CBL/BM Port Orange West Community Development District

12051 Corporate Boulevard Orlando, FL 32817 Phone 407-723-5900; Fax 407-723-5901 www.cblcdd.com

The following is the proposed agenda for the next meeting of the Board of Supervisors of the CBL/BM Port Orange West Community Development District ("District"), scheduled to be held at **149 South Ridgewood Avenue**, **Daytona Beach**, **Florida 32114 on Friday**, **August 23**, **2019 at 9:00 a.m.** As always, the personal attendance of three (3) Board Members will be required to constitute a quorum.

Board Members and Staff unable to attend in person, you may participate by telephone:

Phone: 1-866-546-3377 Participant Code: 964985

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- · Roll Call to Confirm a Quorum
- A. Review of Auditing Services Proposals (provided under separate cover)
 - Carr Riggs & Ingram
 - o Grau & Associates
 - James Moore
- B. Ranking of Auditing Services Proposals (provided under separate cover)
- Adjournment

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to order
- Roll call to confirm a quorum
- Public Comment Period [for any members of the public desiring to speak on any proposition coming before the Board]
- Consideration of the Minutes of the May 24, 2019 Auditor Selection Committee and Board of Supervisors' Meeting
- 2. Consideration of Fiscal Year 2019-2020 Meeting Schedule (4th Friday of the month)

Business Matters

- Consideration of the Recommendation of the Auditor Selection Committee
- 3. Public Hearing on the Adoption of an Annual Budget; Consideration of Resolution 2019-03, Adopting a Budget and Appropriating Funds for the Fiscal Year 2019-2020 [The District is required to take two steps each year to approve a budget for its upcoming fiscal year, which begins on October 1st. First, the Board must approve a preliminary budget and select a date for a public hearing on the adoption of a final budget. Second, the Board must hold public hearing on the budget and, thereafter, finally adopt the annual budget, which is the purpose of this Board Meeting. The District's budgeted operations and maintenance expenses are currently funded by the developer on an as-incurred basis pursuant to a developer funding agreement.]



- 4. Consideration of Fiscal Year 2019-2020 General Fund Funding Agreement
- 5. Consideration of FY 2017-2018 (October 1, 2017 September 30, 2018) Annual Financial Report [Also known as the District's annual audit, which is transmitted to the State of Florida each year. The Board will be asked to accept the audit.]
- 6. Ratification of Funding Request Numbers 114 116
- 7. Review of District's Financial Position

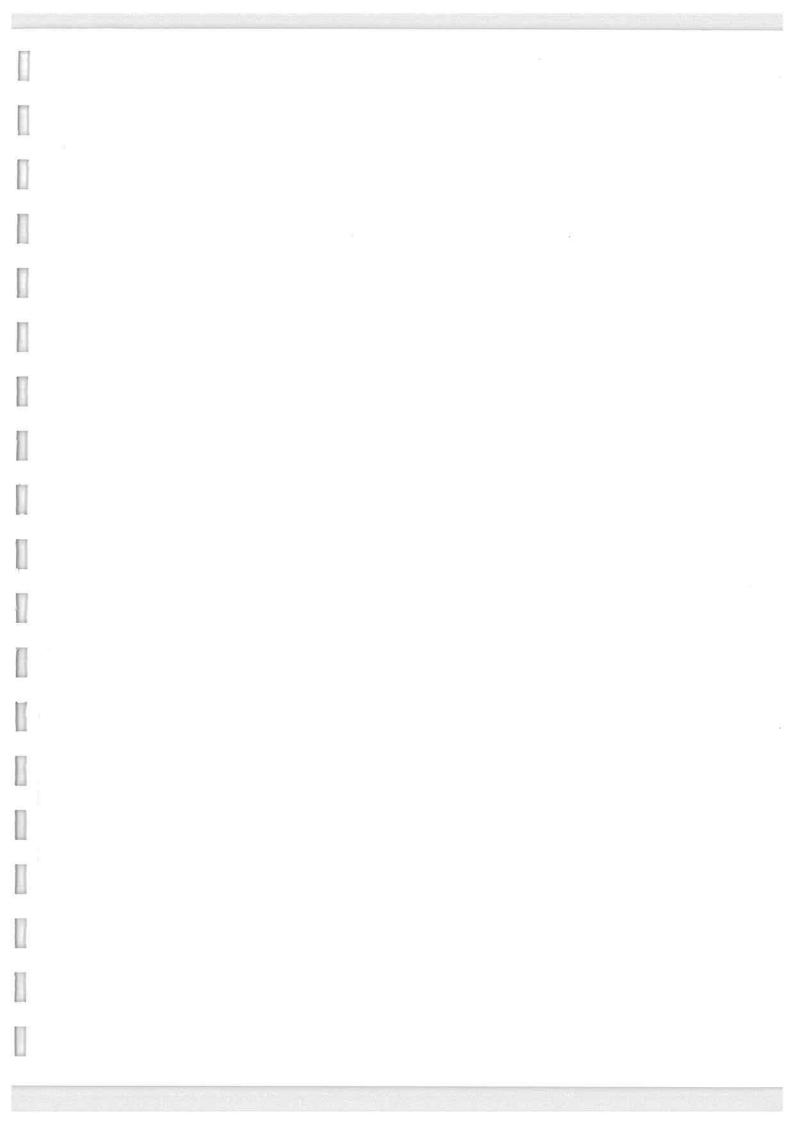
Other Business

- 8. Staff Reports
 - District Counsel
 - District Manager
 - o EGIS Insurance Proposal

Audience Comments Supervisors Requests

Adjournment





CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Review of Auditing Services Proposals

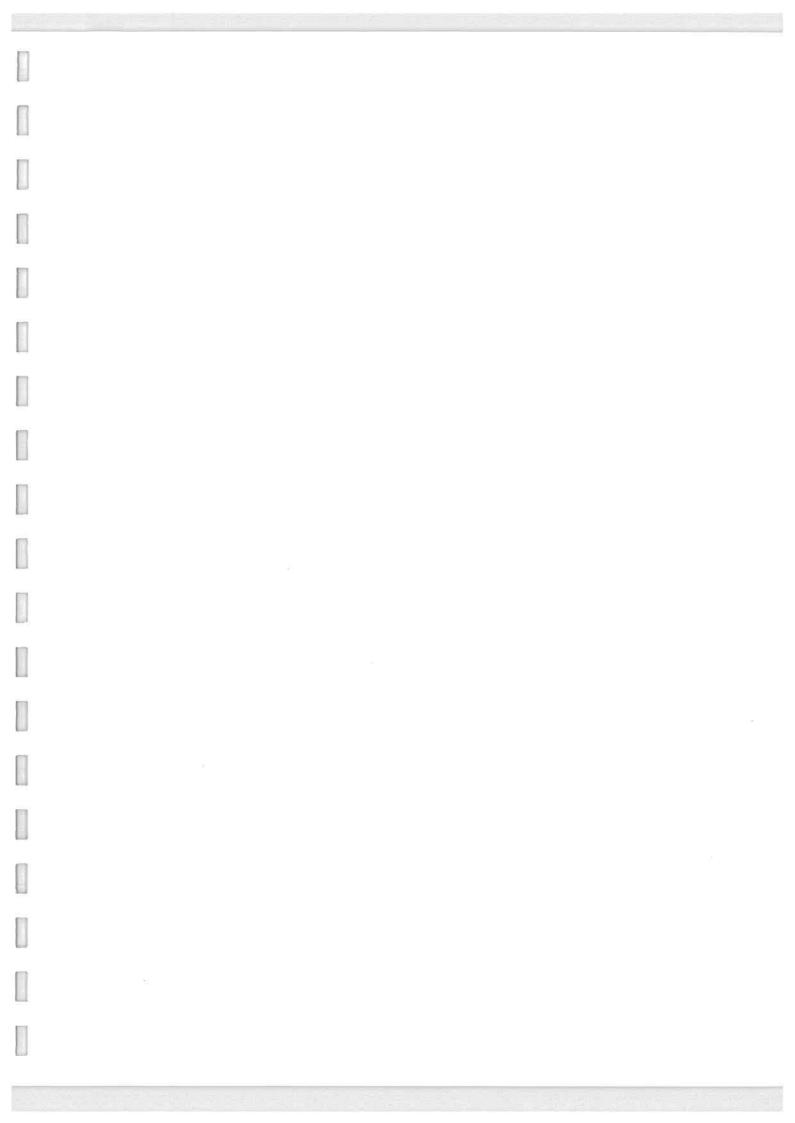
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CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Ranking of Auditing Services Proposals

