

MIAMI-DADE COUNTY
CANDIDATE OATH –
NONPARTISAN OFFICE

(Do not use this form if a Judicial or School Board Candidate)

Check box *only* if you are seeking to qualify as a write-in candidate:

Write-in candidate

OFFICE USE ONLY

Proof of residency provided:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Driver's License | <input type="checkbox"/> Utility Bill |
| <input checked="" type="checkbox"/> Voter Information Card | <input type="checkbox"/> Homestead Exemption Receipt |
| <input type="checkbox"/> Property Tax Receipt | <input type="checkbox"/> Lease Agreement |

CANDIDATE OATH

(Section 99.021, Florida Statutes)

I, Alexander "Alex" Penelas

(Print name above as you wish it to appear on the ballot. If your last name consists of two or more names but has no hyphen, check box . (See page 2 – Compound Last Names). No change can be made after the end of qualifying. Although a write-in candidate's name is not printed on the ballot, the name must be printed above for oath purposes.)

am a candidate for the nonpartisan office of Mayor of Miami-Dade County (Office) n/a (District/Group/Seat #)

I am a qualified elector of Miami-Dade County, Florida; I am qualified under the Constitution and the Laws of Florida and the Home Rule Charter of Miami-Dade County to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

I affirm that I am a resident of Miami-Dade County, meet the minimum residency requirements for this office, and submitting proof of my residency in the district for the prescribed period. Under penalties of perjury, I declare that I have read the foregoing Oath of Candidate and that the facts stated in such are true.

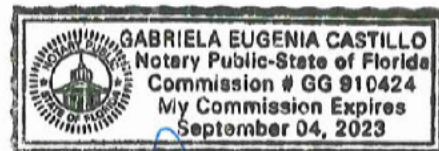
Candidate's Florida Voter Registration Number (located on your voter information card): 109149120

Phonetic spelling for audio ballot: Print name phonetically on the line below as you wish it to be pronounced on the audio ballot as may be used by persons with disabilities (see instructions on page 2 of this form): [Not applicable to write-in candidates.]

a-leks-AN-duhr A-leks pe-NE-lahs

<input checked="" type="checkbox"/> <u>[Signature]</u>	<u>(786)263-9643</u>	<u>alex@alexpenelasformayor.com</u>	
Signature of Candidate	Telephone Number	Email Address	
<u>16001 Aberdeen Way</u>	<u>Miami Lakes</u>	<u>Florida</u>	<u>33014</u>
Address	City	State	ZIP Code

STATE OF FLORIDA
COUNTY OF Miami-Dade



Sworn to (or affirmed) and subscribed before me by physical or online presence this 25 day of May, 2020.

Personally Known: _____ or

Produced Identification:

Type of Identification Produced: FL ID [Redacted]

[Signature]
Signature of Notary Public
Print, Type, or Stamp Commissioned Name of Notary Public

