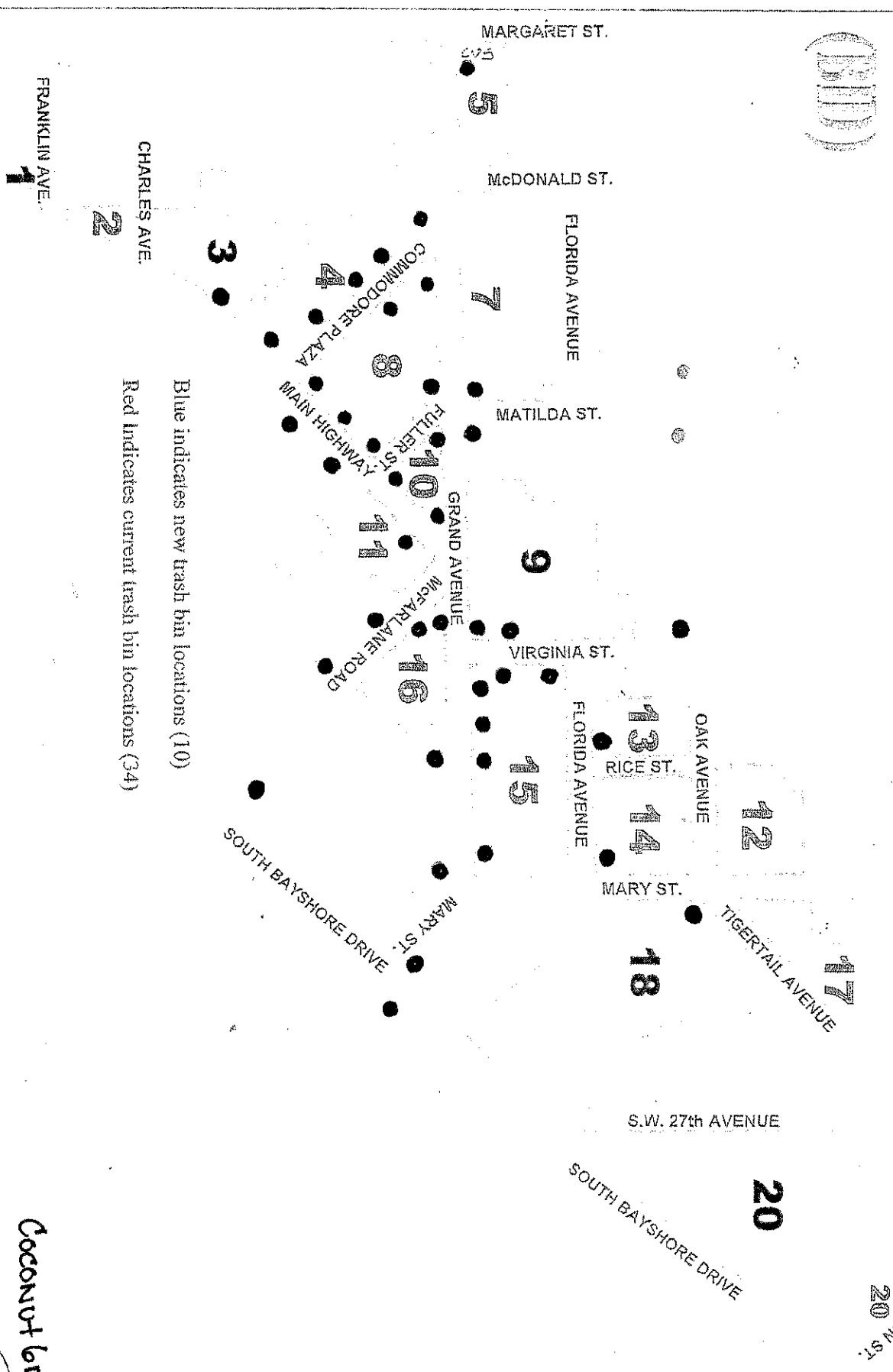
(34) Big trash bins as of May 09.

→ (10) new trash bins expected in JUN 09
IN BLUE

COCONUT GROVE

BUSINESS IMPROVEMENT DISTRICT

(BID)



(2.47)

Blue indicates new trash bin locations (10)
Red indicates current trash bin locations (34)

Coconut Grove BID.

$42 \div 17 = 2.47$
cans per block

Policy Documentation:

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CASH RECEIPTS POLICY

SECTION 1. PURPOSE

The objective of this policy is to attempt to strike a balance between the need for operating efficiency and flexibility, and the need for financial control and accountability. It is also the purpose of this policy to implement uniform procedures for depositing funds that will provide quality and operational efficiency.

This policy shall be known as the "Wynwood BID Deposit Policy" and may be cited as such.

SECTION 2. DEPOSIT PROCEDURE FOR CHECKS MAILED TO BID

- Wynwood BID employees must physically bring all deposits to the Finance Department located on the 4th floor of the MRC building located at 444 SW 2nd Ave Miami, Fl 33133, for deposit.
- **Parking Waiver Checks** – All parking waiver checks mailed or delivered to the BID office. Each check is to be copied and original sent to book-keeping company for deposit. Totals MUST be confirmed by the City of Miami first.
- **Public Benefit Trust Checks** – Public Benefit Trust checks mailed or delivered to the BID office. Each check is to be copied and original sent to book-keeping company for deposit. Totals MUST be confirmed by the City of Miami first.
- **BID Assessment Checks** – Assessment checks must be copied, and originals need to be submitted to the City of Miami Finance Department for deposit. Once check is cleared the City of Miami Finance Department will wire the funds to the Bank of Ozarks. Wynwood BID must work with bookkeeping company to ensure assessment checks reflect each correct property owner.
- **Lien Removal Checks** – Bookkeeping agency must be contacted to verify outstanding amount. Once check is received it must be delivered to the City of Miami Finance Department for deposit. The City of Miami Legal Department needs to be advised to remove the lien once the check clears. The BID book keeping agency needs to advise in conjunction with the City of Miami Legal department to ensure the funds are correct.



2.2 The BID will receive a list of monthly deposits that have been verified through the bank statements via monthly presentation reports by book keeping company. Any discrepancies shall be reported to the Executive Director.

2.3 Under **no** circumstance will the BID utilize personal funds to compensate shortages. All shortages must be brought to the attention of the Executive Director prior to submission.

SECTION 4. IMPLEMENTATION

4.0 To facilitate conduct in accordance with this policy, a copy of this policy shall be made available to the BID, employees, volunteers, board and commissions upon hiring, appointment or election to office and at such other times as may be necessary.

PAYROLL POLICY

SECTION 1. PURPOSE

The purpose of this Payroll Policy is to ensure that all Wynwood BID employees are paid correctly and timely.

Accounting Clerks/ Book Keeping must ensure that payroll entries must be done in accordance with generally accepted accounting principles.

This policy shall be known as the "Wynwood BID Payroll Policy" and may be cited as such.

EMPLOYMENT CATEGORIES

It is the intent of BID to clarify the definitions of employment classifications so that employees understand their employment status and benefit eligibility. These classifications do not guarantee employment for any specified period of time. Accordingly, the right to terminate the employment relationship at any time is retained by both the employee and BID. Each employee may be classified in two employment categories:

- 1) **Full-Time or Part-Time**
- 2) **Exempt or Non-Exempt**

- **FULL-TIME** employees are those who are regularly scheduled to work forty hours a week. This category includes exempt and non-exempt employees. Generally, they are eligible for BID's benefit package, subject to the terms, conditions, and limitations of each benefit program.
- **PART-TIME** employees are scheduled to work for BID's on an as needed basis. They are not eligible for BID's benefit package.

Each employee is designated as either *nonexempt* or *exempt* from federal and state wage and hour laws.

Non-exempt employees are entitled to overtime pay under the specific provisions of federal and state wage and hour laws. Please note, the BID does not have any Non-Exempt employees.

Exempt employees are excluded from specific provisions of federal and state wage and hour laws. BID Executive Director may change an employee's *exempt* or *non-exempt* classification only upon written notification.



SECTION 2. TIME OFF REQUESTS

2.1 Employees are responsible for submitting their *Time Off Request forms* as soon as they are signed by the Executive Director and/or his/her designee.

Time-Off request forms are found at the Wynwood BID attendance binder located at the reception area of the BID office. Below you will find the # of vacation days and sick days allocated for BID employees.

YEARS OF ELIGIBLE SERVICE	VACATION DAYS PER FISCAL YEAR	SICK/PERSONAL DAYS PER FISCAL YEAR
Upon initial eligibility	10	10 – this number stays the same no matter the tenure of employment
At 5 th year	15 (additional 5 days)	
At 6 th year	16 plus 1 day	
At 7 th year and thereafter	17 plus 1 day	
	Maximum at 20 days	

SICK & PERSONAL LEAVE

Eligible employees will accrue sick/personal leave benefits at the rate of 10 days per benefit year.

Eligible employees may request sick/personal leave only after having completed 90 calendar days of service. As soon as eligible employee becomes aware of the need for sick/personal leave they should request leave through the Executive Director prior to approval by the Executive Director.

Employees who are unable to report to work due to illness or injury should notify the Executive Director before the scheduled start of their workday if possible and each additional day of absence.

Employees will forfeit any unused sick/personal time at the end of the benefit year. Unused sick/personal leave benefits will not be paid to employees upon termination of employment.

TIME CARDS

2.2 Each hourly employee is responsible to ensure that timecards are sent to Paychex at the end of every pay period. It is the responsibility of the Executive Director or his/her designee to review the timecards and initial the cards for approval before sending to the Paychex for processing.

Please note: Any changes to the timecards should also be initialed next to the change.



SALARIED EMPLOYEE TIME SHEETS

2.3 Each salaried employee is responsible to ensure that vacation and time off forms are filled accordingly. Time summaries are sent to Paychex at the end of every pay period by Executive Director. It is the responsibility of the Executive Director or his/her designee to review the forms before sending to the Paychex for processing.



WYNWOOD BID – CHECK REQUEST POLICY

SECTION 1. PURPOSE

The objective of this policy is to attempt to strike a balance between the need for operating efficiently and flexibility, and the need for financial control and accountability. It is also the purpose of this policy to implement uniform procedures for check requests that will provide quality and operational efficiency.

This policy shall be known as the “Wynwood BID – Check Request Policy” and may be cited as such.

SECTION 2. CHECK REQUEST PROCEDURES AT BID

Wynwood BID Project Coordinator and Marketing Coordinator receive the mail daily.

Each invoice received in the mail is stamped with the date.

Invoices are then distributed to the Marketing Specialist and the Projects Coordinator for review and coding.

Check requests are prepared by the Marketing Specialist and the Projects Coordinator for the invoices. A signature is required by the preparer on the check request form.

Executive Director then reviews the check requests and signs them for approval. A signature is needed on the check request form.

Administrative Assistant makes copies of the completed check requests to hold at the office.

The original check requests are then mailed to the book-keeper.

SECTION 3. CHECK REQUEST PROCEDURES AT BOOK-KEEPER

Book-keeper reviews the check requests provided by the Wynwood BID.

Book-keeper prepares the checks associated with each signed check request.

Book-keeper delivers the check requests and the accompanying checks to the Wynwood BID Office for signature. Each check is signed by the Executive Director, unless the check crosses the \$2,500 threshold and/or is a personal reimbursement, which would require two Board member signatures, crossreference section 4.



SECTION 4. CHECK DISSEMINATION

Executive Director of the Wynwood BID receives the check requests and checks from the bookkeeping office, CCSG.

- Executive Director then signs the checks under \$2,500.
- Checks over the \$2,500 threshold will require two signatures.
- Personal reimbursements will require two signatures from two Board Members.

Administrative Assistant makes copies of each signed check. Copies of each check are attached to the copies of the check requests for internal office filing at the BID office.

Checks are provided to the staff Executive Director for dissemination.

Copies of each check are attached to the original check requests and are then mailed backed to the book-keeper for filing.

Marketing Update



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Finance Committee Update

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WYNWOOD BID FINANCIAL REPORT

DECEMBER 2017



CCSG

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A



CCSG

2650 Biscayne Boulevard
Miami, FL 33137
305-573-4300 Phone
305-573-4100 Fax
www.miamisurcharge.com

January 8, 2017

Manny Gonzalez
Wynwood Business Improvement District
310 NW 26th Street # 1
Miami, FL 33127

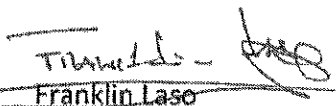
Dear Manny:

Enclosed is the financial report for the month of December 2017 for your review. The BID Received \$152,082 in folio payments from the City during the month of December. The City has outstanding payments to the BID in the amount of \$254,565 as of December 31, 2017. Of the \$254,565 outstanding, \$235,043 is from Current Year Folio Assessment Payments.

Please advise how to proceed with the properties that failed to pay the 3% late penalty fee for the Fiscal Year 2014 Folio Assessments (Please refer to Report C.3).

If you have any questions, please do not hesitate to contact me at (305) 573-4300.