(provided under separate cover)



CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Minutes

CBL/BM Port Orange West Community Development District Minutes of Meeting

The Auditor Selection Committee Meeting for the CBL/BM Port Orange West Community Development District, was called to order 9:24 a.m. on Friday, May 24, 2019 at 149 South Ridgewood Avenue, Daytona Beach, Florida 32114.

Renee Milza	Committee Member
Kristina Circelli	Committee Member
Brian Fredley	Committee Member

Also present were:

PFM	
Cobb Cole, P.A.	(via phone)
PFM	(via phone)
PFM	(via phone)
	Cobb Cole, P.A. PFM

Vincent Lacerenza ERMC

FIRST ORDER OF BUSINESS

Roll Call

The Auditor Selection Committee meeting for the CBL/BM Port Orange West Community Development District was called to order at approximately 9:24 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Review and Approval of Audit Documents

- a) Audit RFP Notice
- b) Instructions to proposers
- c) Evaluation Criteria- with and without price

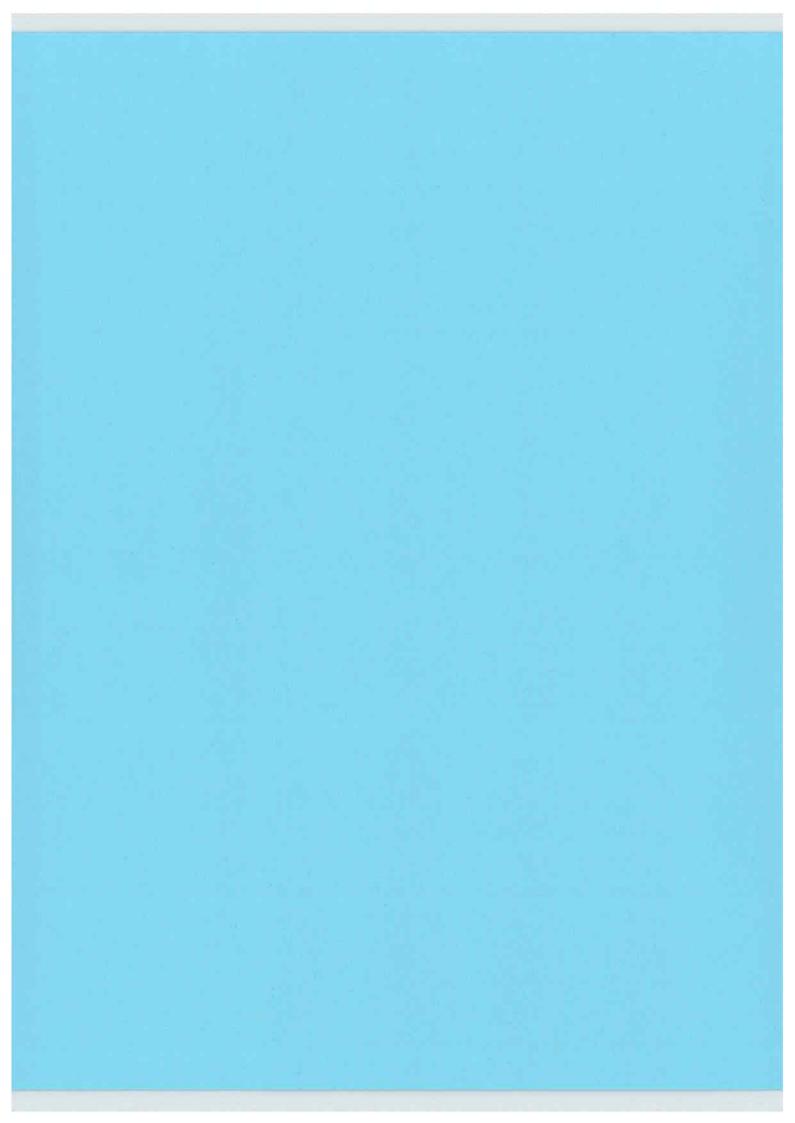
The Committee reviewed the Audit RFP notice. Ms. Gaarlandt asked that proposals be submitted no later than August 12, 2019. The proposals will be brought back at the next scheduled meeting, which will be August 23, 2019.

ON I	NOTION	by Ms.	Milza,	seconded	by Ms.	Circelli,	with	all ir	favor,	the	Committee	approved
the R	IFP Notic	e and a	uthoriz	ed Staff to	run the	RFP No	tice.					

Ms. Gaarlandt asked the Committee if they would like to include price in the evaluation criteria.

ON MOTION by Ms. Milza, seconded by Mr. Fredley, with all in favor, the Committee approved the Evaluation Criteria to include price.

THIRD ORDER OF BUSINESS	Adjournment
The Auditor Selection Committee was adjourned.	
Secretary/Assistant Secretary	Chairman/Vice-Chairman



CBL/BM Port Orange West Community Development District Minutes of Meeting

The Board of Supervisors Meeting for the CBL/BM Port Orange Community Development District, was called to order 9:24 a.m. on Friday, May 24, 2019 at 149 South Ridgewood Avenue, Daytona Beach, Florida 32114.

Renee Milza Board Member
Brian Fredley Board Member
Kristina Circelli Board Member

Also present were:

Jane Gaarlandt PFM

Mark Watts Cobb Cole, P.A. (via phone)
Sonali Patil PFM (via phone)
Rachel Greshes PFM (via phone)

Vincent Lacerenza ERMC

FIRST ORDER OF BUSINESS

Roll Call

The Board of Supervisors meeting for the CBL/BM Port Orange West Community Development District was called to order at approximately 9:24 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted for the record that there were no comments from the public.

THIRD ORDER OF BUSINESS

Consideration of Resignation from Supervisor Mandy York

Ms. Gaarlandt requested the Board's acceptance of the letter of resignation from Supervisor Mandy York.

ON MOTION by Ms. Milza, seconded by Mr. Fredley, with all in favor, the Board accepted the Resignation from Supervisor Mandy York.

Ms. Gaarlandt noted that the resignation left a vacancy on the Board for Seat 3, which has an expiration date of November 2019. She called for nominations to fill the vacant Seat.

ON MOTION by Ms. Milza, seconded by Mr. Fredley, with all in favor, the Board nominated Vincent Lacerenza to Seat 3.

Ms. Gaarlandt administered the oath of office to Mr. Lacerenza. She reminded him about the Sunshine Law and not to reply all to emails. Ms. Patil will send Mr. Lacerenza the details regarding the Sunshine Law.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes from the February 8, 2019 Board of Supervisors' Meeting

The Board reviewed the Minutes from the February 8, 2019 Board of Supervisors' Meeting.

ON MOTION by Ms. Milza, seconded by Mr. Fredley, with all in favor, the Board approved the Minutes from the February 8, 2019 Board of Supervisors Meeting.