Florida

DRIVER LICENSE



USA

CLASS E



1 PENELAS
2 ALEXANDER
3 15001 ABERDEEN WAY
MIAMI LAKES, FL 33014-6565

3 DOB 12/18/1961 15 SEX M
4b EXP 12/18/2024 16 HGT 5'-09"
12 REST NONE 9a END NONE

4a ISS 11/15/2016

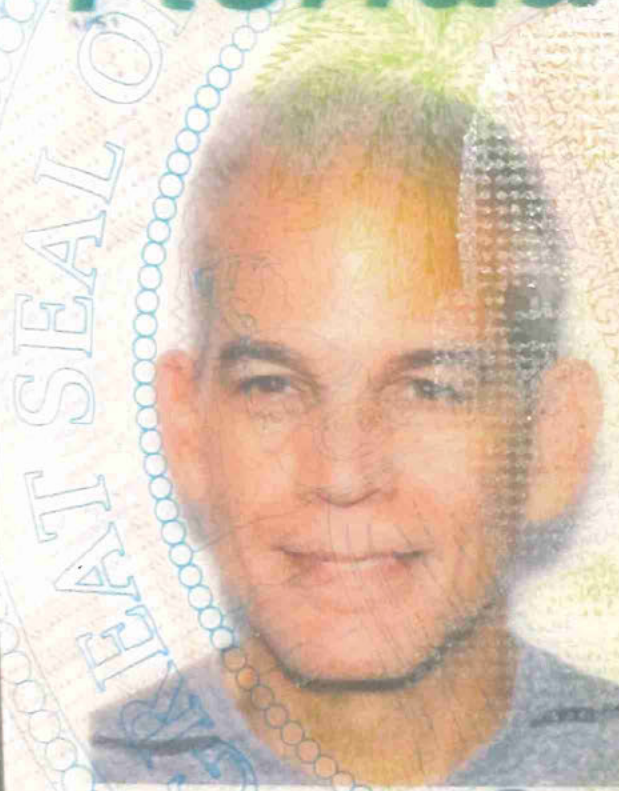
REPLACED 02/02/2020

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

MIAMI-DADE COUNTY
ELECTIONS DEPARTMENT

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SEAL OF THE STATE OF FLORIDA

biwo vòt ou, oswa toude kapab te chanje. Itilize enfòmasyon sa-a pou w egzèsè dwa w pou w vote!

Detach here

Desprenda por aquí

Detache la a

Please check all information for accuracy.



Voter Information Card
Miami-Dade County, FL

Carta de Información del Elector
Carta de Información del Eleitor

Kat Enfòmasyon Vòtè
Kontè Miami-Dade, FL

Alexander Penelas
16001 Aberdeen Way
Miami Lakes FL 33014

ISSUED
EMITIDA
ENPRIME
02/14/20

Bring photo identification when voting.

Para votar, presente una identificación con fotografía.

Tanpri pote yon pyès idantifikasyon ki gen foto w sou li lè w'ap vin vote.

Registration No.
Núm. de Inscripción
Nim. Enskripsyon

1091491

MIAMI-DADE COUNTY
ELECTIONS DEPARTMENT

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Sírvase verificar la corrección de todos los datos.

Voting Location | Centro de Votación | Lokal Biwo Vòt
Miami Lakes Branch Library
6699 Windmill Gate Rd

Precinct No.
Núm. del Recinto
Nim. Biwo Vòt
305

Date of Birth
Fecha de Nacimiento
Dat Nesans
12/18/1961

Registration Date
Fecha de Inscripción
Dat Enskripsyon
2/22/1980

Party Affiliation | Afiliación Partidista | Pati Politik
FLORIDA DEMOCRATIC PARTY

Christina White

Supervisor of Elections | Supervisora de Elecciones | Sipèvizè Eleksyon

You are eligible to vote for the representatives from the districts listed below.
Ud. puede votar por los representantes de los distritos enumerados abajo.
W elijib pou w vote pou reprezantan ki nan distrik ki ekri anba la yo.

Congress
Congreso
Kongrè
25

State Senate
Senado Estatal
Sena Eta
36

State House
Cámara Estatal
Lachanm Eta
110

County Commission
Comisión del Condado
Komisyon Konte
13

School Board
Junta Escolar
Asanble Edikasyon
4

Community Council
Consejo Comunitario
Konsèy Kominotè
N/A

Tanpri verifye ke tout enfòmasyon yo kòrèk.

Detache la a

Municipality | Municipio | Minisipalite
MIAMI LAKES



Please print or type your name, mailing address, agency name, and position below:

OF FINANCIAL INTERESTS

FOR OFFICE USE ONLY:

LAST NAME — FIRST NAME — MIDDLE NAME:
 Penelas Alexander

MAILING ADDRESS:
 16001 Aberdeen Way

CITY : ZIP : COUNTY :
 Miami Lakes 33014 Miami-Dade

NAME OF AGENCY :
 Miami-Dade County

NAME OF OFFICE OR POSITION HELD OR SOUGHT :
 Miami-Dade County Mayor

CHECK IF THIS IS A FILING BY A CANDIDATE

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PART A -- NET WORTH

Please enter the value of your net worth as of December 31, 2019 or a more current date. [Note: Net worth is not calculated by subtracting your *reported* liabilities from your *reported* assets, so please see the instructions on page 3.]

