2025 Form 1 - Statement of Financial Interests

Filed with COE: 07/01/2026

General Information

Name: Hon Wayne M Messam

PID 225490

AGENCY INFORMATION

Organization	Suborganization	Title
Miramar	Consolidated Retirement Plan & Trust Fund Pension Board	Mayor
Miramar	Mayor And City Commission	Mayor

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2025.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
Asset Builders, LLC	3600 Red Road, Ste 303 Miramar, FL 33025	Construction Management
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Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
Asset Builders, LLC	School District of Palm Beach	3300 Forrest Hill Blvd West Palm Beach	Construction Management
Asset Builders, LLC	Moss Construction	2101 N Andrew Ave Ft. Lauderdale, Florida	Construction Management
Asset Builders, LLC	Palm Beach County Government	301 N. Olive Avenue West Palm Beach, FL 33401	Construction Management

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description
Vacant Land - 355 E 5th Street Jacksonville, FL
Office Condo - 3600 Red Road Miramar, Florida

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates
Self Employment Retirement Plant	Morgan Stanley

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Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor
Chase Mortgage	PO Box 24696 Columbus Ohio

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1
N/A

Training

This section applies only to an appointed school superintendent, an elected municipal officer, elected local officer of an independent special district or a commissioner of a community redevelopment agency created under Part III, Chapter 163, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

☑ I certify that I have completed the required training under Section 112.3142, F.S.

☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

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Signature of Filer

Wayne M Messam

Digitally signed: **07/01/2026**

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