Sincerely,


Franklin Laso

President

CCSG - Complete Consulting Services Group



CCSG

B



DECEMBER 2017						YTD		Footnotes
	Actual	Budget	Variance	Actual	Budget	Variance		
REVENUES								
BID assessments	\$152,082	\$350,000	-\$197,918	\$251,922	\$400,000	-\$148,078	1	
Parking Waivers	\$0	\$0	\$0	\$0	\$54,000	-\$54,000	2	
Other Income	\$0	\$0	\$0	\$0	\$0	\$0	3	
	\$152,082	\$350,000	-\$197,918	\$251,922	\$454,000	-\$202,078		
OPERATING EXPENSES								
Streetscape	\$19,237	\$0	\$19,237	\$19,237	\$0	\$19,237	4	
Security	\$14,357	\$22,496	-\$8,138	\$78,564	\$67,487	\$11,077	5	
Sanitation	\$18,080	\$9,453	\$8,627	\$33,079	\$28,360	\$4,719	6	
Marketing & Advertising	\$6,650	\$10,250	-\$3,600	\$20,058	\$30,750	-\$10,692	7	
General and Administrative	\$25,865	\$28,767	-\$2,902	\$79,004	\$86,300	-\$7,296	8	
Capital Expenses	\$0	\$968	-\$968				9	
TOTAL OPERATING EXPENSES								
	\$84,189	\$71,934	\$12,255	\$229,941	\$212,897	\$17,044		
NET INCOME								
	\$67,893	\$278,066	-\$210,173	\$21,980	\$241,103	\$219,123		

FOOTNOTES: BID DECEMBER 2017

BID Assessments:

- 1 The BID Collected \$387,125 in FY '17-'18 Special Assessments during the month of December 2017. To date, the City of Miami has deposited \$152,082 to the BID. Please see the Aging Report for Payments Outstanding from the City of Miami (\$235,043.09 - FY '18, \$2,611.50 - FY '17, \$7,007.74 - FY '16, \$9,002.24 - FY '15)

Parking Waivers:

- 2 The Wynwood bid did not receive any parking waiver funds in the month of Dec/17.

- 3 **Other Income:** The BID did not receive any other income

Streetscape:

- 4 FY '17 Accrual payment totaling \$19,237 was paid in Dec/ 17 for Sidewalk Maintenance and Pressure Cleaning.

Security:

- 5 Approximately 351 Hours of Off-Duty Police Services were used from November 29 to December 24, 2017 which resulted in \$14,357 for Dec/17. The BID is over Budget due to Accrual of Police Services and Surcharge (\$11,449). They have also increased Off-Duty Services in Preparation for Art Basel. Hours will be reduced in Jan/18.

Sanitation:

- 6 Approximately 1213 Hours of Sanitation Services were used from November 25 to December 29, 2017 which resulted in \$13,080 for Dec/17. The BID is over Budget for the Year due to more than expected Sanitation Services during Art Basel (Additional Cleaning, Graffiti Removal, Etc.)

Marketing & Advertising:

- 7 Payments include November 2017 Social Media and Consulting Services to Klivvit (\$6,650) & Wynwood Fashion Night Out (\$5,000). YTD, the BID is under budget due to Pending Hire of BID Marketing Director, expected in FY '18.

General & Administrative:

- 8 The BID had 2 additional sanitation employees working which were not budget. This will continue until a Sanitation Service contract begins and the current employees are transferred. On Dec/17, the BID reduced to one Sanitation Employee. The reason why the BID is under budget YTD is because the Development Director has not been hired yet.

Capital Expenses:

- 9 No Capital Expenses in Dec/17.

Wynwood BID
Balance Sheet
As of December 31, 2017

Dec 31, 17

ASSETS

Current Assets

Checking/Savings

10000 - Cash

10001 - Cash - C1 Bank Account 146,845.74

10002 - Parking Improvement Fund 84,058.98

10050 - Petty Cash Fund 1.42

Total 10000 - Cash 230,904.14

Total Checking/Savings 230,904.14

Other Current Assets

12000 - A/R City Assessments

12014 - A/R BID Assessments FY 2014 13,382.66

12015 - A/R BID Assessments FY 2015 24,809.23

12016 - A/R BID Assessments FY 2016 34,144.82

12017 - A/R BID Assessments FY 2017 40,115.20

12018 - A/R BID Assessments FY 2018 650,957.09

Total 12000 - A/R City Assessments 763,409.00

Total Other Current Assets 763,409.00

Total Current Assets 994,313.14

TOTAL ASSETS 994,313.14

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

21000 - Accounts Payable -576.57

Total Accounts Payable -576.57

Other Current Liabilities

22000 - Other Accrued Expenses

22222 - Accrued Expenses 58,350.00

Total 22000 - Other Accrued Expenses 58,350.00

Total Other Current Liabilities 58,350.00

Total Current Liabilities 57,773.43

Long Term Liabilities

23000 - Deferred Revenues

23014 - Deferred Revenue - FY 2014 13,382.66

23015 - Deferred Revenue - FY 2015 24,809.23

23016 - Deferred Revenue - FY 2016 34,144.82

23017 - Deferred Revenue - FY 2017 40,115.20

23018 - Deferred Revenue - FY 2018 650,957.09

Total 23000 - Deferred Revenues 763,409.00

Total Long Term Liabilities 763,409.00

Total Liabilities 821,182.43

Equity

31000 - Fund Equity

31600 - Parking Waiver Trust Fund 8,400.00

31000 - Fund Equity - Other 142,793.57

Total 31000 - Fund Equity 151,193.57

Net Income 21,937.14

Total Equity 173,130.71

TOTAL LIABILITIES & EQUITY 994,313.14

C

Aging Summary Report

	FY 13-14	%	FY 14-15	%	FY 15-16	%	FY 16-17	%	FY 17-18	%
Amount Billed	\$754,359		\$747,461		\$787,131		\$819,329		\$813,250	
* Amount Paid	\$734,976	97.43%	\$712,997	95.39%	\$744,613	94.60%	\$779,136	95.09%	\$152,082	18.70%
Amount Withheld by City	\$0	0.00%	\$9,902	1.32%	\$7,008	0.89%	\$2,612	0.32%	\$235,043	28.90%
Outstanding Amount	\$13,383	1.77%	\$14,907	1.99%	\$27,137	3.45%	\$37,504	4.58%	\$415,914	51.14%
TOTAL	\$748,359	99.20%	\$737,806	98.71%	\$778,758	98.94%	\$819,251	99.99%	\$803,039	98.74%

FY 2013-2014 (1st Year) C.2

The current Outstanding amount is **\$13,383**. The largest receivable belongs to a property owned by **(\$2,547.32 or 19.11%)**. The City of Miami has placed a lien on all the properties (12) with an outstanding balance.

FY 2014-2015 (2nd Year) C.4

The current outstanding amount is **\$14,907**. Midtown West Properties **(\$3,438 or 23.06%)** & Luisa & Adrian Lazaga **(\$1,842 or 12.36%)** represent **35.42%** of the outstanding balance. The City of Miami has placed a lien placed on all the properties (14) with an outstanding balance. This balance decreased from a previous month due to a payment previously applied to FY 2015-2016.

FY 2015-2016 C.5

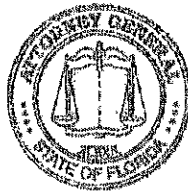
The current outstanding amount is **\$27,137**. Cruz-Peraza Enterprises **(\$2,792.39 or 10.29%)**, & Rosenthal, LLC **(3,799.28 or 14.00%)** represent **24.29%** of the outstanding balance. The City of Miami has placed a lien on all the properties (20) with an outstanding balance. All payments are due with an 8% Penalty which includes recording fees.

FY 2016-2017 C.6

The current outstanding amount is **\$37,503.60**. 2050 Wyn Miami, LLC **(\$8,383.05 or 22.35%)**, 7350 Biscayne, LLC **(\$4,784.31 or 12.76%)** & Atlas 2800 NMA, LLC **(\$2,369.09 or 6.32%)** represent **41.43%** of the outstanding balance.

FY 2017-2018 C.7

The BID sent out all invoices for the following fiscal year on September 22, 2017. Total payments collected in the from October – December 2017 was **\$387,125**. Those funds were sent to the City of Miami for Deposit into the BID account. YTD, **\$152,082** has been deposited and **\$235,043** is pending for deposit from the City of Miami.



STATE OF FLORIDA

PAM BONDI
ATTORNEY GENERAL

August 2, 2016

16-09

Ms. Victoria Méndez
City Attorney
City of Miami
Office of the City Attorney
444 Southwest 2nd Avenue, Suite 945
Miami, Florida 33130-1910

Dear Ms. Méndez:

On behalf of the City of Miami, you have asked for an opinion on the following question:

May a municipality levy a special assessment against the property of a charter school under Chapter 170 of the Florida Statutes?

In sum:

Section 1002.33(18)(d), Florida Statutes, specifically exempts charter schools from assessments for special benefits; hence, the city may not levy a special assessment against the school.

You state that the City of Miami proposes to levy a special assessment against the property of a charter school. Section 1002.33(18)(d), Florida Statutes, provides:

(d) Charter school facilities are exempt from assessments of fees for building permits, except as provided in s. 553.80; fees for building and occupational licenses; impact fees or exactions; service availability fees; and assessments for special benefits. (e.s.)

You contend that section 170.201(2), Florida Statutes, contains an exception to the general rule stated in section 1002.33(18)(d), Florida Statutes. Section 170.201(2),

Florida Statutes, provides, in pertinent part:

Property owned or occupied by a religious institution and used as a place of worship or education; by a public or private elementary, middle, or high school; or by a governmentally financed, insured, or subsidized housing facility that is used primarily for persons who are elderly or disabled shall be exempt from any special assessment levied by a municipality to fund any service if the municipality so desires. (e.s.)

You suggest that the final phrase in section 170.201(2) – “if a municipality so desires” – gives municipalities the discretion to choose whether to recognize an exemption from a special assessment for a charter school.¹

In 2006, the Fifth District Court of Appeal considered whether a charter school was subject to a special assessment levied by a community development district located in Osceola County, in *Remington Community Development District v. Education Foundation of Osceola*.² The charter school claimed it was exempt from special assessments based upon a statute in the Education Code,³ but the court pointed out that such provision, as well as most of the statutes in the Code, did not apply to charter schools.⁴ The court considered the provision that you rely upon – section 170.201(2), Florida Statutes – in a footnote, observing that it was “not a model of legislative clarity,” and that it appeared to give the levying authority the discretion whether to impose an assessment against school property.⁵ This is consistent with your interpretation.

The court concluded that a charter school was not exempt from special assessments, because “the legislature has failed to create a statutory exemption for charter schools.”⁶ The court noted that the Legislature had expressly exempted charter schools from being subject to ad valorem taxation in section 1002.33(18)(c), Florida Statutes, and from impact fees and service availability fees in section 1002.33(18)(d), Florida Statutes. Based upon this, the court observed: “[H]ad the legislature intended to create a similar exemption from special assessments, it would have done so expressly.”⁷

¹ Section 1002.33(1), Florida Statutes, provides that “[a]ll charter schools in Florida are public schools.”

² 941 So. 2d 15 (Fla. 5th DCA 2006).

³ Section 1013.51(1)(a), Fla. Stat.

⁴ Section 1002.33(16)(a), Fla. Stat., exempts charter schools from all the provisions in Chs. 1000 through 1013, Fla. Stat., except for those enumerated in the statute.

⁵ 941 So. 2d at 17 n.1.

⁶ *Id.* at 16.

⁷ *Id.* at 17 n.3. On motion for rehearing, the Fifth District granted the charter school's motion to certify two questions of great public importance, one of which asked: “Are charter schools, which are deemed by statute to be public schools, exempt from special assessments?” *Id.* at 18. The Florida Supreme Court

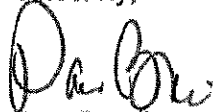
Ms. Victoria Méndez
Page Three

The Legislature thereafter did create an express exemption for charter schools when it amended section 1002.33(18)(d), Florida Statutes, in 2007, to add that charter school facilities are exempt from "assessments for special benefits."⁸

Any ambiguity or possible conflict between sections 1002.33(18)(d) and 170.201(2), Florida Statutes, is resolved by general rules of statutory interpretation. The Legislature is presumed to intend that laws will operate harmoniously, such that a specific statute addressing a particular subject will control over a more general statute addressing the same subject.⁹ "[T]he specific statute is seen as an exception to the general statute."¹⁰ In addition, in the event of inconsistency between statutes, "the last expression of legislative will prevails."¹¹ Section 170.201(2), Florida Statutes, is a general provision addressing exemptions from assessments for a variety of public facilities "if the municipality so desires," and was enacted in 1996. In contrast, section 1002.33(18)(d), Florida Statutes, addresses only charter schools, provides an express and definite exemption, and was added in 2007.

Therefore, it is my opinion that section 1002.33(18)(d), Florida Statutes, controls and prohibits the City of Miami from levying a special assessment against a charter school.

Sincerely,



Pam Bondi
Attorney General

PB/tebg

denied review. *Education Foundation of Osceola v. Remington Community Development District*, 946 So. 2d 1069 (Fla. 2006).

⁸ In the session law that contained the assessment amendment, the Legislature singled out the provision amending paragraph (18)(d) to apply retroactively to July 1, 1996, ten years earlier. Ch. 2007-234, s. 10, Laws of Fla.

⁹ See *Palm Beach Canvassing Bd. v. Harris*, 772 So. 2d 1273, 1287 (Fla. 2000); *McKendry v. State*, 641 So. 2d 45, 46 (Fla. 1994).

¹⁰ *Stevens v. State*, 127 So. 3d 668, 669-70 (Fla. 1st DCA 2013).