My net worth as of December 31, 2019 was \$ 7,714,857.24.

PART B -- ASSETS

HOUSEHOLD GOODS AND PERSONAL EFFECTS:

Household goods and personal effects may be reported in a lump sum if their aggregate value exceeds \$1,000. This category includes any of the following, if not held for investment purposes: jewelry; collections of stamps, guns, and numismatic items; art objects; household equipment and furnishings; clothing; other household items; and vehicles for personal use, whether owned or leased.

The aggregate value of my household goods and personal effects (described above) is \$ 45,000

ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:

DESCRIPTION OF ASSET (specific description is required - see instructions p.4)	VALUE OF ASSET
See Appendix "A"	
Additional information on Appendix "B"	

PART C -- LIABILITIES

LIABILITIES IN EXCESS OF \$1,000 (See instructions on page 4):

NAME AND ADDRESS OF CREDITOR	AMOUNT OF LIABILITY
See Appendix "A"	
Additional information on Appendix "B"	

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

NAME AND ADDRESS OF CREDITOR	AMOUNT OF LIABILITY
N/A	

PART D -- INCOME

Identify each separate source and amount of income which exceeded \$1,000 during the year, including secondary sources of income. Or attach a complete copy of your 2019 federal income tax return, including all W2s, schedules, and attachments. Please redact any social security or account numbers before attaching your returns, as the law requires these documents be posted to the Commission's website.

I elect to file a copy of my 2019 federal income tax return and all W2's, schedules, and attachments.
 [If you check this box and attach a copy of your 2019 tax return, you need not complete the remainder of Part D.]

PRIMARY SOURCES OF INCOME (See instructions on page 5):

NAME OF SOURCE OF INCOME EXCEEDING \$1,000	ADDRESS OF SOURCE OF INCOME	AMOUNT
See Appendix "A"		

SECONDARY SOURCES OF INCOME [Major customers, clients, etc., of businesses owned by reporting person--see instructions on page 5]:

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
See Appendix "A"			

PART E -- INTERESTS IN SPECIFIED BUSINESSES [Instructions on page 6]

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	N/A		
ADDRESS OF BUSINESS ENTITY	N/A		
PRINCIPAL BUSINESS ACTIVITY	N/A		
POSITION HELD WITH ENTITY	N/A		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	N/A		
NATURE OF MY OWNERSHIP INTEREST	N/A		

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PART F - TRAINING

For officers required to complete annual ethics training pursuant to section 112.3142, F.S.

N/A I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

OATH

I, the person whose name appears at the beginning of this form, do depose on oath or affirmation and say that the information disclosed on this form and any attachments hereto is true, accurate, and complete.


 SIGNATURE OF REPORTING OFFICIAL OR CANDIDATE

STATE OF FLORIDA

COUNTY OF Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of

physical presence or online notarization, this 25 day of

May, 2020 by Alexander Perolas


(Signature of Notary Public--State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public) **GABRIELA EUGENIA CASTILLO**
 Notary Public--State of Florida
 Commission # **GG 910424**
 Commission Expires **September 04, 2023**

Personally Known _____ OR Produced Identification _____
 Type of Identification Produced 

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, Carlos de la Osa, Sr., prepared the CE Form 6 in accordance with Art. II, Sec. 8, Florida Constitution, Section 112.3144, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.


 Signature

05/25/2020
 Date

Preparation of this form by a CPA or attorney does not relieve the filer of the responsibility to sign the form under oath.