FIFTH ORDER OF BUSINESS

Announcing Landowners' Election

District staff is suggesting November 15, 2019 at 10:00 a.m. at the Mall office as the Landowners' Election meeting date.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board accepted the Landowners' Election date of November 15, 2019 at 10:00 a.m. at the International Speedway Blvd. Mall Office.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Approving a Preliminary Budget and Setting a Public Hearing Date for Adoption of the Budget for Fiscal Year 2019-2020

District staff is suggesting August 23, 2019 as the date for the public hearing on the budget. The Board reviewed the preliminary Fiscal Year 2020 budget.

Ms. Gaarlandt discussed the various budget increases. The only major increase to the budget is to the website maintenance related to ADA auditing of the website.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board approved Resolution 2019-02, approving a Preliminary Budget and Setting August 23, 2019 at 9:00 a.m. at the current location as the Public Hearing Date for Adoption of the Budget for Fiscal Year 2019-2020.

SEVENTH ORDER OF BUSINESS

Ratification of Funding Request Number 110 - 113

The Board reviewed funding requests 110-113 that were previously approved by the Chair and funded. Mrs. Gaarlandt requested the Board's ratification.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board ratified Funding Request No. 110–113.

EIGHTH ORDER OF BUSINESS

Review of District's Financial Position

The Board reviewed the statements of the District's Financial Position. There was no action required by the Board.

NINTH ORDER OF BUSINESS

Staff Reports
Audience Comments
Supervisor Requests
Adjournment

District Attorney -

No Report

District Manager -

Ms. Gaarlandt reminded the Board that their financial statements are due

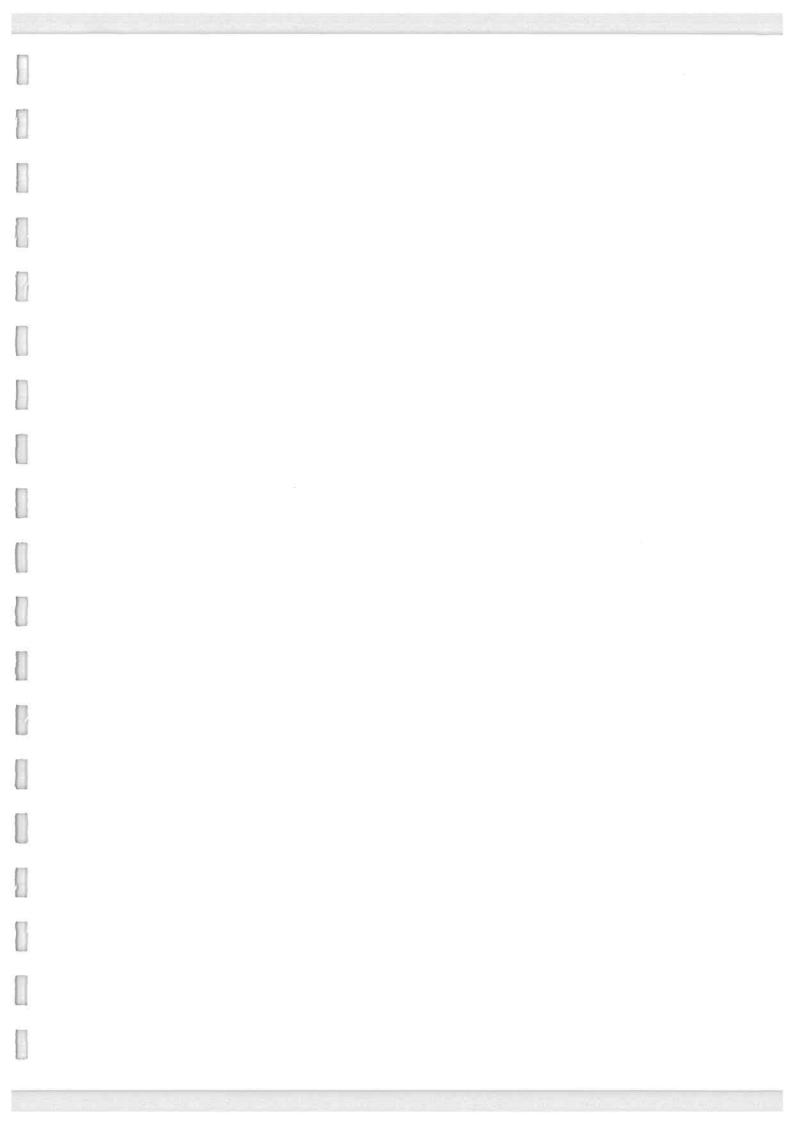
by July 1, 2019.

There was no further business to discuss. A motion to adjourn was requested.

ON MOTION by Mr. Fredley, seconded by Ms. Circelli, with all in favor the May 24, 2019 Board of Supervisors' meeting for the CBL/BM Port Orange West Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice-Chairman



CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2019-2020 Meeting Schedule

Notice of Meeting Schedule CBL/BM Port Orange West Community Development District

As required by Chapters 189 and 190 of the Florida Statutes, notice is hereby given that the Board of Supervisors of the CBL/BM Port Orange West Community Development District plans to hold its regular meetings for its 2020 fiscal year at the Cobb Cole Center, 149 South Ridgewood, Daytona Beach, Florida 32114 at 9:15 a.m. on the following dates:

May 22, 2020 August 28, 2020

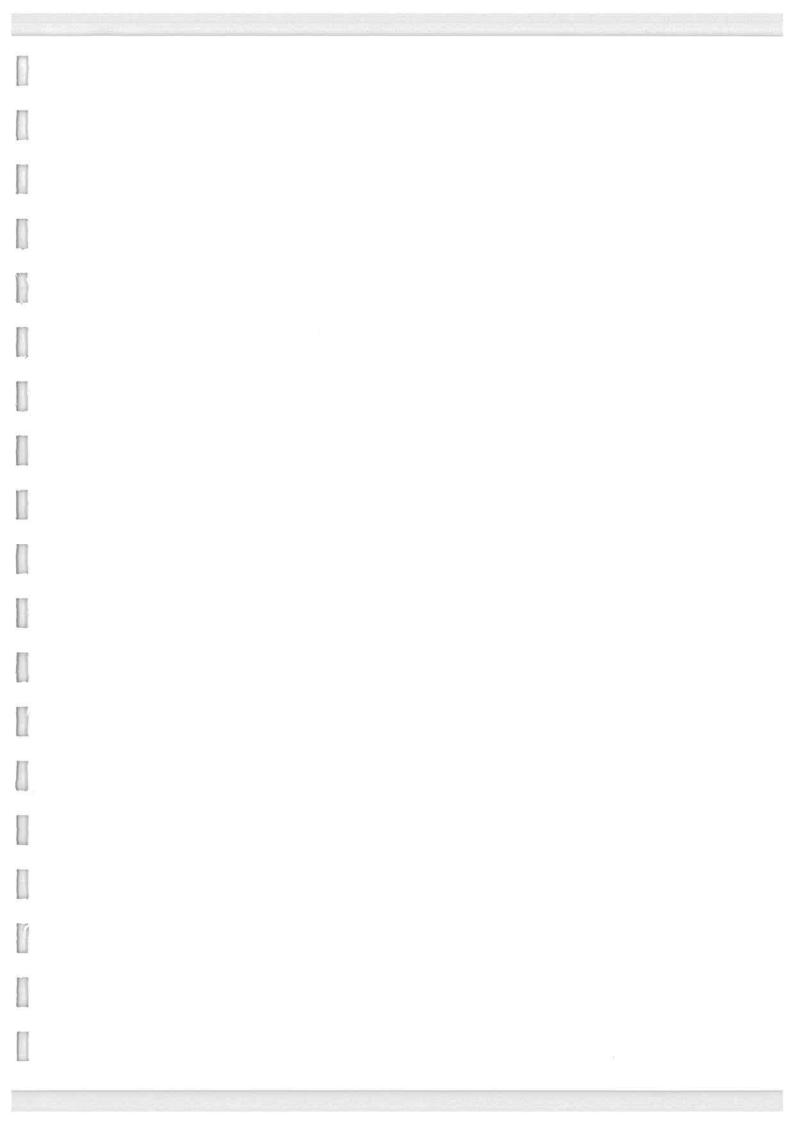
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for each meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 12051 Corporate Boulevard, Orlando, Florida 32817, (407) 723-5900 during normal business hours. Board Meetings may be cancelled due to a lack of quorum or agenda items. Please contact the District Office for confirmation that a particular meeting will be held. There may be occasions when staff or Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Any person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Resolution 2019-03

RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 23, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing (or if the District does not yet have its own website, the District Manager timely transmitted the Proposed Budget to the manager or administrator of Brevard County for posting on their websites); and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the CBL/BM PORT ORANGE WEST Community Development District for the Fiscal Year Ending September 30, 2020," as adopted by the Board of Supervisors on August 23, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption. If the District does not yet have its own website, the District Manager is directed to transmit the final adopted budget to the managers or administrators of Brevard County for posting on their websites.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$______, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
TOTAL DEBT SERVICE FUND	\$
TOTAL ALL FUNDS	\$

Section 3. Budget Amendments

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

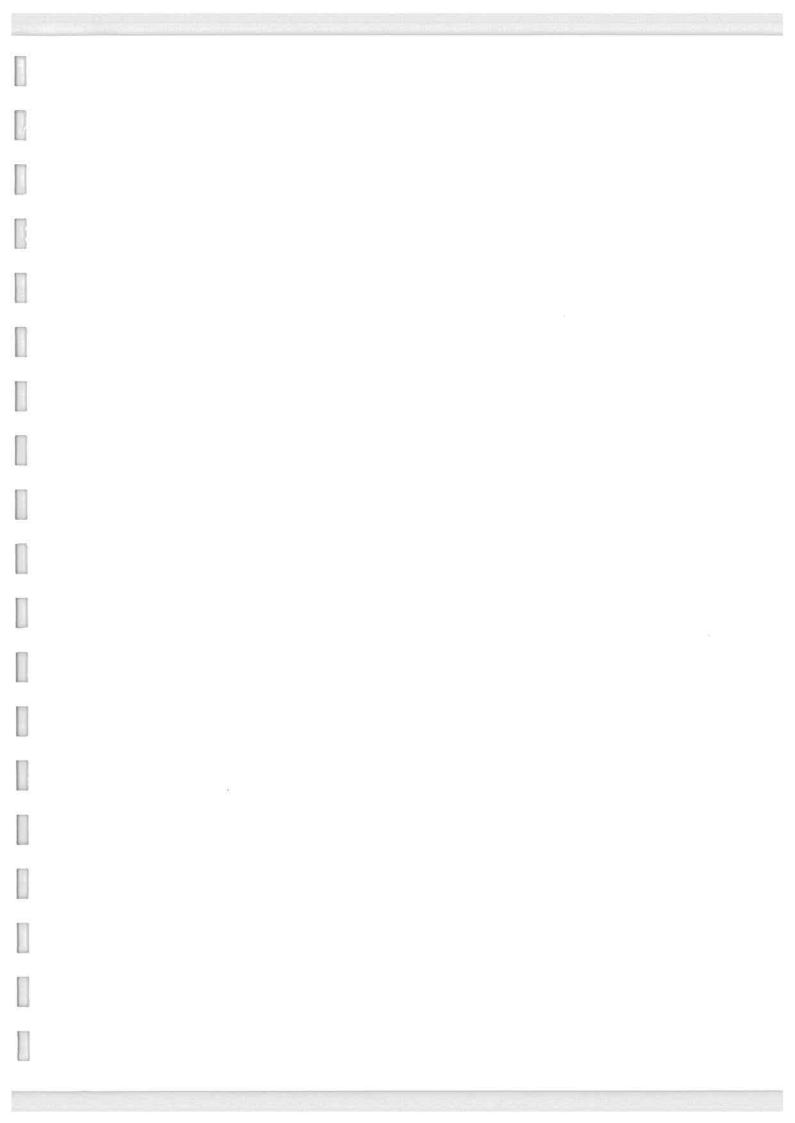
The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption. If the District does not yet have

its own website, the District's Secretary is directed to transmit such amendments to the manager or administrator of Brevard County for posting on their websites.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

Passed and adopted this 23rd day of August, 2019.

ATTEST:	CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors



CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2019-2020 General Fund Funding Agreement

CBL/BM PORT ORANGE WEST Community Development District Fiscal Year 2019-2020 Funding Agreement

This Agreement is made and entered into this 23rd day of August, 2019, by and between **CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter the "District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Volusia County, Florida and **PORT ORANGE HOLDINGS II, LLC** (hereinafter the "Developer").

RECITALS

WHEREAS, the District was established by City of Port Orange, Ordinance, 2008-18 (the Ordinance"), for the purpose of planning, financing, constructing, operating, and maintaining, certain infrastructure improvements; and

WHEREAS, the District's fiscal year runs from October 1, 2019 through September 30, 2020 and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer is agreeable to funding the operations of the District for fiscal year 2020, running from October 1, 2019 to September 30, 2020, as called for in the proposed general fund budget approved by the District's Board of Supervisors, a copy of which is attached hereto and made a part hereof as Exhibit "A", in lieu of paying taxes, assessments or other charges to fund such operations.

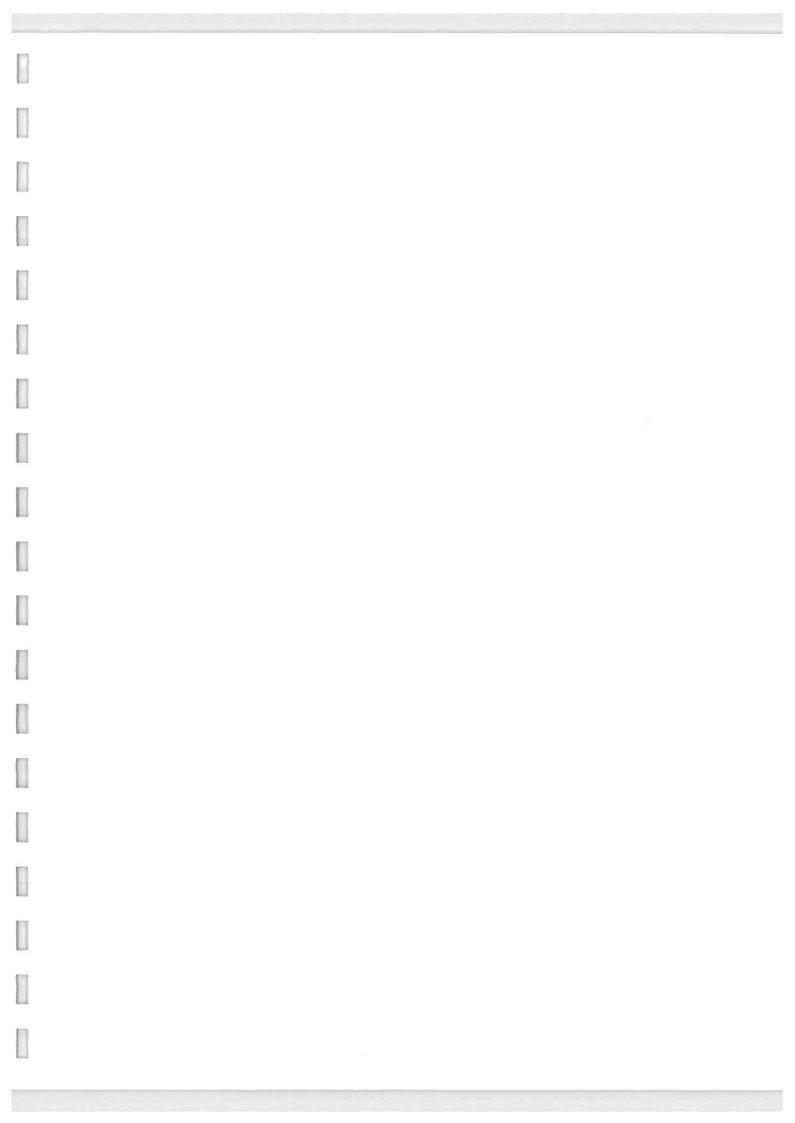
NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS, AGREEMENTS, AND MUTUAL COVENANTS CONTAINED HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE DEVELOPER AND THE DISTRICT AGREE AS FOLLOWS:

- 1. The Developer agrees to make available to the District such monies as are necessary and reflect in the proposed general fund budget for the 2020 fiscal year on a monthly basis within 15 days of a written request by the District, but in no case shall the Developer be obligated to provide funds in excess of the amount shown on Exhibit "A". The funds shall be placed in the District's depository as determined by the District.
- The parties agree that such monies as the Developer may provide the
 District under the terms of the Agreement are for operating and
 maintenance expenses only and, because they are deemed collected in
 lieu of taxes, assessments, or other charges, will not be reimbursed in
 this fiscal year.
- 3. This Agreement shall expire on September 30, 2020.

IN WITNESS WHEREOF THE PARTIES EXECUTE THIS AGREEMENT THE $23^{\rm RD}$ DAY OF AUGUST, 2019.

ATTEST:	COMI	BM PORT ORANGE WEST MUNITY ELOPMENT DISTRICT
BECRETARY	CHAI	RMAN
	LLC,	ORANGE HOLDINGS II,
	Ву:	The Pavilion at Port Orange LLC, a Florida limited liability company, its sole member
	Ву:	CBL & Associates Limited Partnership, a Delaware limited partnership, its chief manager
	Ву:	CBL Holdings I, Inc., a Delaware corporation, its sole general partner
	Ву:	

Jeffery V. Curry, Chief Legal Officer



CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2017-2018 Annual Financial Report

CBL/BM Port Orange West Community Development District

FINANCIAL STATEMENTS

September 30, 2018



CBL/BM Port Orange West Community Development District Table of Contents September 30, 2018

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Carr, Riggs & Ingram, LLC Certified Public Accountants 500 Grand Boulevard Suite 210 Miramar Beach, Florida 32550

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors CBL/BM Port Orange West Community Development District Port Orange, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of CBL/BM Port Orange West Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 25, 2019, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

CARR, RIGGS & INGRAM, LLC

Caux Rigge & Ingram, L.L.C.

Miramar Beach, Florida June 25, 2019 **Management's Discussion And Analysis**

CBL/BM Port Orange West Community Development District Management's Discussion and Analysis

Our discussion and analysis of the CBL/BM Port Orange West Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's financial statements, which begin on page 7.

FINANCIAL HIGHLIGHTS

- At September 30, 2018, the assets of the District exceeded its liabilities by approximately \$3,400.
- During the year ended September 30, 2018, the District reported minimal revenues and expenditures totaling approximately \$37,000 and \$40,000, respectively.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 7-8 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 9. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

CBL/BM Port Orange West Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 5. The fund financial statements begin on page 9 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

• Governmental funds – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

September 30,	2018			2017		Change	
Assets							
Current and other assets	\$	11,683	\$	12,943	\$	(1,260)	
Total assets	\$	11,683	\$	12,943	\$	(1,260)	
Liabilities							
Current liabilities	\$	3,768	\$	7,067	\$	(3,299)	
Total liabilities		3,768		7,067		(3,299)	
Deferred Inflows of Resources							
Deferred revenue		4,494				4,494	
Total deferred inflows of resources		4,494		-		4,494	
Net position							
Unrestricted		3,421		5,876		(2,455)	
Total net position		3,421		5,876		(2,455)	
Total liabilities, deferred inflows of resources							
and net position	\$	11,683	\$	12,943	\$	(1,260)	

For more detailed information, see the accompanying Statement of Net Position.

During fiscal year ended September 30, 2018, total assets and liabilities decreased by approximately \$1,300 and \$3,300, respectively, while deferred revenues increased by approximately \$4,500. The variances are primarily due to timing of developer contributions and vendor payments.

CBL/BM Port Orange West Community Development District Management's Discussion and Analysis

The following schedule compares the Statement of Activities for the current and previous fiscal year.

Year ended September 30,	2018		2017		Change	
Revenues:						
Program revenues:						
Charges for services	\$ 37,130	\$	37,989	\$	(859)	
Total revenues	37,130		37,989		(859)	
Expenses:						
General government	39,585		36,500		3,085	
Total expenses	39,585		36,500		3,085	
Change in net position	(2,455)		1,489		(3,944)	
Net position, beginning	 5,876		4,387		1,489	
Net position, ending	\$ 3,421	\$	5,876	\$	(2,455)	

For more detailed information, see the accompanying Statement of Activities.

Revenues decreased from the prior year by approximately \$900, while expenses increased from prior year by approximately \$3,100. The decrease in revenues is primarily due to slightly less in funding being requested from the Developer in the current year. The increase in expenses is primarily due to additional advertising for meetings and other District events, additional supervisor fees, and other additional miscellaneous charges in the current year. The overall result was a \$2,455 decrease in net position for fiscal year 2018.

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 9) reported a combined fund balance of approximately \$3,400 which is a decrease from last year's balance that totaled approximately \$5,900. The only significant activity in 2018 was the collection of developer contributions and payment of certain administrative expenditures to maintain operations.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the General Fund, including the original budget and final adopted budget, is shown at page 16.

CBL/BM Port Orange West Community Development District Management's Discussion and Analysis

The District experienced an unfavorable variance in revenues and a favorable variance in expenditures of \$31,835 and \$29,380, respectively, as compared to the budget. The variance in expenditures occurred primarily due to anticipated operating expenditures that were not incurred during the year. Revenues varied in a similar manner because the Developer currently funds the District generally to the extent it makes expenditures.

FUTURE FINANCIAL FACTORS

CBL/BM Port Orange West Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Developer contributions are anticipated for fiscal year 2019 to provide for the operations of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the CBL/BM Port Orange West Community Development District's management company at 12051 Corporate Blvd, Orlando, Florida 32817.