¹¹ *Askew v. Schuster*, 331 So. 2d 297, 300 (Fla. 1976). See also *in re Sepe*, 421 So. 2d 27, 28 (Fla. 3d DCA 1982).

Ms. Victoria Méndez
Page Four

RE: CHARTER SCHOOLS – MUNICIPALITIES – SPECIAL
ASSESSMENT – EXEMPTION – whether the city may levy a special
assessment against the property of a charter school.



WYNWOOD BID FOLIO ASSESSMENTS AGING REPORT
Fiscal Year 2013-2014 Outstanding
As of Sunday, December 31, 2017



Folio number	Property Address	Current Owner Name	Mailing Address	City	State	Mailing Zip	Total Due without 3% penalty	Total Due with 3% penalty	City of Miami Matter ID#
0131250281170	150 NW 29 Street	Cruz-Paraza Enterprises No A, Ltd	2523 SW 99 Place	Miami	FL	33165-2667	\$ 2,473.13	\$ 2,547.32	14-1582
0131250080020	45 NE 26 Street	45 NE 26TH Street, LLC	45 NE 26 ST	Miami	FL	33137	\$ 1,554.85	\$ 1,601.50	14-1583
0131250380110	123 NW 25 Street	Leivox Studio, LLC	2330 Ponce De Leon Blvd, Suite #201	Miami	FL	33134	\$ 659.45	\$ 679.23	14-1577
0131250100220	2411 N Miami Avenue	Mario De La Cruz & W Elizabeth De La Cruz	7360 SW 147 Court	Miami	FL	33193-1119	\$ 646.91	\$ 666.32	14-1572
0131250100230	2401 N Miami Avenue	Mario De La Cruz & W Elizabeth De La Cruz	7360 SW 147 Court	Miami	FL	33193-1119	\$ 579.81	\$ 597.20	14-1505
0131250001110	2003 N Miami Avenue	Michael Lilov & Michael Lilov Jr	PO Box 403396	Miami Beach	FL	33140-1396	\$ 1,663.64	\$ 1,713.35	14-1564
0131250280580	137 NW 29 Street	Midtown West Properties, Inc	133 Aragon Avenue	Coral Gables	FL	33134	\$ 1,039.28	\$ 1,070.46	14-1576
0131250280590	131 NW 29 Street	Midtown West Properties, Inc	133 Aragon Avenue	Coral Gables	FL	33134	\$ 1,119.47	\$ 1,153.05	14-1562
0131250320590	435 NW 27 Street	JCR Investments of Boca Raton, Inc	5756 Paddington Way	Boca Raton	FL	33496	\$ 288.75	\$ 297.41	14-1557
0131250280600	119 NW 29 Street	C/O Marcelo M Agusto ESQ	133 Aragon Avenue	Coral Gables	FL	33134	\$ 1,179.29	\$ 1,214.58	14-1557
0131250330010	235 NW 25 Street	Luisa Lazaga & Adrian Lazaga	247 NW 25 Street	Miami	FL	33127-4329	\$ 884.24	\$ 911.39	14-1566
0131250330020	247 NW 25 Street	Luisa Lazaga & Adrian Lazaga	247 NW 25 Street	Miami	FL	33127-4329	\$ 903.54	\$ 930.65	14-1565
GRAND TOTAL							\$ 12,992.87	\$ 13,382.66	

The following payments has been made to the Wynwood BID, submitted to the City of Miami, but the City has not deposited the funds into the BID account yet

SUBTOTAL			TOTAL DUE	TOTAL RECEIVED
			\$ -	\$ -
GRAND TOTAL			\$ 12,992.87	\$ 13,382.66
TOTAL PENALTY			\$ -	\$ 389.79



WYNWOOD BID FOLIO ASSESSMENTS AGING REPORT
Fiscal Year 2014-2015 Outstanding
As of Sunday, December 31, 2017



Folio Number	Property Address	Current Owner Name	Mailing Address	City	State	Mailing ZIP	Total Due without 3% penalty	Total Due with 3% penalty	City of Miami Matter ID#
0131250100200	25 NE 24 Street	26 NE 25 Street, LLC	2417 N Miami Avenue	Miami	FL	33127	\$ 770.00	\$ 793.10	15-1845
0131250100210	2417 N Miami Avenue	2417 N Miami Avenue, LLC	2417 N Miami Avenue	Miami	FL	33127	\$ 1,318.35	\$ 1,357.90	15-1859
0131250000120	North Miami Avenue between 20th and 21st Street	Central Ind Inv Corp C/O Murray H Dublin	801 N Venetian Dr #904	Miami	FL	33139-1068	\$ 51.04	\$ 52.57	15-1862
0131250080020	45 NE 26 Street	35 NE 26TH Street, LLC	2905 Harrington Dr.	Miami Beach	FL	33140	\$ 1,554.85	\$ 1,601.50	15-2103
0131250320590	435 NW 27 Street	ICF Investments Of Boca Raton, Inc.	5756 Peddington Way	Boca Raton	FL	33496	\$ 288.75	\$ 297.41	15-2110
0131250360010	235 NW 25 Street	Luisa Lazaga & Adrian Lazaga	247 NW 25 Street	Miami	FL	33127-4329	\$ 884.84	\$ 911.39	15-2092
0131250330020	247 NW 25 Street	Luisa Lazaga & Adrian Lazaga	247 NW 25 Street	Miami	FL	33127-4329	\$ 903.54	\$ 930.65	15-2096
0131250100220	2411 N Miami Avenue	Mario De La Cruz & W Elizabeth De La Cruz	7360 SW 147 Court	Miami	FL	33193-1119	\$ 646.91	\$ 666.32	15-2097
0131250000110	2003 N Miami Avenue	Michael Ullow & Michael Ullow Jr	PO Box 403395	Miami Beach	FL	33193-1119	\$ 579.31	\$ 597.20	15-2107
0131250280060	119 NW 29 Street	Midtown W Properties, Inc.	133 Aragon Avenue	Coral Gables	FL	33134	\$ 1,663.64	\$ 1,713.55	15-2093
0131250280080	137 NW 29 Street	Midtown West Properties, Inc	133 Aragon Avenue	Coral Gables	FL	33134	\$ 1,059.28	\$ 1,070.46	15-2108
0131250280090	131 NW 29 Street	Midtown West Properties, Inc	133 Aragon Avenue	Coral Gables	FL	33134	\$ 1,119.47	\$ 1,155.05	15-2094
0131250281170	150 NW 29 Street	Cruz-Paraza Enterprises No 4, Ltd	2523 SW 99 Place	Miami	FL	33165-2667	\$ 2,472.13	\$ 2,547.32	15-2104
SUBTOTAL							\$ 14,472.61	\$ 14,806.99	

The following payments has been made to the Wynwood BID, submitted to the City of Miami, but the City has not deposited the funds into the BID account yet

Folio Number	Property Address	Current Owner Name	Mailing Address	City	State	Mailing ZIP	Total Due without 3% penalty	Total Due with 3% penalty	City of Miami Matter ID#
0131250100090	2445 N Miami Avenue	2445 N Miami Ave, LLC	2417 N Miami Avenue	Miami	FL	33137	\$ 1,603.03	\$ 1,651.12	15-1851
0131250100090	2435 N Miami Avenue	2445 N Miami Ave, LLC	2417 N Miami Avenue	Miami	FL	33137	\$ 715.99	\$ 737.47	15-1851
0131250100120	51 NE 24 Street	American Riviera Real Estate, Co	509 23 Street, Suite #300	Miami Beach	FL	33139	\$ 4,112.02	\$ 4,255.38	15-2093
0131250100180	53 NE 24 Street	American Riviera Real Estate, Co	309 23 Street, Suite #300	Miami Beach	FL	33139	\$ 2,076.80	\$ 2,139.10	15-2103
0131250370450	150 NW 24 Street	HUX Holding, Inc	Po Box 670416	Miami	FL	33163	\$ 1,054.79	\$ 1,080.17	15-2104
SUBTOTAL							\$ 9,562.63	\$ 9,907.24	
GRAND TOTAL							\$ 24,035.44	\$ 24,809.23	
TOTAL PENALTY							\$	\$ 773.79	



WYNWOOD BID FOLIO ASSESSMENTS AGING REPORT
Fiscal Year 2015-2016 Outstanding
As of Sunday, December 31, 2017



Folio Number	Property Address	Current Owner Name	Mailing Address	City	State	Mailing Zip	Total Due	Total Due with 6% Penalty	City of Miami
0131250100080	2445 N Miami Avenue	2445 N Miami Ave, LLC	2417 N Miami Avenue	Miami	FL	33127	\$ 1,875.90	\$ 1,998.97	16-995
0131250100090	2435 N Miami Avenue	2435 N Miami Ave, LLC	2417 N Miami Avenue	Miami	FL	33127	\$ 748.54	\$ 808.42	16-994
0131250200060	28 NE 26th St	28 NE 26th St, LLC	300 S Pomme Dr, 2nd Floor	Miami Beach	FL	33139	\$ 1,302.95	\$ 1,407.49	16-928
0131250200060	2830 Wynwood Properties, LLC	2830 Wynwood Properties, LLC	28 E 36 St, 3rd Floor	New York	NY	10018	\$ 1,924.07	\$ 2,077.99	16-818
0131250100020	2417 N Miami Avenue	Alexander O Campos	2417 N Miami Avenue	Miami	FL	33127	\$ 1,378.28	\$ 1,488.94	16-1002
0131250200170	169 NW 23 Street	Cruz Peraza Enterprises No. 4, LTD	169 NW 23 Street	Miami	FL	33127	\$ 1,059.04	\$ 1,143.76	16-1011
0131250300090	435 NW 27 Street	JCR Investments Of Boca Raton, Inc.	2325 SW 59 Place	Miami	FL	33165	\$ 2,585.55	\$ 2,792.39	16-941
0131250300090	235 NW 27 Street	Luisa Lazaga & Adrian Lazaga	1756 Paddington Way	Boca Raton	FL	33496	\$ 301.28	\$ 326.03	16-941
0131250300020	2417 NW 25 Street	Luisa Lazaga & Adrian Lazaga	2417 NW 25 Street	Miami	FL	33127	\$ 925.06	\$ 995.05	16-991
0131250100020	2411 N Miami Avenue	Mario De La Cruz & W Elizabeth De La Cruz	2417 NW 25 Street	Miami	FL	33127	\$ 944.61	\$ 1,020.18	16-990
0131250100020	2401 N Miami Avenue	Mario De La Cruz & W Elizabeth De La Cruz	7860 SW 147 Court	Miami	FL	33193	\$ 676.32	\$ 730.42	16-833
0131250100021	35 NE 24 Street	Miami Walco C/O Toby Cohn	7860 SW 147 Court	Miami	FL	33193	\$ 606.17	\$ 654.66	16-832
0131250100020	2341 N Miami Avenue	Miami Walco C/O Toby Cohn	19925 NE 38th Place, Apt #501	Aventura	FL	33180	\$ 716.45	\$ 773.77	16-1010
0131250000110	34 NE 25 Street	Michael Llov & Michael Ullow Jr	19925 NE 38th Place, Apt #501	Aventura	FL	33180	\$ 1,345.50	\$ 1,453.14	16-1009
0131250100040	41 NE 25 Street	Nitram Partners Ltd C/O Burell & Associates	P O Box 403240	Miami Beach	FL	33140	\$ 1,795.26	\$ 1,878.40	16-823
0131250100040	55 NE 24 Street	Nitram Partners Ltd C/O Burell & Associates	P O Box 403240	Miami Beach	FL	33140	\$ 872.25	\$ 888.03	16-823
0131250100070	2700 N Miami Ave, CU 101	Wellmeaning Prop, LLC	P O Box 403240	Miami Beach	FL	33140	\$ 3,517.84	\$ 3,799.28	16-827
0131250310010			1000 Brickell Ave, #300	Miami	FL	33131	\$ 1,269.84	\$ 1,363.03	16-1017
GRAND TOTAL							\$ 25,126.93	\$ 27,137.03	

The following payments has been made to the Wynwood BID, submitted to the City of Miami, but the City has not deposited the funds into the BID account yet

Folio Number	Property Address	Current Owner Name	Mailing Address	City	State	Mailing Zip	Total Due	Total Due with 6% Penalty	City of Miami
0131250100120	51 NE 24 Street	American Rivera Real Estate, Co	309 23 Street, Suite #800	Miami Beach	FL	33139	\$ 4,288.93	\$ 4,542.84	16-928
0131250100180	53 NE 24 Street	American Rivera Real Estate, Co	309 23 Street, Suite #800	Miami Beach	FL	33139	\$ 2,171.20	\$ 2,344.90	16-928
0131250100020	2509 N Miami Avenue	Leonard Schenker & W Maribel C/O Pioneer Announcement, Inc	25 NE 25 Street	Miami	FL	33137	\$ 6,470.13	\$ 7,007.74	16-1017
SUBTOTAL							\$ 12,930.26	\$ 13,935.48	
GRAND TOTAL							\$ 31,597.06	\$ 34,144.82	
TOTAL PENALTY							\$	\$ 2,547.76	