IF ANY OF PARTS A THROUGH E ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

Alexander Penelas 2019 Form 6 - Appendix "A"

Part B – Assets

<u>Description of Asset</u>	<u>Value</u>
• Home, 16001 Aberdeen Way, Miami Lakes, FL 33014	\$1,250,000.00 ¹
• Florida Prepaid College Plan, PO Box 31088, Tampa, FL 33631.....	\$13,060.47
• Condominium, 2625 Collins Ave., Unit 503, Miami Beach, FL 33140.....	\$369,708.00
○ Cabana at Condominium (Same address as above)	\$31,350.00
• 2018 BMW X5 sDrive35i (KBB Average Value).....	\$39,464.00
• 2011 Chevrolet Suburban (KBB Average Value).....	\$14,763.00
• Money Market Account	
○ <u>1 First Bank</u> , 9795 South Dixie Highway, Miami, Fl 33156.....	\$707,758.61
• Certificate of Deposit	
○ <u>1 First Bank</u> , 9795 South Dixie Highway, Miami, Fl 33156.....	\$3,060,279.82
• Personal Checking Accounts	
○ <u>1 First Bank</u> , 9795 South Dixie Highway, Miami, Fl 33156.....	\$89,874.97
○ <u>Wells Fargo</u> , PO Box 6995, Portland, OR 97228.....	\$11,041.13
• Note on Loan to <u>Ariel Lopez Holdings, LLC</u> , 7959 W 28 Ave., Hialeah, FL 33018.....	\$300,000
• Alex Penelas PA, 15500 New Barn Road, Suite 104, Miami Lakes, FL 33014.....	\$5,000
○ PA Chk. Acct., <u>US Century Bank</u> , 2301 NW 87 Ave., Doral, FL 33172.....	\$370.96
• 50% <u>A&P Venture Group, LLC</u> ² , 15500 New Barn Road, # 104, Miami Lakes, FL 33014.....	\$300,000
○ 2% of <u>Direct Plus, LLC</u> , 800 S. Douglas Rd., Coral Gables, FL 33134	
▪ Alex Penelas personal asset value of his % of A&P Venture Group, LL...\$45,000	
• <u>AP Consulting, LLC.</u> , 15500 New Barn Road, Suite 104, Miami Lakes, FL 33014	
○ Checking. Act. <u>1 First Bank</u> , 9795 S. Dixie Highway, Miami, Fl 33156.....	\$69,052.73
○ 50% of <u>Phoenix Real Estate Holdings, LLC</u> , 7959 W 28 Ave, Hialeah, FL 33016	
▪ Phoenix Assets listed on Appendix "B", Sub-Appendix (1)(a)	
• AP Consulting's asset interest in Phoenix Real Estate.....	\$11,218,777
○ 20% of <u>Lucy St. 328, LLC</u> , 15500 New Barn Rd, # 104, Miami Lakes, FL 33014	
▪ Lucy St. 328 assets listed on Appendix "B", Sub-Appendix (1)(b)	
• AP Consulting's asset interest in Lucy St. 328, LLC.....	\$244,403

¹ Value reflects the appraised estimate based on land value and construction completed by December 31, 2019. Value listed in the Miami-Dade Property Appraiser site is based only on 2018 land value and does not reflect construction. Accordingly, current valuation at the time this form is submitted will likely be higher as it will reflect a completed home and will be reflected in any future Form 6 filings.

² A&P Venture Group is merely a holding company for the 2% ownership in Direct Plus, LLC, a telecommunications technology company. It is listed as an asset as it has tangible infrastructure property. Valuation reflected is SOLELY that of Alex Penelas' personal asset value of the percent he owns.



Part C – Liabilities

<u>Description of Liability</u>	<u>Amount</u>
• Automotive Lease	
○ <u>GM Financial Leasing</u> , PO Box 78143, Phoenix, AZ 85062.....	\$29,594.45
• Automotive Loan	
○ <u>BMW Financial Services</u> , 5515 Parkcenter Cir, Dublin, OH 43017.....	\$38,198.51
• AP Consulting liabilities ³	
○ 50% of Mortgages held by assets of <u>Phoenix Real Estate Holdins, LLC</u>	\$9,734,253.49

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³ Mortgages are individually listed per entity on Appendix B, Sub-Appendix (2) and correspond appropriately to the respective entity asset reflected in Sub-Appendix (1)(a). Although each mortgage pertains to the individual holding company, they are each listed on this form as Alex Penelas is a personal guarantor to 50% of each mortgage and thus his liability amount is reflected as the percentage of total amount due on each note and calculated as such for net worth purposes.