Basic Financial Statements

CBL/BM Port Orange West Community Development District Statement of Net Position

September 30,	20:				
	Governmental				
	Ad	tivities			
Assets					
Cash and cash equivalents	\$	3,421			
Due from developer		3,768			
Prepaid expenses		4,494			
Total assets		11,683			
Liabilities					
Accounts payable		3,768			
Total liabilities		3,768			
Deferred Inflows of Resources					
Deferred revenue		4,494			
Total deferred inflows of resources		4,494			
Net Position					
Unrestricted		3,421			
Total net position	\$	3,421			

CBL/BM Port Orange West Community Development District Statement of Activities

Year ended September 30,				20	18			
				Program	Revenues		Rev	(Expense) enue and anges in Position
Functions/Programs	E	xpenses		narges for Services	Operating Grants and Contribution	b		rnmental tivities
Primary government: Governmental activities: General government	\$	(39,585)	\$	37,130	\$	1 - 3	\$	(2,455)
Total governmental activities	\$	(39,585)	\$	37,130	\$	<u>.</u>		(2,455)
	Cha	nge in net p	ositi	on				(2,455)
	Net	position - b	egin	ning of yea	r			5,876
	Net	position - e	nd o	f year			\$	3,421

CBL/BM Port Orange West Community Development District Balance Sheet – Governmental Funds

September 30, 2018

	General Fund			
Assets				
Cash and cash equivalents	\$	3,421		
Due from developer		3,768		
Prepaid expenditures	w	4,494		
Total assets	\$	11,683		
Liabilities and Fund Balance				
Liabilities				
Accounts payable	\$	3,768		
Total liabilities		3,768		
Deferred inflows of resources				
Deferred revenue		4,494		
Total deferred inflows of resources		4,494		
Fund balances				
Nonspendable		4,494		
Unassigned		(1,073)		
Total fund balances		3,421		
Total liabilities and fund balances	\$	11,683		

CBL/BM Port Orange West Community Development District Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds

Year ended September 30,		2018
	Ger	eral Fund
Revenues		
Developer contributions	\$	37,130
Total revenues		37,130
Expenditures		
Current:		
General government		39,585
Total expenditures		39,585
Net change in fund balances		(2,455)
Fund balances, beginning of year		5,876
Fund balances, end of year	\$	3,421

NOTE 1: NATURE OF ORGANIZATION

The CBL/BM Port Orange West Community Development District (the "District") was established on June 24, 2008 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Port Orange Ordinance 2008-18. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance, and operation of a portion of the infrastructure necessary for community development within the District. The District has not commenced any significant infrastructure activity as of the date of this report.

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Certain supervisors are affiliated with CBL/BM Port Orange West, LLC (the "Developer"). The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

- 1. Assessing and levying assessments.
- 2. Approving budgets.
- Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- Approving the hiring and firing of key personnel.
- 6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the criteria identified therein, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2018, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Developer contributions and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The District reports the following major governmental funds:

<u>General Fund</u> – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

For the year ended September 30, 2018, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3).

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others negotiable direct or indirect obligations which are secured by the United States Government; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2018.

In addition to liabilities, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. At September 30, 2018, the District has \$4,494 in deferred inflows of resources related to developer contributions for prepaid expenses.

Fund Equity

Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents net position restricted by outside entities. At September 30, 2018, all of the District's net position is classified as unrestricted.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

NOTE 4: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 5: RELATED PARTY TRANSACTIONS

The Developer has agreed to fund the general operations of the District. For the year ended September 30, 2018, the Developer contributed \$37,130 to the General Fund, of which \$3,768 is recorded as Due from developer on the accompanying Statement of Net Position and Balance Sheet - Governmental Funds.

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, CBL/BM Port Orange West, LLC, the loss of which could have a material adverse effect on the District's operations.

Required Supplemental Information (Other Than MD&A)

CBL/BM Port Orange West Community Development District Budget to Actual Comparison Schedule – General Fund

Year ended September 30,			2018	
		ginal and al Budget	Actual mounts	 iance with al Budget
Revenues				
Developer contributions	\$	68,965	\$ 37,130	\$ (31,835)
Total revenues		68,965	37,130	(31,835)
Expenditures				
General government		68,965	39,585	29,380
Total expenditures		68,965	39,585	29,380
Excess (deficit) of revenues over expenditures	\$		\$ (2,455)	\$ (2,455)



Carr, Riggs & Ingram, LLC Certified Public Accountants 500 Grand Boulevard Suite 210 Miramar Beach, Florida 32550

(850) 837-3141 (850) 654-4619 (fax) CRIcpa.com

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
CBL/BM Port Orange West Community Development District
Port Orange, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of CBL/BM Port Orange West Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 25, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CARR, RIGGS & INGRAM, LLC

Caux Rigge & Ingram, L.L.C.

Miramar Beach, Florida June 25, 2019



MANAGEMENT LETTER

Carr, Riggs & Ingram, LLC Certified Public Accountants 500 Grand Boulevard Suite 210 Miramar Beach, Florida 32550

(850) 837-3141 (850) 654-4619 (fax) CRIcpa.com

To the Board of Supervisors CBL/BM Port Orange West Community Development District Port Orange, Florida

Report on the Financial Statements

We have audited the financial statements of CBL/BM Port Orange West Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 25, 2019.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Finding 2017-001 in the prior year audit report was resolved in the current year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Other Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

CARR, RIGGS & INGRAM, LLC

Caux Rigge & Ingram, L.L.C.

Miramar Beach, Florida June 25, 2019



Carr, Riggs & Ingram, LLC Certified Public Accountants 500 Grand Boulevard Suite 210 Miramar Beach, Florida 32550

(850) 837-3141 (850) 654-4619 (fax) CRIcpa.com

INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors CBL/BM Port Orange West Community Development District Port Orange, Florida

We have examined CBL/BM Port Orange West Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2018. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

CARR, RIGGS & INGRAM, LLC

Caux Rigge & Ingram, L.L.C.

Miramar Beach, Florida June 25, 2019



CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

Funding Request Numbers 114 – 116

CBL/BM Port Orange West COMMUNITY DEVELOPMENT DISTRICT

Funding Request 114

05/31/19

Payee	Invoice	General und FY19
PFM Group Consulting May 2019: Mgmt Fee & Reimb	DM-05-2019-0009	\$ 2,158.33
	TOTAL	\$ 2,158.33

CHECK AMOUNT REQUESTED

\$ 2,158.33

Secretary / Asst. Secretary

Chair / Vice Chairman

Please make check payable to: CBL/BM Port Orange West CDD 12051 Corporate Blvd. Orlando, FL 32817



Date	Invoice Number
May 16, 2019	DM-05-2019-0009
Payment Terms	Due Date
Upon Receipt	May 16, 2019

Bill To:

CBL/BM Port Orange CDD

c/o PFM Group Consulting District Accounting Department

12051 Corporate Blvd Orlando, FL 32817

United States of America

Remittance Options:

Via ACH (preferred):

Bank Name:M&T Bank

ACH# (ACH): 031302955

Account #: 9865883822

Via Wire:

ABA# (Wire): 022000046

Account #: 9865883822

Company Address:

1735 Market Street

43rd Floor

Philadelphia, PA 19103

+1 (215) 567-6100

Federal Tax ID: 81-1642478

PFM Group Consulting LLC

Bank Name:M&T Bank

Via Mail:

PFM Group Consulting LLC

PO Box 65126

Baltimore, MD 21264-5126

United States of America

RE:

District Management Fee: May, 2019 - 001-051-3-31-02 001-051-3-49-11

FRIIY

5/16/19

Total Amount Due

\$2,083.33 \$75.00

\$2,158.33

RECEIVED MAY 1 6 2019

of

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CBL / BM Port Orange West COMMUNITY DEVELOPMENT DISTRICT

Funding Request 115

06/30/19

Payee	Invoice	F	General und FY19
Carr, Riggs, & Ingram FY18 audit billing	16693991	\$	1,050.00
Cobb Cole Legal Svcs thru 05/31/19	155007	\$	100.50
Fishkind & Assoc. May 2019: Reimb	24529	\$	6.11
PFM Group Consulting Jun. 2019: Mgmt Fee Jun. 2019: Reimb	DM-06-2019-0009 DM-06-2019-0010	\$ \$	2,083.33 75.00
	TOTAL	\$	3,314.94

CHECK AMOUNT REQUESTED

\$ 3,314.94

Secretary / Asst. Secretary

Chair / Vice Chairman

Please make check payable to: CBL/BM Port Orange West CDD 12051 Corporate Blvd. Orlando, FL 32817