Roller number	Property Address	Current Owner Name	Mailing Address	City	State	Rolling 20th	Original Amount Due	Total Due With 6% Penalty	City of Miami Parcel ID
01312503060330	35 NE 26 Street	35 NE 26th Street, LLC	35 NE 26 ST	Miami	FL	33117	\$ 1,216.20	\$ 1,313.50	17-1006
01312502081090	2808 N Miami Avenue	Aria 2808 NMA, LLC	505 Fifth Ave 28 Floor	New York	NV	10017	\$ 2,193.40	\$ 2,369.08	17-1010
01312502020590	435 NW 27 Street	JCR Investments Of Boca Raton, Inc.	5756 Pendlington Way	Boca Raton	FL	33495	\$ 315.00	\$ 340.20	17-1012
01312500060160	62 NE 27 Street	Gari Nader & Co, LLC	62 NE 27 ST	Miami	FL	93137	-	\$ 939.00	17-1021
01312500060110	41 NE 25 Street	Nitrann Partners Ltd. C/O Burell & Associates	PO Box 403040	Miami	FL	33243	\$ 1,635.60	\$ 1,766.45	17-1023
01312500080110	34 NE 26 Street	Nitrann Partners Ltd. C/O Burell & Associates	PO Box 403360	Miami	FL	33243	\$ 958.00	\$ 936.64	17-1024
01312500080110	2003 N Miami Avenue	Michael Elbow & Michael Elbow Jr	PO Box 403390	Miami Beach	FL	33137	\$ 1,411.44	\$ 1,524.36	17-1025
01312503080120	337 NW 25 Street	Wynwood Warehouses, Corp	7508 Cardenas Blvd #1504	Key Biscayne	FL	33348	\$ 950.04	\$ 1,028.04	17-1050
013125020700840	31 NW 29 Street	7350 Biscayne Blvd, LLC	4550 Sabal Palm Road	Miami	FL	33137	\$ 1,656.00	\$ 1,768.48	17-1051
01312501000280	2401 N Miami Avenue	Marin De La Cruz & W Elizabeth De La Cruz	7360 SW 147 CT	Miami	FL	33137	\$ 2,773.92	\$ 2,995.83	17-1052
013125020100220	2415 N Miami Avenue	Marlo De La Cruz & W Elizabeth De La Cruz	7360 SW 147 CT	Miami	FL	33193	\$ 692.52	\$ 683.12	17-1053
01312502080590	131 NW 29 Street	Midtown West Properties, Inc	7360 SW 147 CT	Miami	FL	33193	\$ 765.72	\$ 792.18	17-1054
01312502090960	137 NW 25 Street	Midtown West Properties, Inc	133 Aragon Ave	Miami	FL	33194	\$ 1,221.24	\$ 1,318.94	17-1118
01312503080111	1125 NW 23 Street	Lulu Real Estate, LLC	133 Aragon Ave	Coral Gables	FL	33134	\$ -	\$ 80.00	17-1119
01312502060670	2025 N Miami Avenue	International Midtowns, Corp.	2350 Ponce de Leon Blvd Ste #201	Coral Gables	FL	33124	\$ 530.56	\$ 581.64	17-1125
013125020101080	2514 N Miami Avenue	International Midtowns, Corp.	1110 Brickell Avenue, #800	Miami	FL	33131	\$ 1,065.00	\$ 1,150.20	17-1129
01312503080100	28 NE 26 Street	28 NE 26th St, LLC	1110 Brickell Avenue, #800	Miami	FL	33131	\$ 860.88	\$ 928.75	17-1130
01312502081170	150 NW 29 Street	Cruz-Parra Enterprises No. 4, LTD	260 S Fontaine Dr #205	Miami Beach	FL	33139	\$ 1,350.80	\$ 1,468.37	17-1132
01312503001350	2515 NW 2 Avenue	Cruz-Parra Enterprises No. 4, LTD	2523 SW 99 Pl	Miami	FL	33165	\$ 2,697.96	\$ 2,881.60	17-1160
01312503000020	2516 NW 2nd Avenue, LLC	2516 NW 2nd Avenue, LLC	33165 S	Miami	FL	33127	\$ 539.52	\$ 582.68	17-1161
01312503030020	235 NW 25 Street	Luisa Laraga & Adrian Laraga	247 NW 23 St	Miami	FL	33127	\$ 985.68	\$ 1,084.53	17-1162
01312504003040	2041 NW Miami Court	Luisa Laraga & Adrian Laraga	247 NW 23 St	Miami	FL	33127	\$ 965.28	\$ 1,042.50	17-1163
01312504003380	2050 Wn Miami, LLC C/O KAR Properties, LLC	2050 Wn Miami, LLC C/O KAR Properties, LLC	232 Madison Ave #200	New York	NV	10016	\$ 900.00	\$ 972.00	17-1168
01312503000210	2050 Wn Miami, LLC C/O KAR Properties, LLC	2050 Wn Miami, LLC C/O KAR Properties, LLC	232 Madison Ave #200	New York	NV	10016	\$ 6,862.08	\$ 7,411.05	17-1170
01312503000210	2417 N Miami Avenue	2417 N Miami Avenue, LLC	2417 North Miami Avenue	Miami	FL	33171	\$ 1,433.20	\$ 1,553.26	17-1171
GRAND TOTAL							\$ 337,023.04	\$ 374,035.69	
The following payments has been made to the Wynwood BID, submitted to the City of Miami, but the City has not deposited the funds into the BID account yet									
							TOTAL DUE	TOTAL RECEIVED	CHECK #
01312503070450	150 NW 24 Street	HRK Holding, Inc	PO Box 630456	Miami	FL	33163	\$ 1,150.68	\$ 1,150.68	17398
01312503010060	255 NW 27 Terrace	Wynwood Spaces 2, LLC	19950 W Country Club Dr #800	Aventura	FL	33180	\$ 660.00	\$ 660.20	2295
01312503010070	260 NW 28 Street	Wynwood Spaces 2, LLC	19950 W Country Club Dr #800	Aventura	FL	33180	\$ 640.00	\$ 820.63	2256
							\$	\$ 2,656.68	\$ 2,611.50
							SUBTOTAL		
							\$	\$ 36,438.72	\$ 40,115.10
							GRAND TOTAL		
							\$	\$	35,765.38
							TOTAL PENALTY		



WYNWOOD BID FOLIO ASSESSMENTS AGING REPORT
Fiscal Year 2017-2018 Current Billing
As of Sunday, December 31, 2017



Folio Number	Property Address	Current Owner Name	Mailing Address	City	State	Valuation	Amount Due
0131250370120	97 NW 24 Street	Abby, LLC	10 Edgewater Dr. #7F	Miami	FL	33133	\$1,740.00
0131250370130	101 NW 24 Street	Abby, LLC	10 Edgewater Dr. #7F	Miami	FL	33133	\$1,434.00
0131250290010	2637 N Miami Avenue	CJ Bank	100 4th Street South	Saint Petersburg	FL	33701	\$1,283.80
0131250290020	2616 N Miami Avenue	CJ Bank	100 4th Street South	Saint Petersburg	FL	33701	\$1,424.04
013125031010	2700 N Miami Ave, G1 101	Wellington Prop. LLC	1000 Brickell Ave. #300	Miami	FL	33131	\$1,345.92
0131250310140	100 NE 29 Street	Wynwood 250 LLC	1040 Biscayne Blvd #3202	Miami	FL	33132	\$10.80
0131250281080	2814 N Miami Avenue	International Midtown, Corp.	1110 Brickell Avenue #800	Miami	FL	33131	\$868.88
0131250280910	2806 N Miami Avenue	International Midtown, Corp.	1110 Brickell Avenue #800	Miami	FL	33131	\$1,065.00
0131250280910	2900 NW 1 Avenue	Metro Wynwood HO, LLC	120 NE 27 St. #200	Miami	FL	33137	\$3,471.72
0131250281180	166 NW 29 Street	Wynwood Gateway II, LLC	120 NE 27 St. #200	Miami	FL	33137	\$1,063.56
0131250281190	172 NW 29 Street	Wynwood Gateway II, LLC	120 NE 27 St. #200	Miami	FL	33137	\$828.00
0131250281200	2825 NW 2 Avenue	Wynwood Gateway II, LLC	120 NE 27 St. #200	Miami	FL	33137	\$2,925.24
0131250100200	29 NE 24 Street	26 NE 25 Street, LLC	120 NE 27 Street Sw 500	Miami	FL	33137	\$840.00
0131250370140	151 NW 24 Street	151 NW 24th St Partners, LLC	1208 Ave M PWB 2252	Brooklyn	NY	11380	\$2,515.80
0131250360150	138 NW 25 Street	128 Properties, LLC	128 NW 25 Street	Miami	FL	33127	\$1,313.76
0131250360140	128 NW 25 Street	128 Properties, LLC	128 NW 25 Street	Miami	FL	33127	\$1,435.04
0131250370160	127 NW 24 Street	128 Properties, LLC	128 NW 25 Street	Miami	FL	33127	\$970.00
0131250370170	135 NW 24 Street	128 Properties, LLC	128 NW 25 Street	Miami	FL	33127	\$1,286.40
0131250280600	119 NW 29 Street	Midtown W Properties, Inc. C/O Marcelo M Aguilo Esq	133 Aragon Ave	Coral Gables	FL	33134	\$1,286.40
0131250280580	137 NW 29 Street	Midtown West Properties, Inc	133 Aragon Ave	Coral Gables	FL	33134	\$928.00
0131250280590	131 NW 29 Street	Midtown West Properties, Inc	133 Aragon Ave	Coral Gables	FL	33134	\$928.00
0131250460280	2160 N Miami Avenue	Diamedix Corporation	14100 NW 57th Court	Miami Lakes	FL	33014	\$1,685.20
0131250130030	2127 N Miami Avenue	Diamedix Corporation	14100 NW 57th Court	Miami Lakes	FL	33014	\$1,685.20
0131250130030	2141 N Miami Avenue	Diamedix Corporation	14100 NW 57th Court	Miami Lakes	FL	33014	\$4,138.68
0131250160360	2115 N Miami Avenue	Diamedix Corporation	14100 NW 57th Court	Miami Lakes	FL	33014	\$3,364.48
0131250480290	2150 N Miami Avenue	Diamedix Corporation	14100 NW 57th Court	Miami Lakes	FL	33014	\$3,364.48
0131250540100	170 NW 23 Street	Baron Wynwood 2, LLC	1425 North View Drive	Miami Beach	FL	33149	\$2,985.72
0131250500020	2244 NW 1 Court	144 Investments Corp	144 NW 23 St	Miami	FL	33127	\$992.88
0131250500030	2236 NW 1 Court	2236 Investments Corp	144 NW 23 St	Miami	FL	33127	\$992.88
0131250500010	144 NW 23 Street	Midland Compressor Rebuilders, Inc	144 NW 23 St	Miami	FL	33127	\$1,293.40
0131250500040	2228 NW 1 Court	Robert Gonzalez	144 NW 23 St	Miami	FL	33127	\$972.00
0131250160390	2047 N Miami Avenue	Wynwood Property Partners, LLC	1600 NW 163 St	Miami	FL	33169	\$1,783.56
0131250160380	2049 N Miami Avenue	Wynwood Property Partners, LLC	1600 NW 163 St	Miami	FL	33169	\$2,708.00
0131250160370	2105 N Miami Avenue	Wynwood Property Partners, LLC	1600 NW 163 St	Miami	FL	33169	\$1,404.00
0131250160340	2941 N Miami Avenue	Miami Walco C/O Toby Cohn	1925 NE 39th Pl Apt 501	Aventura	FL	33180	\$747.80
0131250100221	15 NE 24 Street	Miami Walco LTD	1925 NE 39th Pl Apt 501	Aventura	FL	33180	\$496.80
0131250340390	318 NW 24 Street	310 Wynwood, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$2,460.12
0131250340380	322 NW 24 Street	310 Wynwood, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$2,460.12
0131250340400	310 NW 24 Street	310 Wynwood, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$2,460.12
0131250080060	2601 N Miami Avenue	Wynwood Gates, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$3,056.04
0131250080150	2637 N Miami Avenue	Wynwood Gates, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$660.00
0131250310090	255 NW 27 Terrace	Wynwood Spaces 2, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$845.00
0131250310070	260 NW 28 Street	Wynwood Spaces 2, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$845.00
0131250350250	97 NE 28 Street	Wynwood Spaces, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$220.00
0131250350270	99 NE 28 Street	Wynwood Spaces, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$210.00
0131250350280	89 NE 28 Street	Wynwood Spaces, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$2,277.44
0131250350240	100 NE 28 Street	Wynwood Spaces, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$3,772.40
0131250060290	85 NE 27 Street	Wynwood Spaces, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$4,906.32
0131250360110	100 NW 25 Street	100 NW 25 St LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$1,013.40
0131250360110	2175 NW 3 Avenue	2175 Wendersine LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$987.43
0131250360380	218 NW 3 Avenue	218 NW 3 Avenue, LLC	1950 W Country Club Dr #900	Aventura	FL	33180	\$446.40
0131250310070	2111 NW 2 Avenue	170 NE 40 Street, INC.	2121 NW 2ND AVE #206	Miami	FL	33127	\$993.60
0131250310080	2103 NW 2 Avenue	170 NE 40 Street, INC.	2121 NW 2ND AVE #206	Miami	FL	33127	\$1,200.00
0131250310090	172 NW 21 Street	170 NE 40 Street, INC.	2121 NW 2ND AVE #206	Miami	FL	33127	\$1,576.80
0131250510080	2085 NW 2 Avenue	170 NE 40 Street, INC.	2121 NW 2ND AVE #206	Miami	FL	33127	\$4,102.08
0131250310060	2121 NW 2 Avenue	Kie Nam Park & Soon Joo Park	2251 Grady Ridge Dr	Duluth	GA	30097	\$600.00
0131250320330	410 NW 27 Street	Kie Nam Park & Soon Joo Park	2251 Grady Ridge Dr	Duluth	GA	30097	\$2,675.88
0131250320340	420 NW 27 Street	Kie Nam Park & Soon Joo Park	2251 Grady Ridge Dr	Duluth	GA	30097	\$1,016.52
0131250320300	880 NW 27 Street	Kie Nam Park & Soon Joo Park	2251 Grady Ridge Dr	Duluth	GA	30097	\$1,016.52
0131250340030	219 NW 24 Street	EE 215 NW 24 Owner, LLC	2311 N Miami Avenue, 2nd Floor	New York	NY	10022	\$1,016.52