Part D – Income

Primary Sources of Income

Source of Income

- Alex Penelas PA, 15500 New Barn Road, Suite 104, Miami Lakes, FL 33014
 - Net Income.....\$12,700
 - Distribution\$18,166
- A&P Venture Group, LLC 15500 New Barn Road, # 104, Miami Lakes, FL 33014
 - Net Income\$8,154
- AP Consulting, LLC, 15500 New Barn Road, Suite 104, Miami Lakes, FL 33014
 - Net Income⁴. from AP Consulting (includes income from assets) - \$88,810
 - Disbursement Income.....\$479,308.00
- Interest Income
 - 1 First Bank, 9795 South Dixie Highway, Miami, Fl 3315,
 - CD,\$95,110.56
 - Money Market Account.....\$16,030.90
- Interest income from Note to Ariel Lopez Holdings, LLC.,\$12,250

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Secondary Sources of Income

- Secondary source of income for A&P Venture Group is Direct Plus, LLC, 800 S. Douglas Rd., Coral Gables, FL 33134, a telecommunications technology company.
- The only secondary source of income for both Alex Penelas P.A. and AP Consulting, LLC is Phoenix Real Estate Holdings, LLC, as the entity itself described above, and through its subsidiaries. All subsidiaries of Phoenix Real Estate Holdings, LLC are completely listed in Appendix “B”, Sub-Appendix (1)(a).

⁴ Due to the Covid19 crisis, the IRS extended tax filing deadlines. As such, exact incomes to be reported are not yet 100% available from Phoenix assets. Amount reported as income for AP Consulting involves a calculation based on past year loss and income and similarities between 2018 and 2019 as determined by the CPA signing this Form 6.

A

Alexander Penelas 2019 Form 6 - Appendix "B"

Sub-Appendix (1)(a) – Assets of Phoenix Real Estate Holdings, LLC¹

<u>Description of Asset</u>	<u>Value</u>
• <u>Amazon 21, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 500 Jann Ave., Opa Locka, FL 33054.....	\$1,475,000
• <u>Fortune at Hialeah, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 940 W 29 ST, Hialeah, FL 33012.....	\$1,650,000
o 960 W 29 ST, Hialeah, FL 33012.....	\$1,650,000
o 980 W 29 ST, Hialeah, FL 33012.....	\$1,650,000
o 990 W 29 ST, Hialeah, FL 33012.....	\$1,650,000
• <u>Fortune Square, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 900 W 29 ST, Hialeah, FL 33012.....	\$550,000
• <u>Hialeah Town Center, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 650 Palm Avenue, Comm 1, Hialeah, FL 33010.....	\$346,940
o 650 Palm Avenue, Comm 2, Hialeah, FL 33010.....	\$232,814
o 650 Palm Avenue, Comm 3, Hialeah, FL 33010.....	\$172,800
• <u>Portales 51, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 13350 Aswan Rd, Opa Locka, FL 33054.....	\$350,000
• <u>Providence 72, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 13350 Alexandria Dr., Opa Locka, FL 33054.....	\$300,000
• <u>Residence on the River, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 936 NW 6 St., Miami, FL 33136.....	\$1,620,000
• <u>River View at Miami, LLC</u> , 7959 W 28 th Ave., Hialeah, Florida 33016	
o 905 NW 5 St., Miami, FL 33128.....	\$2,310,000

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Sub-Appendix (1)(b) – Assets of Lucy Street 328, LLC²

<u>Description of Asset</u>	<u>Value</u>
• Vacant land – Folio No.: 10-7813-000-0180.....	\$636,410
• Vacant land – Folio No.: 10-7813-000-0160.....	\$444,965
• Vacant land – Folio No.: 10-7813-000-0181.....	\$140,640