Cobb Cole

Post Office Box 2491 Daytona Beach, FL 32115 (386) 255-8171 Fax (386) 258-5068 Tax ID No. 59-3415054 www.CobbCole.com

CBL/BM Port Orange West CDD c/o PFM Group Consulting LLC 12051 Corporate Boulevard Orlando, FL 32817 June 27, 2019 Invoice Number 155007

CLIENT:

041616 - CBL/BM Port Orange West CDD

MATTER:

001 - Community Development District

FR 115

001-0513-31-08

The enclosed bill is for services rendered for the period ending May 31, 2019 The breakdown of this bill by matter is as follows:

Matter	Services	Disbursements	Total
001 - Community Development District	100.50	0.00	100.50
Total for Sarvices	and Dieburgeme		\$100.50

Client Ref: Invoice Number 155007

041616 - 001

June 27, 2019

Page 1

Re:

001 Community Development District

Legal Services

Hours Date Services Participated telephonically in board of supervisors 05/24/19 MAW 0.30 meeting. **Total for Services** 0.30 \$100.50

> **Total for Services and Disbursements** \$100.50

Please return this page with remittance

to Cobb Cole Post Office Box 2491 Daytona Beach, FL 32115

Invoice Number

155007

Bill Date:

June 27, 2019

Client Code:

041616

Client Name:

CBL/BM Port Orange West CDD

Matter Code:

001

Matter Name:

Community Development District

Total for Services and Disbursements

\$100.50

Amount enclosed:



500 Grand Boulevard, Suite 210 Miramar Beach, FL 32550 850-837-3141 Federal ID 72-1396621

RECEIVED

JUN 1 1 2019

CBL/BM Port Orange West CDD c/o Fishkind & Associates, Inc. 12051 Corporate Boulevard Orlando, FL 32817

FR115 001-051-3-32-01

16693991 (include on check) Invoice No. Date 05/30/2019

Client No. 20-04516.000

Professional services rendered as follows:

Final billing on audit of financial statements as of September 30, 2018

Less amount previously billed

0 - 30

1,050.00

Payment Amount:

31-60

0.00

\$ 3,000.00

(1,950.00)

Balance

1,050.00

1,050.00

Card #			Exp Date:	Security #	
Billing Address:	-11				_
Name as it appears on card:					-
nvoice Number: 16693991	Total Amount Due:	\$ 1,050.00	CBL/BM Port Orang	ge West CDD	
nvoice Date: 05/30/2019	Client No: 20-				
We accept most major credit over the phone.	cards. Please comple	te the following	information or contact	our office to submit your payment	
Ne accept most major credit	cards. Please comple	te the following	information or contact	our office to submit your payment	

91 - 120

0.00

Over 120

0.00

61 - 90

0.00

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

Signature:

Fishkind & Associates, Inc. 12051 Corporate Blvd. Orlando, FL 32817



CBL/BM Port Orange West CDD 12051 Corporate Blvd. Orlando, FL 32817

TR115 6/18/19 001-051-3-41-01 Invoice

Invoice #: 24529 6/18/2019

File: CBL&BMPortOrangeDM District Management

Services:	Amount
Conference Calls	6.11

Please include the invoice number on your remittance and submit to: Fishkind & Associates, Inc. 12051 Corporate Blvd. Orlando, FL 32817

Ph: 407-382-3256 Fax: 407-382-3254 www.fishkind.com **Balance Due**

\$6.11

RECEIVED JUN 1 8 2019

invoice PAGE 8

INVOICE NUMBER
INVOICE DATE
ACCOUNT NO.
DUE DATE
TAX ID
AMOUNT DUE

27873241 05/26/2019 85735742 06/25/2019 58-2421656 USD\$577.17

ODERATOR	84618295 - Jane Gaarlandt	Iono Goog										
		- סמווב סממו	landt		LOCATION	MO						
ILLING REF# 1	_		BIL	SILLING REF# 2		BIL	BILLING REF# 3	60				
MELING REF# 4	- Per											
	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	NI TIME	SERVICE	ACCESS TYPE	PERSONS UNITS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1 24777511	7	05/05/2019	17865266961	10:58am - 11:53am	10:58AM - 11:53AM GLOBALMEET® AUDIO	TOLL FREE	-	\$\$	0.00/MIN	0.00	00.0	
100	WATER PROPERTY	05/05/2019	2158456540	10:58AM - 11:50AM	10:58am - 11:50am GLOBALMEET® AUDIO	TOLL PREE	-	52	0.00/MIN	0.00	00.0	
山山	154	05/02/2019	2158456540	11:01AM - 12:04PM	11:01AM - 12:04PM GLOBALMEET® AUDIO	You Free	1	63	0.00/MIN	0.00	00.0	
		05/02/2019	2158456540	11:134M - 11:34AM	11:13am - 11:34am GLOBALMEET® AUDIO	FOLL FREE	-	21	0.00/MIN	0.00	00.0	0.00
24777511		05/02/2019	8132541763	1:56PM - 3:14PM	GLOBALMEET® AUDIO	TOLL FREE		78	0.00/MIN	0.00	00.0	
INVI	MINNWEYP	05/05/2019	18505366188	1:57PM - 3:14PM	GLOSALMEET® AUDIO	TOLL FREE	1	77	0.00/MIN	00:00	00.0	
		05/02/2019	8132049081	1:57PM - 3:14PM	GLOBALMEET® AUDIO	FOLL FREE	-	77	0.00/MIN	0.00	00.0	
>	75	05/02/2019	2158456540	1:58PM - 3:14PM	GLOBALMEET® AUDIO	TOLL FREE	1	92	0.00/MIN	0.00	00.0	
		05/02/2019	2158456540	2:45PM - 3:13PM	GLOBALMEET® AUDIO	TOLL FREE	-	38	0.00/MIN	0.00	00.0	00.0
24777511		p5/09/2019	8636197103	10:55AM - 12:04PM	10:55am - 12:04PM GLOBALMEET® AUDIO	TOLL FREE	-	69	0.00/MIN	0.00	p.00	
1	,	05/09/2019	8132541763	10:57AM - 11:41AM	10:57AM - 11:41AM GLOBALMEET® AUDIO	TOLL FREE	-	77	0.00/MIN	0.00	00.0	
5	VVIC	05/09/2019	2158456540	10:58am - 11:28am	10:58am - 11:28am GLOBALMEET® AUDIO	FOLL FREE	-	30	0.00/MIN	0.00	000	
À	/ ///	05/06/5019	18504252348	10:58AM - 12:04PM	10:58AM - 12:04PM GLOBALMEET® AUDIO	FOLL FREE	-	99	0.00/MIN	0.00	00.0	25/240
Ĺ	The state of the s	L DS/09/2019	8132211516	11:00am - 11:41am	11:00am - 11:41am GLOBALMEET® AUDIO	TOLL FREE	-	41	0.00/MIN	0.00	00.0	
	Present	Account 05/09/2019	2158456540	11:21AM - 12:04PM	11:21AM - 12:04PM GLOBALMEET® AUDIO	TOLL FREE	1	63	0.00/MIN	00.0	00.0	00.0
24777511		05/15/2019	14079625976	9:22am - 10:43am	9:22AM - 10:43AM GLOBALMEET® AUDIO	Tour Free		81	0.00/MIN	0.00	00.0	
8	ESE ESE	05/15/2019	2158456540	9:28am - 10:51AM	GLOBALMEET® AUDIO	TOUL FREE	-	83	0.00/MIN	00.0	0.00	
0	STAN AND COLORES		8633243698	9:29AM - 10:51AM	GLOSALMEET® AUDIO	TOU FREE	1	82	0.00/MIN	00.0	0.00	
L		05/15/2019	8132541763	9:29AM - 10:51AM	GLOBALMEET® AUDIO	TOU FREE		82	0.00/MIN	0.00	00.0	000
24777511 CD1	V v C	05/24/2019	13862558171	8:58AM - 9:36AM	GLOBALMEET® AUDIO	TOLL FREE	-	38	0.00/MIN	00.00	00.0	x 111
3	O O	05/24/2019	2158456540	8:59AM - 9:36AM	GLOBALMEET® AUDIO	TOLL FREE	1	37	0.00/MIN	0.00	00.0	
	101	05/24/2019	13867367700	8:59AM - 9:35AM	GLOBALMEET® AUDIO	TOLL FREE		36	0.00/MIN	00.00	00.0	2000
24777511	7	05/24/2019	2158456540	10:58AM - 11:15AM	10:58AM - 11:15AM GLOBALMEET® AUDIO	TOLL FREE	-	17	0.00/MIN	00.00	00.0	
工	X	05/24/2019	14074738395	10:59AM - 11:15AM	10:59AM - 11:15AM GLOBALMEET® AUDIO	Tou Free	1	16	0.00/MIN	00.00	00.0	
		05/24/2019	13867367700	11:00AM - 11:15AM	11:00am - 11:15am GLOBALMEET® AUDIO	JOLL FREE	-	15	0.00/MIN	00.00	00.0	0.00
OTAL PRE-TAX	00.0	TOTAL	TOTAL USF/OTHER 0.00		TOTAL STATE TAX/OTHER	0.00	TOTAL MODERATOR CHARGES	ERATO	R CHARGI		USD\$0.00	