0131250340028	215 NW 24 Street	EE 215 NW 24 Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$1,057.80
0131250340030	260 NW 25 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$2,172.00
0131250340034	252 NW 25 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$552.00
0131250340038	240 NW 25 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$1,104.00
0131250340040	277 NW 24 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$552.00
0131250340050	237 NW 24 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$585.00
0131250340060	247 NW 24 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$585.00
0131250340070	255 NW 24 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$585.00
0131250340080	261 NW 24 Street	EE Wynwood Central Owner, LLC	2312 N. Miami Avenue, 2nd Floor	New York	NY	10022	\$1,116.00
0131250400040	2041 NW Miami Court	2050 Wyn Miami, LLC C/O KAR Properties, LLC	232 Madison Ave #200	New York	NY	10016	\$960.00
0131250400030	2050 N Miami Avenue	2050 Wyn Miami, LLC C/O KAR Properties, LLC	232 Madison Ave #200	New York	NY	10016	\$6,862.08
0131250380010	123 NW 23 Street	Lafayette Studio, LLC	2330 Ponce de Leon Blvd Ste #201	Miami	FL	33134	\$720.00
0131250380011	125 NW 23 Street	Lafayette Studio, LLC	2330 Ponce de Leon Blvd Ste #201	Miami	FL	33134	\$538.96
0131250000010	2009 N Miami Avenue	Michael Lillo & Michael Lillo Jr	2362 Prairie Ave	Miami	FL	33140	\$1,411.44
0131250400030	2025 NW Miami Court	Southern Waste Systems, Ltd	2401 PGA Blvd, Ste 200	West Palm Beach	FL	33410	\$943.20
0131250400036	2010 N Miami Avenue	Southern Waste Systems, Ltd	2401 PGA Blvd, Ste 200	West Palm Beach	FL	33410	\$1,593.96
0131250400038	2021 NW Miami Court	Southern Waste Systems, Ltd	2401 PGA Blvd, Ste 200	West Palm Beach	FL	33410	\$653.20
0131250400039	2009 N Miami Avenue	Southern Waste Systems, Ltd	2401 PGA Blvd, Ste 200	West Palm Beach	FL	33410	\$3,660.60
01312501000210	2417 N Miami Avenue	2417 N Miami Avenue, LLC	2417 N Miami Ave	Miami	FL	33127	\$1,438.20
0131250100050	2435 N Miami Avenue	2435 N Miami Ave, LLC	2417 N Miami Ave	Miami	FL	33127	\$781.08
0131250100080	2445 N Miami Avenue	2435 N Miami Ave, LLC	2417 N Miami Ave	Miami	FL	33127	\$1,748.76
0131250380010	235 NW 25 Street	Julia Lazaga & Adrian Lazaga	247 NW 25 ST	Miami	FL	33127	\$965.28
0131250380020	247 NW 25 Street	Julia Lazaga & Adrian Lazaga	247 NW 25 ST	Miami	FL	33127	\$985.68
0131250380030	250 NW 24 ST CU-2	Thor 250 Wynwood LLC C/O Thor Equities	25 W 39 ST	New York	NY	10018	\$599.12
0131250380040	250 NW 24 ST CU-1	Thor 250 Wynwood LLC C/O Thor Equities	25 W 39 ST	New York	NY	10018	\$415.92
0131250400010	2724 NW 2 Avenue	Thor 2724 NW 2 Ave LLC C/O Ryan LLC / Pablo Castillo	25 West 39 ST	New York	NY	10018	\$1,254.00
0131250243160	2800 NW 2 Avenue	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$1,507.68
0131250243170	2812 NW 2 Avenue	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$937.20
0131250310020	208 NW 28 Street	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$450.00
0131250310030	229 NW 27 Terrace	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$660.00
0131250310040	235 NW 27 Terrace	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$660.00
0131250310050	245 NW 27 Terrace	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$660.00
0131250243150	319 NW 28 Street	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$966.24
0131250243160	2818 NW 2 Avenue	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$715.36
0131250243170	230 NW 29 Street	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$2,092.00
0131250243180	2838 NW 2 Avenue	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$2,770.56
0131250243190	239 NW 28 Street	Thor 2800 NW 2nd Ave, LLC	25 West 39 ST	New York	NY	10018	\$4,675.20
0131250380020	45 NE 26 Street	35 NE 26TH Street, LLC	2505 Flamingo Dr	Miami Beach	FL	33140	\$1,696.20
0131250380030	2516 NW 2 Avenue	2516 NW 2nd Avenue, LLC	2516 NW 2 Ave	Miami	FL	33127	\$595.52
0131250281170	150 NW 29 Street	Crut-Perata Enterprises No. 4, LTD	2523 SW 99 PL	Miami	FL	33165	\$2,691.96
0131250380040	2136 NW 1 Avenue	Solo, LLC	2627 NE 203 ST #202	Aventura	FL	33180	\$14,118.48
0131250280860	2830 N Miami Avenue	2830 Wynwood Properties, LLC	28 West 39 Street, Floor 3	New York	NY	10018	\$2,007.72
0131250280870	2916 N Miami Avenue	2916 NW 1st Gateway Properties, LLC	28 West 39 Street, Floor 3	New York	NY	10018	\$3,450.24
0131250380160	413 NW 25 Street	ASIS NW 3 PARTNERS LLC C/O Realty Capital LLC	3 Hope Street	Brooklyn	NY	12111	\$558.00
0131250380170	278 NW 27 Terrace	RS 12 2700 NW 2, LLC	3 Hope Street	Brooklyn	NY	12111	\$860.00
0131250380180	268 NW 27 Terrace	RS 12 2700 NW 2, LLC	3 Hope Street	Brooklyn	NY	12111	\$560.00
0131250380190	252 NW 27 Terrace	RS 12 2700 NW 2, LLC	3 Hope Street	Brooklyn	NY	12111	\$660.00
0131250380200	2700 NW 2 Avenue	RS 12 2700 NW 2, LLC	3 Hope Street	Brooklyn	NY	12111	\$1,900.00
0131250380210	257 NW 27 Street	RS 12 2700 NW 2, LLC	3 Hope Street	Brooklyn	NY	12111	\$969.12
0131250380220	179 NW 26 Street	RS 12 Wynwood 2631, LLC	3 Hope Street	Brooklyn	NY	12111	\$7,268.00
0131250380230	2407 NW 2 Avenue	RS 12 Wynwood NW2, LLC	300 NW 26 ST	Brooklyn	NY	12111	\$2,911.26
0131250380240	301 NW 25 Street	Bienas, Inc	300 NW 26 ST	Miami	FL	33127	\$528.00
0131250380250	297 NW 26 Street	Bienas, Inc	300 NW 26 ST	Miami	FL	33127	\$1,858.32
0131250380260	300 NW 26 Street	Bienas, Inc	300 NW 26 ST	Miami	FL	33127	\$1,885.32
0131250420800	28 NE 26 Street	Wegman Real Estate Holdings, LLC	300 NW 29 ST	Miami	FL	33127	\$1,571.48
0131250380010	169 NW 23 Street	28 NE 26th ST, LLC	300 5 Politics Dr #2206	Miami Beach	FL	33139	\$1,359.60
0131250380020	55 NE 24 Street	Alexander O Campos	301 W. Heather Drive	Key Biscayne	FL	33149	\$1,105.08
0131250380030	58 NE 24 Street	55 NE 24 Street Fee Owner LLC	309 23 ST 300	Miami	FL	33139	\$3,670.80
0131250281130	110 NW 29 Street	American Riviera Real Estate, Co	309 23 ST Ste 300	Miami Beach	FL	33139	\$4,465.84
0131250340080	2294 NW 2 Avenue	American Riviera Real Estate, Co	315 S Biscayne Blvd	Miami	FL	33131	\$928.00
0131250340090	375 NW 23 Street	PRH On Dragon Wynwood LLC C/O PRH Investments	318 NW 23rd Street	Miami	FL	33127	\$1,082.04
0131250340100	318 NW 23 Avenue	PRH On Dragon Wynwood LLC C/O M Management	318 NW 23rd Street	Miami	FL	33127	\$1,013.40
0131250340110	2145 NW 2 Avenue	Mapton Holdings, LLC	318 NW 23rd Street	Miami	FL	33127	\$64,653.56
0131250340120	2153 NW 2 Avenue	Mapton Holdings, LLC C/O Management	318 NW 23rd Street	Miami	FL	33127	\$1,911.48
0131250400020	210 NW 22 Terrace	Megan Holdings, LLC	318 NW 23rd Street	Miami	FL	33127	\$635.16
0131250740030	22 ST between 5th Av. and 2th Av.	Megan Holdings, LLC	318 NW 23rd Street	Miami	FL	33127	\$16,859.88