¹ Each asset listed reflects an individual holding company owned in whole by Phoenix Real Estate Holdings, LLC. Listed properties owned by each individual entity are the only reportable assets of each entity. Values are based on appraisals conducted as part of the mortgage on each property or the market valuation by the Miami-Dade Property Appraiser when independent appraisals were not current. Listed valuations are for the ENTIRE entity while valuation of percentage owned by AP Consulting is reflected accordingly in Part B of Appendix "A" of Form 6.

² Valuations are based on market value of Miami-Dade Property Appraiser as there is no independent appraisal. Listed valuations are for the ENTIRE properties while valuation of percentage owned by AP Consulting is reflected accordingly in Part B of Appendix "A" of Form 6.

Sub-Appendix (2) –Liabilities of Phoenix Real Estate Holdings, LLC³

<u>Description of Liability</u>	<u>Amount</u>
<ul style="list-style-type: none"> • <u>Amazon 21, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgage on 500 Jann Ave., Opa Locka, FL 33054 <ul style="list-style-type: none"> ▪ <u>1 First Bank</u>, 9795 South Dixie Highway, Miami, Fl 3315.....\$1,126,081.94 	
<ul style="list-style-type: none"> • <u>Fortune at Hialeah, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgage on combined properties 940, 960, 980, 990 W 29 ST, Hialeah, FL 33012 <ul style="list-style-type: none"> ▪ <u>1 First Bank</u>, 9795 South Dixie Highway, Miami, Fl 3315.....\$6,941,333.10 	
<ul style="list-style-type: none"> • <u>Fortune Square, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgage on 900 W 29 ST, Hialeah, FL 33012 <ul style="list-style-type: none"> ▪ <u>1 First Bank</u>, 9795 South Dixie Highway, Miami, Fl 3315..... \$351,988.23 	
<ul style="list-style-type: none"> • <u>Hialeah Town Center, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgage for Comm 1, 2 &3, 650 Palm Avenue, Hialeah, FL 33010 <ul style="list-style-type: none"> ▪ <u>Apollo Bank</u>, 9851 N. Kendall Dr., Miami FL 33176.....\$503,638 	
<ul style="list-style-type: none"> • <u>Portales 51, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgages on 13350 Aswan Rd, Opa Locka, FL 33054 <ul style="list-style-type: none"> ▪ <u>1 First Bank</u>, 9795 South Dixie Highway, Miami, Fl 3315.....\$2,900,203.62 ▪ <u>1 First Bank</u>, 9795 South Dixie Highway, Miami, Fl 3315.....\$222,316.11 	
<ul style="list-style-type: none"> • <u>Providence 72, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgage on 13350 Alexandria Dr., Opa Locka, FL 33054 <ul style="list-style-type: none"> ▪ <u>1 First Bank</u>, 9795 South Dixie Highway, Miami, Fl 3315.....\$4,075,800.48 	
<ul style="list-style-type: none"> • <u>Residence on the River, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgage on 936 NW 6 St., Miami, FL 33136 <ul style="list-style-type: none"> ▪ <u>Apollo Bank</u>, 9851 N. Kendall Dr., Miami FL 33176.....\$1,231,939.00 	
<ul style="list-style-type: none"> • <u>River View at Miami, LLC</u>, 7959 W 28th Ave., Hialeah, Florida 33016 <ul style="list-style-type: none"> ○ Mortgage on 905 NW 5 St., Miami, FL 33128 <ul style="list-style-type: none"> ▪ <u>Terra Bank</u>, 3191 Coral Way, PH 1, Miami, FL 33145.....\$2,115,206.50 	

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³ Liabilities listed here reflect mortgages on those properties owned by holding companies that are wholly owned subsidiaries of Phoenix Real Estate Holdings, LLC. Total valuation of percentage of liability by AP Consulting is properly reflected in Appendix "A."