0131250940670	480 NW 23 Street	Melanie Holdings, LLC c/o M Management, Inc	318 NW 23rd Street	Miami	FL	33127	\$1,809.20
0131250700956	435 NW 22 Lane	Melanie Holdings, LLC c/o M Management, Inc	318 NW 23rd Street	Miami	FL	33127	\$458.76
01312509400310	382 NW 24 Street	Miracchi Holdings, LLC	318 NW 23rd Street	Miami	FL	33127	\$585.03
01312509400800	394 NW 24 Street	Miracchi Holdings, LLC	318 NW 23rd Street	Miami	FL	33127	\$1,000.80
01312509400590	301 NW 23 Street	Pompeii Realty, LLC c/o M Management, Inc	318 NW 23rd Street	Miami	FL	33127	\$585.03
01312509400600	311 NW 23 Street	Pompeii Realty, LLC c/o M Management, Inc	318 NW 23rd Street	Miami	FL	33127	\$540.03
01312509400820	350 NW 24 Street	Pompeii Realty, LLC c/o M Management, Inc	318 NW 23rd Street	Miami	FL	33127	\$5,638.32
01312509400620	333 NW 23 Street	Pompeii Realty, LLC c/o M Management, Inc	318 NW 23rd Street	Miami	FL	33127	\$1,548.00
013125094008030	35 NE 26 Street	35 NE 26th Street, LLC	35 NE 26th Street	Miami	FL	33137	\$1,216.20
013125091260	97 NW 25 Street	97 NW 25th St, LLC	400 Alton Road #707	Miami Beach	FL	33139	\$1,802.16
01312509200100	239 NW 26 Street	Wyewood Investments, LLC	407 Lincoln Rd #12L	Miami Beach	FL	33139	\$1,396.32
01312509200600	415 NW 27 Street	Rupees, Inc	415 NW 27 St	Miami	FL	33127	\$946.92
01312509300020	NW 22 St Between 1st Pl and 1st Court	Supercon, LLC	4300 SW 74 Ave	Miami	FL	33135	\$594.00
01312509300030	195 NW 21 Street	Supercon, LLC	4300 SW 74 Ave	Miami	FL	33135	\$1,510.68
01312509300010	2111 NW 1 Place	Supercon, LLC	4300 SW 74 Ave	Miami	FL	33135	\$585.88
01312509402850	342 NW 29 Street	RM 1 29th Wynwood, LLC	435 21 Street, C14	Miami Beach	FL	33139	\$940.00
01312509402890	328 NW 29 Street	RM 1 29th Wynwood, LLC	435 21 Street, C14	Miami Beach	FL	33139	\$1,435.56
01312509402840	330 NW 29 Street	RM 1 29th Wynwood, LLC	435 21 Street, C14	Miami Beach	FL	33139	\$1,557.12
01312509402950	261 NW 23 Street	23rd Street Holdings, Inc	45 NW 21st St	Miami	FL	33127	\$998.04
01312509400840	51 NW 25 Street	7350 Biscayne Blvd LLC	4550 Sabal Palm Rd	Miami	FL	33137	\$1,456.00
01312509200830	51 NW 25 Street	7350 Biscayne Blvd LLC	4550 Sabal Palm Rd	Miami	FL	33137	\$1,456.00
01312509400140	345 NW 24 Street	Indie Tiger Y, LLC	90 South Pointe Dr #2102	Miami Beach	FL	33139	\$7,773.92
01312509400190	2608 N Miami Avenue	Atlas 2608 NMA, LLC c/o Atlas Capital Group LLC	505 Fifth Ave 28 Floor	New York	NY	10017	\$2,193.68
01312509251150	2534 N Miami Avenue	2534 Morse, LLC c/o Jonathan Bernstein ET AL	5070 PGA Blvd #204	Palm Beach Gardens	FL	33418	\$4,350.00
01312509400560	289 NW 23 Street	Lew & Blue, Inc	55 NE 15 St #166	Miami	FL	33132	\$585.00
01312509400570	297 NW 23 Street	Lew & Blue, Inc	55 NE 15 St #166	Miami	FL	33132	\$1,936.80
01312509200580	435 NW 27 Street	JCR Investments Of Boca Raton, Inc.	5756 Paddington Way	Boca Raton	FL	33486	\$215.00
01312509500290	80 NE 28 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$420.00
01312509500310	72 NE 28 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$420.00
01312509500370	65 NE 26 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$420.00
01312509500390	54 NE 28 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$210.00
01312509601110	37 NE 27 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$210.00
013125095009400	42 NE 28 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$210.00
01312509601000	45 NE 27 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$210.00
01312509601011	61 NE 26 Street	Newcomb Properties #2, LLC	5909 Turin St	Coral Gables	FL	33146	\$210.00
01312509600400	25 NE 26 Street	Art By God, Inc	60 NE 27th St	Miami	FL	33137	\$1,712.40
01312509600160	26 NE 27 Street	Art By God, Inc	60 NE 27th St	Miami	FL	33137	\$856.20
01312509600170	60 NE 27 Street	Art By God, Inc	60 NE 27th St	Miami	FL	33137	\$4,283.96
01312509600100	2037 N Miami Avenue	DUEA, Inc	60 NE 27th St	Miami	FL	33137	\$2,472.84
01312509600130	2035 N Miami Avenue	DUEA, Inc	605 Lincoln Rd, Fifth Floor	Miami Beach	FL	33139	\$792.00
01312501604000	2043 N Miami Avenue	DUEA, Inc	605 Lincoln Rd, Fifth Floor	Miami Beach	FL	33139	\$1,236.84
01312504803000	2124 N Miami Avenue	Miami Town Center Holdings, LLC c/o Grant W Kehnes P A	6218 North Federal Hwy	FT Lauderdale	FL	33308	\$1,200.00
01312504803200	2110 N Miami Avenue	Miami Town Center Holdings, LLC c/o Grant W Kehnes P A	6218 North Federal Hwy	FT Lauderdale	FL	33308	\$1,800.00
01312504803100	2118 N Miami Avenue	Miami Town Center Holdings, LLC c/o Grant W Kehnes P A	6218 North Federal Hwy	FT Lauderdale	FL	33308	\$595.04
01312506402800	2105 NW 1 Court	R M Realty Corporation	660 Island Rd	Miami	FL	33137	\$817.44
01312509400790	2125 NW 1 Court	R M Realty Corporation	660 Island Rd	Miami	FL	33137	\$817.44
01312509400900	2129 NW 1 Court	R M Realty Corporation	660 Island Rd	Miami	FL	33137	\$3,907.32
01312509380100	115 NW 23 Street	Florida Power & Light Co Attn Property Tax Dept	700 Universe Blvd, PSX/JB	Juno Beach	FL	33408	\$1,260.00
01312509400210	2580 NW 1 Court	Florida Power & Light Co Attn Property Tax Dept	700 Universe Blvd, PSX/JB	Juno Beach	FL	33408	\$3,869.52
013125092008010	71 NW 29 Street	Advanced Video Communs, Inc	71 NW 29 St	Miami	FL	33127	\$2,376.12
01312501002300	2401 N Miami Avenue	Marlo De La Cruz & W Elizabeth De La Cruz	7360 SW 147 Ct	Miami	FL	33193	\$633.52
01312501002220	2411 N Miami Avenue	Marlo De La Cruz & W Elizabeth De La Cruz	7360 SW 147 Ct	Miami	FL	33193	\$705.72
01312509300150	359 NW 24 Street	113 NW 24 St, LLC	7400 SW 34 St RD	Miami	FL	33155	\$2,306.56
01312502429500	159 NW 28 Street	Sally Feldman Demarco, TRS PIA Property Enterprises, LLC Abrams Property Enterprises LLC	7840 Camino Real #P208	Miami	FL	33143	\$1,366.92
01312502800550	161 NW 29 Street	Sally Feldman Demarco, TRS PIA Property Enterprises, LLC Abrams Property Enterprises LLC	7840 Camino Real #P208	Miami	FL	33143	\$1,325.76
01312502402990	325 NW 28 Street	Sally Feldman Demarco, TRS PIA Property Enterprises, LLC Abrams Property Enterprises LLC	7840 Camino Real #P208	Miami	FL	33143	\$1,367.04
01312501000660	49 NE 25 Street	Ronald D Coyte	7850 SW 145 St	Miami	FL	33158	\$2,909.40
01312501001000	2425 N Miami Avenue	Ronald D Coyte	7850 SW 145 St	Miami	FL	33158	\$1,853.52
01312509300950	47 NE 25 Street	Ronald D Coyte	7850 SW 145 St	Miami	FL	33158	\$2,039.52
01312509500420	31 NE 28 Street	Jamison Properties, LLC	790 W 49 St	Miami Beach	FL	33140	\$1,140.00
01312509500380	37 NE 28 Street	Jamison Properties, LLC	790 W 49 St	Miami Beach	FL	33140	\$802.80
01312509301120	337 NW 25 Street	Wyewood Warehouses, Corp	799 Cranston Blvd #1504	Key Biscayne	FL	33149	\$950.04
01312509301030	285 NW 27 Street	295 Wyewood LLC	8 NE 27 St	Miami	FL	33137	\$1,188.03
01312509260310	295 NW 27 Street	295 Wyewood LLC	8 NE 27 St	Miami	FL	33137	\$1,188.03
01312509260310	2245 N Miami Avenue	One Real Estate Acquisitions, LLC	888 Brickell Avenue 3rd Floor	Miami	FL	33131	\$4,920.00
01312509300010	2301 N Miami Avenue	One Real Estate Acquisitions, LLC	888 Brickell Avenue 3rd Floor	Miami	FL	33131	\$4,446.00
01312509300050	275 NW 25 Street	Starboard Florida VII, LLC	PO Box 31408	Knowlville	TN	37930	\$697.00
01312509300060	281 NW 25 Street	Starboard Florida VII, LLC	PO Box 31408	Knowlville	TN	37930	\$492.00

D



WYNWOOD BID
COMBINED RECONCILIATION DECEMBER 2017



CCSG

BEGINNING BALANCE PER BOOKS		\$185,586.41
DEPOSITS		
Folio Assessments		\$152,081.93
Parking Waivers		\$0.00
Refunds		\$0.00
TOTAL DEPOSITS		\$152,081.93
SUBTOTAL		\$315,668.34
CHECKS		
VOIDED CHECKS		\$65,918.49
BANK FEES		\$0.00
PAYROLL & PAYROLL RELATED EXPENSES		\$0.00
TRANSFER TO PETTY CASH		\$18,847.13
SUBTOTAL		\$84,765.62
ENDING BALANCE		\$230,902.72

BEGINNING BALANCE PER BANK		\$197,822.76
DEPOSITS		
Folio Assessments		\$152,081.93
Parking Waivers		\$0.00
Refunds		\$0.00
TOTAL DEPOSITS		\$152,081.93
SUBTOTAL		\$349,904.69
CHECKS		
PAYROLL & PAYROLL RELATED EXPENSES		\$69,787.75
BANK FEES		\$18,847.13
TRANSFER TO PETTY CASH		\$0.00
SUBTOTAL		\$88,634.88
ENDING BALANCE		\$261,269.81
Outstanding Checks		\$30,367.09
		\$230,902.72



WYNWOOD BID
C1 BANK RECONCILIATION DECEMBER 2017



CCSG

BEGINNING BALANCE PER BOOKS		\$79,529.43
<u>DEPOSITS</u>		
Folio Assessments	\$152,081.93	
Refunds	\$0.00	
TOTAL DEPOSITS	\$152,081.93	
SUBTOTAL	\$231,611.36	
CHECKS		
VOIDED CHECKS	\$65,918.49	
BANK FEES	\$0.00	
PAYROLL & PAYROLL RELATED EXPENSES	\$18,847.13	
TRANSFER TO PETTY CASH	\$0.00	
SUBTOTAL	\$84,765.62	
ENDING BALANCE	\$146,845.74	

BEGINNING BALANCE PER BANK		\$113,765.78
<u>DEPOSITS</u>		
Folio Assessments	\$152,081.93	
Refunds	\$0.00	
TOTAL DEPOSITS	\$152,081.93	
SUBTOTAL	\$265,847.71	
CHECKS		
PAYROLL & PAYROLL RELATED EXPENSES	\$69,787.75	
BANK FEES	\$18,847.13	
TRANSFER TO PETTY CASH	\$0.00	
SUBTOTAL	\$88,634.88	
ENDING BALANCE	\$177,212.83	
Outstanding Checks	\$30,367.09	
	\$146,845.74	

OUTSTANDING CHECKS

December 2017			
Check #	Name	Date	Amount
5834	Albert Garcia	12/1/2017	\$0.00
5845	Nicania Cange	12/1/2017	\$283.50
5847	Ruben Rojas	12/7/2017	\$608.50
5864	Nicania Cange	12/14/2017	\$283.50
5865	Silvio Guzman	12/14/2017	\$248.00
5868	Great America Financial Services	12/14/2017	\$127.33
5881	Alberto Calderon Jr	12/21/2017	\$243.00
5883	Deontay Parker	12/21/2017	\$364.50
5884	Durriel Smith	12/21/2017	\$364.50
5887	Michael Cetta	12/21/2017	\$248.00
5888	Cigar 26, LLC	12/27/2017	\$1,966.91
5889	Daryl Singleton	12/27/2017	\$240.00
5891	Kiwit	12/27/2017	\$6,650.00
5894	Sherene Griffin	12/27/2017	\$300.00
5895	Annette Delgado	12/27/2017	\$248.00
5896	Cecelia Cartwright Pryce	12/27/2017	\$496.00
5897	Durriel Smith	12/27/2017	\$364.50
5898	Javier Gonzalez	12/27/2017	\$1,559.25
5899	Joseph Gomez	12/27/2017	\$283.50
5900	Juan Herrera	12/27/2017	\$324.00
5901	Robert Sora	12/27/2017	\$729.00
			\$15,931.99

Check voided and reissued

November 2017			
Check #	Name	Date	Amount
MAN-7	Carlos Gomez	11/22/2017	\$283.50
5805	VOID	11/30/2017	\$0.00
5812	Richard Perez	11/30/2017	\$283.50
			\$567.00

Check voided and reissued

October 2017			
Check #	Name	Date	Amount
5663	Marilyn Lopez	10/6/2017	\$0.00
5686	Marilyn Lopez	10/13/2017	\$0.00
5695	George Narino	10/19/2017	\$496.00
			\$496.00

Check voided and reissued

Check voided and reissued

Check voided and reissued

September 2017			
Check #	Name	Date	Amount
5639	Kivitt	9/29/2017	\$11,666.67
5622	Kivitt	9/29/2017	\$0.00
			\$11,666.67

August 2017			
Check #	Name	Date	Amount
5504	Annette K Delgado	8/17/2017	\$496.00
			\$496.00

December 2016			
Check #	Name	Date	Amount
4650	Deodoro Cruzado Jr.	12/15/2016	\$258.00
			\$258.00

October 2016			
Check #	Name	Date	Amount
4397	Lucas Rodriguez	10/20/2016	\$290.00
4404	Stefanie Morfo	10/20/2016	\$290.00
			\$580.00

September 2016			
Check #	Name	Date	Amount
4285	George Narino	9/16/2016	\$4.00
			\$4.00

December 2015			
Check #	Name	Date	Amount
3408	Albert Garcia	12/4/2015	\$0.00
			\$0.00

November 2015			
Check #	Name	Date	Amount
3357	Jorge Avila	11/20/2015	\$192.00
			\$192.00

August 2014			
Check #	Name	Date	Amount
2356	Abraham & Isak Kubillum	8/25/2014	\$19.78
2368	Rashid Enterprises Unlimited, Inc.	8/25/2014	\$155.65
			\$175.43

August 2014 - December 2017			
			\$30,367.09

Check voided and reissued 12/10/2017

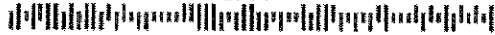


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Account Number: 103930380

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SMALL BUSINESS CHECKING ACCOUNT - 103930380

PREVIOUS STATEMENT BALANCE AS OF 11/30/17:	113,765.78
PLUS 1 DEPOSITS AND OTHER CREDITS:	152,081.93
LESS 93 CHECKS AND OTHER DEBITS:	88,634.88
CURRENT STATEMENT BALANCE AS OF 12/29/17:	177,212.83

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
1*	12/18	496.00	5829	12/06	240.00
1*	12/22	5,000.00	5830	12/01	240.00
1*	12/29	300.00	5831	12/01	300.00
1*	12/06	248.00	5832	12/01	305.00
1*	12/08	850.50	5833*	12/01	300.00
1*	12/18	160.00	5837	12/06	5,500.00
590*	12/29	305.00	5838	12/26	248.00
5738*	12/12	283.50	5839	12/20	531.50
5801	12/04	268.25	5840	12/15	283.50
5802	12/13	673.25	5841	12/12	202.50
5803	12/20	324.00	5842	12/13	1,215.00
5804*	12/12	445.50	5843	12/28	248.00
5806	12/04	1,741.50	5844*	12/14	496.00
5807	12/08	207.50	5846*	12/15	364.50
5808	12/06	248.00	5848	12/18	248.00
5809	12/04	612.50	5849	12/08	320.00
5810	12/08	283.50	5850	12/08	400.00
5811*	12/08	425.25	5851	12/08	550.00
5813	12/05	931.00	5852	12/11	520.00
5814	12/06	608.50	5853	12/08	240.00
5815	12/07	248.00	5854	12/08	624.00
5816	12/06	248.00	5855	12/11	320.00
5817	12/11	922.57	5856	12/08	550.00
5818	12/06	1,966.91	5857	12/11	624.00
5819	12/14	169.45	5858	12/15	202.34
5820	12/06	3,000.00	5859	12/27	248.00
5821	12/04	441.34	5860	12/20	531.50
5822	12/11	68.28	5861	12/18	1,012.50
5823	12/07	2,574.00	5862	12/22	283.50
5824	12/11	1,000.00	5863*	12/28	248.00
5825	12/12	105.82	5866	12/18	180.00
5826*	12/11	207.79	5867*	12/22	14,287.00
5828	12/01	305.00	5869	12/15	385.00



CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
5870	12/15	240.00	5878	12/22	600.00
5871	12/15	546.00	5879	12/22	610.00
5872	12/15	385.00	5880*	12/26	600.00
5873	12/18	396.00	5882*	12/27	496.00
5874	12/26	360.00	5885	12/26	729.00
5875	12/22	610.00	5886*	12/28	324.00
5876	12/26	4,950.00	5892	12/29	240.00
5877	12/22	480.00	5893	12/29	305.00

OTHER TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
12/01	PAYCHEX EIB INVOICE X73949700003002	85.50	
12/01	PAYCHEX TPS TAXES 73942400028546X	2,087.05	
12/14	PAYCHEX - RCX PAYROLL 74174400001430X	5,720.73	
12/15	PAYCHEX EIB INVOICE X74187400008882	85.50	
12/15	PAYCHEX TPS TAXES 74175000017673X	2,495.25	
12/21	PAYCHEX - RCX PAYROLL 74277600001589X	1,013.97	
12/22	PAYCHEX EIB INVOICE X74286300039356	85.50	
12/22	PAYCHEX TPS TAXES 74278200014508X	277.83	
12/28	PAYCHEX - RCX PAYROLL 74343200001354X	4,823.24	
12/29	CITY OF MIAMI 12-28-2017 169525		152,081.93
12/29	PAYCHEX EIB INVOICE X74356400034901	85.50	
12/29	PAYCHEX TPS TAXES 74341500023293X	2,087.06	

	TOTAL FOR THIS PERIOD	TOTAL YEAR TO DATE
TOTAL OVERDRAFT FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00

BALANCE BY DATE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
12/01	110,143.23	12/08	86,816.48	12/15	68,855.00	12/26	34,840.70
12/04	107,079.64	12/11	83,153.84	12/18	66,362.50	12/27	34,096.70
12/05	106,148.64	12/12	82,116.52	12/20	64,975.50	12/28	28,453.46
12/06	94,089.23	12/13	80,228.27	12/21	63,961.53	12/29	177,212.83
12/07	91,267.23	12/14	73,842.09	12/22	41,727.70		





WYNWOOD BID
PARKING IMPROVEMENT TRUST FUND RECONCILIATION DECEMBER 2017



CCSG

BEGINNING BALANCE PER BOOKS		\$84,056.98
<u>DEPOSITS</u>		
Parking Waivers		\$0.00
Refunds		\$0.00
TOTAL DEPOSITS		\$0.00
SUBTOTAL		\$84,056.98
CHECKS		
VOIDED CHECKS		\$0.00
BANK FEES		\$0.00
PAYROLL & PAYROLL RELATED EXPENSES		\$0.00
TRANSFER TO PARKING TRUST FUND		\$0.00
SUBTOTAL		\$0.00
ENDING BALANCE		\$84,056.98

BEGINNING BALANCE PER BANK		\$84,056.98
<u>DEPOSITS</u>		
Parking Waivers		\$0.00
Refunds		\$0.00
TOTAL DEPOSITS		\$0.00
SUBTOTAL		\$84,056.98
CHECKS		
PAYROLL & PAYROLL RELATED EXPENSES		\$0.00
BANK FEES		\$0.00
TRANSFER TO PARKING TRUST FUND		\$0.00
SUBTOTAL		\$0.00
ENDING BALANCE		\$84,056.98
Outstanding Checks		\$0.00
		\$84,056.98

OUTSTANDING CHECKS

December 2017 \$0.00

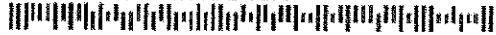


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SMALL BUSINESS CHECKING ACCOUNT - 2189601103

PREVIOUS STATEMENT BALANCE AS OF 11/30/17:	84,056.98
PLUS 0 DEPOSITS AND OTHER CREDITS:	0.00
LESS 0 CHECKS AND OTHER DEBITS:	0.00
CURRENT STATEMENT BALANCE AS OF 12/29/17:	84,056.98

	TOTAL FOR THIS PERIOD	TOTAL YEAR TO DATE
TOTAL OVERDRAFT FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00



E

Wynwood BID

Bill Payments for All Vendors

December 2017

	Name	Type	Num	Date	Amount
Dec 17					
	James Harris	Bill Pmt -Check	5828	12/01/2017	305.00
	Jimnetta Burns	Bill Pmt -Check	5829	12/01/2017	240.00
	Markesha Sawyer	Bill Pmt -Check	5830	12/01/2017	240.00
	Neville Bain	Bill Pmt -Check	5831	12/01/2017	300.00
	Rosaline Searcy	Bill Pmt -Check	5832	12/01/2017	305.00
	Sherene Griffin	Bill Pmt -Check	5833	12/01/2017	300.00
	Complete Consulting Services Group	Bill Pmt -Check	5837	12/01/2017	5,500.00
	Paychex, Inc. - EIB	Bill Pmt -Check	DEBIT	12/01/2017	85.50
	Paychex, Inc. - TPS	Bill Pmt -Check	DEBIT	12/01/2017	491.07
	Paychex, Inc. - PAYROLL	Bill Pmt -Check	DEBIT	12/01/2017	1,595.98
	Alberto Calderon Jr	Bill Pmt -Check	5838	12/07/2017	248.00
	Cecelia Cartwright Pryce	Bill Pmt -Check	5839	12/07/2017	531.50
	Deontay Parker	Bill Pmt -Check	5840	12/07/2017	283.50
	Javier Cartagena	Bill Pmt -Check	5841	12/07/2017	202.50
	Javier Gonzalez	Bill Pmt -Check	5842	12/07/2017	1,215.00
	Madelin Cruz	Bill Pmt -Check	5843	12/07/2017	248.00
	Manuel Santiago	Bill Pmt -Check	5844	12/07/2017	496.00
	Nicania Cange	Bill Pmt -Check	5845	12/07/2017	283.50
	Robert Soroa	Bill Pmt -Check	5846	12/07/2017	364.50
	Ruben Rojas	Bill Pmt -Check	5847	12/07/2017	608.50
	Silvio Guzman	Bill Pmt -Check	5848	12/07/2017	248.00
	Charlie Pitts	Bill Pmt -Check	5849	12/07/2017	320.00
	Daryl Singleton	Bill Pmt -Check	5850	12/07/2017	400.00
	James Harris	Bill Pmt -Check	5851	12/07/2017	550.00
	Jimnetta Burns	Bill Pmt -Check	5852	12/07/2017	520.00
	Markesha Sawyer	Bill Pmt -Check	5853	12/07/2017	240.00
	Neville Bain	Bill Pmt -Check	5854	12/07/2017	624.00
	Nevisha Bain	Bill Pmt -Check	5855	12/07/2017	320.00
	Rosaline Searcy	Bill Pmt -Check	5856	12/07/2017	550.00
	Sherene Griffin	Bill Pmt -Check	5857	12/07/2017	624.00
	Annette K Delgado	Bill Pmt -Check	5859	12/14/2017	248.00
	Cecelia Cartwright Pryce	Bill Pmt -Check	5860	12/14/2017	531.50
	Javier Gonzalez	Bill Pmt -Check	5861	12/14/2017	1,012.50
	Joseph Gomez	Bill Pmt -Check	5862	12/14/2017	283.50
	Madelin Cruz	Bill Pmt -Check	5863	12/14/2017	248.00
	Nicania Cange	Bill Pmt -Check	5864	12/14/2017	283.50
	Silvio Guzman	Bill Pmt -Check	5865	12/14/2017	248.00
	Daryl Singleton	Bill Pmt -Check	5866	12/14/2017	180.00
	Easy Mulch	Bill Pmt -Check	5867	12/14/2017	14,287.00
	Great America Financial Services	Bill Pmt -Check	5868	12/14/2017	127.33
	James Harris	Bill Pmt -Check	5869	12/14/2017	385.00
	Markesha Sawyer	Bill Pmt -Check	5870	12/14/2017	240.00
	Neville Bain	Bill Pmt -Check	5871	12/14/2017	546.00
	Rosaline Searcy	Bill Pmt -Check	5872	12/14/2017	385.00

Wynwood BID

Bill Payments for All Vendors

December 2017

Name	Type	Num	Date	Amount
Sherene Griffin	Bill Pmt -Check	5873	12/14/2017	396.00
Paychex, Inc. - PAYROLL	Bill Pmt -Check	DEBIT	12/14/2017	5,720.73
Neville Bain	Bill Pmt -Check	MAN-27	12/15/2017	300.00
Nevisha Bain	Bill Pmt -Check	MAN-28	12/15/2017	180.00
Swarm	Bill Pmt -Check	MAN-29	12/15/2017	5,000.00
Paychex, Inc. - EIB	Bill Pmt -Check	DEBIT	12/15/2017	85.50
Paychex, Inc. - PAYROLL	Bill Pmt -Check	DEBIT	12/15/2017	1,918.50
Paychex, Inc. - TPS	Bill Pmt -Check	DEBIT	12/15/2017	576.75
Daryl Singleton	Bill Pmt -Check	5874	12/21/2017	360.00
James Harris	Bill Pmt -Check	5875	12/21/2017	610.00
Lumen Group	Bill Pmt -Check	5876	12/21/2017	4,950.00
Markesha Sawyer	Bill Pmt -Check	5877	12/21/2017	480.00
Neville Bain	Bill Pmt -Check	5878	12/21/2017	600.00
Rosaline Searcy	Bill Pmt -Check	5879	12/21/2017	610.00
Sherene Griffin	Bill Pmt -Check	5880	12/21/2017	600.00
Alberto Calderon Jr	Bill Pmt -Check	5881	12/21/2017	243.00
Cecelia Cartwright Pryce	Bill Pmt -Check	5882	12/21/2017	496.00
Deontay Parker	Bill Pmt -Check	5883	12/21/2017	364.50
Duriel Smith	Bill Pmt -Check	5884	12/21/2017	364.50
Javier Gonzalez	Bill Pmt -Check	5885	12/21/2017	729.00
Juan Herrera	Bill Pmt -Check	5886	12/21/2017	324.00
Michael Cetta	Bill Pmt -Check	5887	12/21/2017	248.00
Paychex, Inc. - PAYROLL	Bill Pmt -Check	DEBIT	12/21/2017	1,013.97
Paychex, Inc. - EIB	Bill Pmt -Check	DEBIT	12/22/2017	85.50
Paychex, Inc. - PAYROLL	Bill Pmt -Check	DEBIT	12/22/2017	166.03
Paychex, Inc. - TPS	Bill Pmt -Check	DEBIT	12/22/2017	91.80
Cigar 26, LLC	Bill Pmt -Check	5888	12/27/2017	1,966.91
Daryl Singleton	Bill Pmt -Check	5889	12/27/2017	240.00
James Harris	Bill Pmt -Check	5890	12/27/2017	305.00
Kivvit	Bill Pmt -Check	5891	12/27/2017	6,650.00
Markesha Sawyer	Bill Pmt -Check	5892	12/27/2017	240.00
Rosaline Searcy	Bill Pmt -Check	5893	12/27/2017	305.00
Sherene Griffin	Bill Pmt -Check	5894	12/27/2017	300.00
Annette Delgado	Bill Pmt -Check	5895	12/27/2017	248.00
Cecelia Cartwright Pryce	Bill Pmt -Check	5896	12/27/2017	496.00
Duriel Smith	Bill Pmt -Check	5897	12/27/2017	364.50
Javier Gonzalez	Bill Pmt -Check	5898	12/27/2017	1,559.25
Joseph Gomez	Bill Pmt -Check	5899	12/27/2017	283.50
Juan Herrera	Bill Pmt -Check	5900	12/27/2017	324.00
Robert Soroa	Bill Pmt -Check	5901	12/27/2017	729.00
Paychex, Inc. - PAYROLL	Bill Pmt -Check	DEBIT	12/28/2017	4,823.24
Paychex, Inc. - EIB	Bill Pmt -Check	DEBIT	12/29/2017	85.50
Paychex, Inc. - TPS	Bill Pmt -Check	DEBIT	12/29/2017	491.07
Paychex, Inc. - PAYROLL	Bill Pmt -Check	DEBIT	12/29/2017	1,595.99
				<u>84,765.62</u>

Dec 17

Lien/Assessment Reconciliation Project:



BUSINESS
IMPROVEMENT
DISTRICT

WYNWOOD

Manny Gonzalez

From: Manny Gonzalez <manny@wynwoodbid.com>
Sent: Thursday, January 11, 2018 3:02 PM
To: 'Jonathon Yormak'
Cc: 'Kelly Klarich'; manny@wynwoodbid.com
Subject: Wynwood BID Meeting January 10, 2018 - Assessment Issues
Attachments: LSR - Wynwood BID Creation of Recording Document (39.4 KB);
donotreply@mopscans.com_20180111_124545.pdf

Good afternoon Jonathon:

Below are some issues we are currently working on with them as per yesterday's afternoon meeting at City headquarters:

- Reconciliation of City of Miami's legal database vs. our own CCSG database. – *trouble there*
- streamlining payment delivery process – right now you can deliver the check to the BID, CCSG or City of Miami directly – *trouble there*
- Determining if penalty fees can be increased for 3% to 8% (*Coconut Grove BID voted to increase to 8% in 2016*)
- Creation of recording document that would allow a lien search to capture our assessments – reference attached LSR
- Researching why we offer a 4% discount since our process is independent of the County's
- Can E.D. sign lien forms to streamline the placement and removal process
- Scheduling a meeting between CCSG & Legal to find a way to streamline communications, operations
- Preparation of lien placement for FY'17

Thank you,

Manny Gonzalez
Executive Director
Wynwood Business Improvement District
310 NW 26 St. #1
Miami, FL 33127
Office: 786-615-8828
Cell: 305-316-8202

Disclaimer: This e-mail is intended only for the individual(s) or entity(s) named within the message. This e-mail might contain legally privileged and confidential information. If you properly received this e-mail as a client or retained expert, please hold it in confidence to protect the attorney-client or work product privileges. Should the intended recipient forward or disclose this message to another person or party, that action could constitute a waiver of the attorney-client privilege. If the reader of this message is ***not*** the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications Privacy Act, 18 U.S.C. section 2510-2521. If this communication was received in error we apologize for the intrusion. Please notify us by reply e-mail and delete the original message. Nothing in this e-mail message shall, in and of itself, create an attorney-client relationship with the sender. Under Florida law, e-mail addresses and the contents of the e-mail are public records. If you do not want your e-mail address, or the contents of the e-mail released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

2014 - 2017 OPEN COLLECTIONS

Matter ID	12-month Lien Period	Amount Collected	Notes
1 14-1557	10/01/13 - 9/30/14	No monies collected	Amount due \$1,214.58
2 14-1562	10/01/13 - 9/30/14	No monies collected	Amount due \$297.41
3 14-1564	10/01/13 - 9/30/14	No monies collected	Amount due \$1,713.55
4 14-1565	10/01/13 - 9/30/14	No monies collected	Amount due \$1,019.65
5 14-1566	10/01/13 - 9/30/14	No monies collected	Amount due \$1,000.39
6 14-1572	10/01/13 - 9/30/14	No monies collected	Amount due \$666.32
7 14-1575	10/01/13 - 9/30/14	No monies collected	Amount due \$1,070.46
8 14-1576	10/01/13 - 9/30/14	No monies collected	Amount due \$1,153.05
9 14-1577	10/01/13 - 9/30/14	No monies collected	Amount due \$679.23
10 14-1581	10/01/13 - 9/30/14	No monies collected	Amount due \$1,601.50
11 14-1582	10/01/13 - 9/30/14	No monies collected	Amount due \$2,547.32
12 14-1605	10/01/13 - 9/30/14	No monies collected	Amount due \$597.20
13 15-824	N/A	PAID	Two special assessment liens
14 15-1388	N/A	No monies collected	paid but not filed or release
15 15-1845	10/01/14 - 09/30/15	No monies collected	recorded, Wynwood Bid records
16 15-1859	10/01/14 - 09/30/15	No monies collected	need to be updated
17 15-1862	10/01/14 - 09/30/15	No monies collected	To be closed
18 15-2092	10/01/14 - 09/30/15	No monies collected	Amount due \$793.10
19 15-2093	10/01/14 - 09/30/15	No monies collected	Amount due \$1,357.90
20 15-2094	10/01/14 - 09/30/15	No monies collected	Amount due \$52.57
21 15-2095	10/01/14 - 09/30/15	No monies collected	Amount due \$911.39
22 15-2096	10/01/14 - 09/30/15	No monies collected	Amount due \$1,713.55
23 15-2097	10/01/14 - 09/30/15	No monies collected	Amount due \$1,153.05
24 15-2102	10/01/14 - 09/30/15	PAID	Amount due \$1,241.58
25 15-2103	10/01/14 - 09/30/15	Liens released	Amount due \$930.65
26 15-2104	10/01/14 - 09/30/15	No monies collected	Amount due \$666.32
27 15-2107	10/01/14 - 09/30/15	No monies collected	Payment of \$141,506.52 made on 2/29/16
			Amount due \$1,601.50
			Amount due \$2,547.32
			Amount due \$597.20

28	15-2108	10/01/14 - 09/30/15	No monies collected	Amount due \$1,070.46
29	15-2110	10/01/14 - 09/30/15	No monies collected	Amount due \$297.41
30	16-823	10/01/15 - 09/30/16	No monies collected	Amount due \$1,898.40
31	16-827	10/01/15 - 09/30/16	No monies collected	Amount due \$1,712.85
32	16-828	10/01/15 - 09/30/16	No monies collected	Amount due \$908.03
33	16-832	10/01/15 - 09/30/16	No monies collected	Amount due \$606.17
34	16-833	10/01/15 - 09/30/16	No monies collected	Amount due \$750.43
35	16-838	10/01/15 - 09/30/16	No monies collected	Amount due \$2,098.00
36	16-841	10/01/15 - 09/30/16	No monies collected	Amount due \$346.03
37	16-928	10/01/15 - 09/30/16	No monies collected	Amount due \$1,427.19
38	16-941	10/01/15 - 09/30/16	No monies collected	Amount due \$2,812.39
39	16-989	10/01/15 - 09/30/16	No monies collected	Amount due \$4,452.20
40	16-990	10/01/15 - 09/30/16	No monies collected	Amount due \$1,040.18
41	16-991	10/01/15 - 09/30/16	No monies collected	Amount due \$1,016.06
42	16-994	10/01/15 - 09/30/16	Lien released on 2/22/16	Amount due \$828.42
43	16-995	10/01/15 - 09/30/16	Lien released on 2/22/16	Amount due \$1,675.90
44	16-1002	10/01/15 - 09/30/16	No monies collected	Amount due \$1,508.54
45	16-1009	10/01/15 - 09/30/16	No monies collected	Amount due \$1,473.14
46	16-1010	10/01/15 - 09/30/16	No monies collected	Amount due \$793.77
47	16-1011	10/01/15 - 09/30/16	No monies collected	Amount due \$1,163.76
48	16-1017	10/01/15 - 09/30/16	Emailed directive to do a release of lien. No release of lien in file	Amount due \$1,413.03
49	17-1006	10/01/16 - 09/30/17	No monies collected	Amount due \$1,313.50
50	17-1010	10/01/16 - 09/30/17	No monies collected	Amount due \$2,369.09
51	17-1011	10/01/16 - 09/30/17	PAID	Amount due \$631.80
52	17-1012	10/01/16 - 09/30/17	No monies collected	Amount due \$340.20
53	17-1021	10/01/16 - 09/30/17	Stipulation for Settlement Agreement - \$1,000.00 per month	Amount due \$939.00
54	17-1023	10/01/16 - 09/30/17	No monies collected	Amount due \$1,766.45
55	17-1024	10/01/16 - 09/30/17	No monies collected	Amount due \$926.64
56	17-1025	10/01/16 - 09/30/17	No monies collected	Amount due \$1,523.64
57	17-1039	10/01/16 - 09/30/17	PAID	Amount due \$2,320.49
58	17-1050	10/01/16 - 09/30/17	No monies collected	Amount due \$1,026.04
59	17-1051	10/01/16 - 09/30/17	No monies collected	Amount due \$1,788.48

60	17-1052	10/01/16 - 09/30/17	No monies collected	Amount due \$2,995.83
61	17-1053	10/01/16 - 09/30/17	PAID	Amount due \$683.12
62	17-1054	10/01/16 - 09/30/17	PAID	Amount due \$762.18
63	17-1055	10/01/16 - 09/30/17	PAID	Amount due \$446.88
64	17-1108	10/01/16 - 09/30/17	PAID (\$6,721.93)	Amount due \$4,020.19
65	17-1109	10/01/16 - 09/30/17	No monies collected	Amount due \$226.80
66	17-1110	10/01/16 - 09/30/17	No monies collected	Amount due \$226.80
67	17-1111	10/01/16 - 09/30/17	No monies collected	Amount due \$453.60
68	17-1112	10/01/16 - 09/30/17	No monies collected	Amount due \$1,325.64
69	17-1113	10/01/16 - 09/30/17	No monies collected	Amount due \$2,656.93
70	17-1114	10/01/16 - 09/30/17	PAID (\$2,435.51)	Amount due \$536.54
71	17-1115	10/01/16 - 09/30/17	PAID (\$491.83)	Amount due \$1,065.31
72	17-1117	10/01/16 - 09/30/17	PAID (\$976.53)	Amount due \$3,964.46
73	17-1118	10/01/16 - 09/30/17	PAID	Amount due \$1,318.94
74	17-1120	10/01/16 - 09/30/17	No monies collected	Amount due \$1,389.31
75	17-1121	10/01/16 - 09/30/17	No monies collected	Amount due \$939.60
76	17-1122	10/01/16 - 09/30/17	PAID	Amount due \$939.60
77	17-1123	10/01/16 - 09/30/17	PAID	Amount due \$1,418.86
78	17-1124	10/01/16 - 09/30/17	PAID	Amount due \$1,528.24
79	17-1125	10/01/16 - 09/30/17	No monies collected	Amount due \$581.64
80	17-1126	10/01/16 - 09/30/17	Lien released on 11/14/17	Amount due \$1,453.52
81	17-1127	10/01/16 - 09/30/17	No monies collected	Amount due \$1,557.96
82	17-1128	10/01/16 - 09/30/17	No monies collected	Amount due \$1,364.69
83	17-1129	10/01/16 - 09/30/17	PAID (\$1,065.00)	Amount due \$1,150.20
84	17-1130	10/01/16 - 09/30/17	PAID (\$1,925.88)	Amount due \$929.75
85	17-1152	10/01/16 - 09/30/17	No monies collected	Amount due \$1,468.37
86	17-1160	10/01/16 - 09/30/17	No monies collected	Amount due \$2,913.80
87	17-1161	10/01/16 - 09/30/17	No monies collected	Amount due \$582.68
88	17-1162	10/01/16 - 09/30/17	No monies collected	Amount due \$1,064.53
89	17-1163	10/01/16 - 09/30/17	No monies collected	Amount due \$1,042.50
90	17-1164	10/01/16 - 09/30/17	PAID	Amount due \$843.57
91	17-1165	10/01/16 - 09/30/17	No monies collected	Amount due \$1,888.66
92	17-1166	10/01/16 - 09/30/17	Paid but not recorded	Amount due \$777.60
93	17-1168	10/01/16 - 09/30/17	No monies collected	Amount due \$972.00

94	17-1170	10/01/16 - 09/30/17	No monies collected	Amount due \$7,411.05
95	17-1171	10/01/16 - 09/30/17	No monies collected	Amount due \$1,533.26
96	17-1185	10/01/16 - 09/30/17	PAID	Amount due \$2,064.40
97	17-1186	10/01/16 - 09/30/17	PAID	Amount due \$964.22
98	17-1187	10/01/16 - 09/30/17	PAID	Amount due \$69,825.63
99	17-1321	10/01/16 - 09/30/17	PAID	Amount due \$2,091.74



City of Miami Office of the City Attorney



Legal Services Request

To: **Office of the City Attorney**

Date: 1.11.18

From: Manny Gonzalez

Wynwood BID

Contact Person

Requesting Client

Executive Director

305-316-8202

Title

Telephone

Legal Service Requested:

The Wynwood Business Improvement District "BID" is seeking assistance in the creation of a lien recording document for Wynwood BID District boundaries. Please note that Deanna Rasco & Robin Jones Jackson are working with the BID on this matter.

Complete form and forward to the Office of the City Attorney or e-mail to Legal Services. Do not assume that the Office of the City Attorney knows the background of the question and/or issue, such as opinions on the same or similar issues, the existence of relevant memos, correspondence, etc. Please attach to this form and/or e-mail all pertinent information relating to the subject.

Once your request has been assigned, an e-mail will be sent to you with the Assigned Attorney's name and the issued matter identification number.

All attorneys in the Office of the City Attorney shall fully comply with the Rules Regulating The Florida Bar.

For Legal Services requesting an opinion from the Office of the City Attorney:

☒ Issue opinion in writing.

☐ Publish opinion after issuance.

Authorized by: Manny Gonzalez

Date response requested by: _____

BELOW PORTION TO BE COMPLETED BY THE OFFICE OF THE CITY ATTORNEY

Assigned Attorney: _____ Date: _____ File No. _____

Approved by: _____

Ultimate Client: _____

Comments: _____

D / R Date: _____

Type: _____

Matrix: _____

Category: _____

☐ Copy returned to Requesting Client

☐ Copy to Ultimate Client

Security/ Clean Team Update

BUSINESS
IMPROVEMENT
DISTRICT

WYNWOOD

Planning & Zoning Update