Date	Invoice Number				
June 12, 2019	DM-06-2019-0010				
Payment Terms	Due Date				
Upon Receipt	June 12, 2019				

Bill To:

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 FR115-6/12/19 001-051-3-49-11 Company Address:

1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

United States of America

Via ACH (preferred):
PFM Group Consulting LLC
Bank Name:M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire:

Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822 Via Mail:

PFM Group Consulting LLC

PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE:

Website Fee - June, 2019

Total Amount Due

\$75.00

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Date	Invoice Number				
June 12, 2019	DM-06-2019-0009				
Payment Terms	Due Date				
Upon Receipt	June 12, 2019				

Bill To:

CBL/BM Port Orange CDD
c/o PFM Group Consulting District Accounting Department

12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:

1735 Market Street

43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred): PFM Group Consulting LLC Bank Name:M&T Bank ACH# (ACH): 031302955 Account #: 9865883822

Via Wire:

Bank Name: M&T Bank ABA# (Wire): 022000046 Account #: 9865883822

Via Mail:

PFM Group Consulting LLC

PO Box 65126

Baltimore, MD 21264-5126 United States of America

RE:

District Management Fee: June 2019

Total Amount Due

\$2,083.33

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1 of 1

CBL / BM Port Orange West COMMUNITY DEVELOPMENT DISTRICT

Funding Request 116

07/31/19

Payee	Invoice	General Fund FY19	
Cobb Cole			
Legal Svcs thru 06/30/19	155765	\$	189.00
PFM Group Consulting			
Jul. 2019: Mgmt Fee	DM-07-2019-0009	\$	2,083.33
Jul. 2019: Website Fee	DM-07-2019-0010	\$	75.00
May 2019: Copies	OE-EXP-00208	\$	56.10
Mar. 2019: Postage	OE-EXP-00209	\$ \$	1.50
Apr. 2019: Postage	OE-EXP-00210	\$	2.50
May 2019: Postage	OE-EXP-00211	\$	0.50
Jun. 2019: Postage	OE-EXP-00293	\$	0.50
	TOTAL	-\$	2,408.43
	CHECK AMOUNT REQUESTED	\$	2,408.43

Secretary / Asst. Secretary

Chair / Vice Chairman

Cobb Cole

Post Office Box 2491
Daytona Beach, FL 32115
(386) 255-8171
Fax (386) 258-5068
Tax ID No. 59-3415054
www.CobbCole.com

CBL/BM Port Orange West CDD c/o PFM Group Consulting LLC 12051 Corporate Boulevard Orlando, FL 32817

July 25, 2019 Invoice Number 155765

CLIENT:

041616 - CBL/BM Port Orange West CDD

MATTER:

001 - Community Development District

FR1160

001-051-3-31-08

The enclosed bill is for services rendered for the period ending
June 30, 2019
The breakdown of this bill by matter is as follows:

Matter	Disbursements	Total			
001 - Community Development District	0.00	189.00			
Total for Services	\$189.00				
	Past Due Bala	nce	\$100.50		
	Amount Due				

Client Ref: 041616 - 001 Invoice Number 155765

July 25, 2019 Page 1

001 Community Development District Re:

Legal Services

Date 06/24/19	LGF	audit request Researched fi regarding Cot	reviewed email fro for September 30, le regarding same ob Cole DeLand ad sent audit request	2018 year endi ; Sent email to l dress change;	ng; PFM	Hours 0.50	
06/25/19	LGF	Received and request; Rese and unbilled e	reviewed respons arched accounting expenses on Septe response letter.	information for	billed	0.50	
06/27/19	LGF	Revised audit	response letter; P M & Carr, Riggs &		ind	0.40	
Total for	Services					1.40	\$189.00
		Total fo	r Services and Di	sbursements		_	\$189.00
			Past	Due Balance			\$100.50
				Amount Due		-	\$289,50
Open Inve	oices for	this Matter					
Date 06/27/19 Outstandi		Invoice No. 155007 nt Due:	Amount Billed 100.50	Amount Paid 0.00	Amoi	unt Due 100.50 100.50	
Current a	and Outs	tanding Amou	nt Due:				\$289.50

Please return this page with remittance

Post Office Box 2491 Daytona Beach, FL 32115

Invoice Number 155765 July 25, 2019 Bill Date:

Client Code: 041616

CBL/BM Port Orange West CDD Client Name:

Matter Code:

Matter Name: Community Development District

> \$189.00 **Total for Services and Disbursements**

> > **Past Due Balance** \$100.50

> > > **Amount Due** \$289.50

Amount enclosed: __



Date	Invoice Number
July 22, 2019	DM-07-2019-0009
Payment Terms	Due Date
Upon Receipt	July 22, 2019

BIII To:

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America FR116 7/2/19 001-051-3-31-02 Company Address: 1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH.(preferred):
PFM Group Consulting LLC
Bank Name M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire: Bank Name: M&T Bank ABA# (Wire): 022000046 Account #: 9865883822

PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE:

District Management Fee: July 2019

Total Amount Due

\$2,083,33

RECEIVED JUL 2 2 2019



Date	Invoice Number
July 22, 2019	DM-07-2019-0010
Payment Terms	Due Date
Upon Receipt	July 22, 2019

Bill To:

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

FR116 7/12/19 001-051-3-49-11 Company Address:

1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):
PFM Group Consulting LLC
Bank Name: M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire: Bank Na

Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822 Via Mail:

PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE:

Website Fee - July, 2019

Total Amount Due

\$75.00

RECEIVED JUL 2 2 2019



Date	Invoice Number
July 26, 2019	OE-EXP-00208
Payment Terms	Due Date
Upon Receipt	July 26, 2019

Bill To:

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America FR116 7/20/19 001-051-3-47.01 Company Address:

1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (oreferred):
PFM Group Consulting LLC
Bank Name:M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire:

Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822 Via Mail

PFM Group Consulting LLC PO 8ox 65126 Baltimore, MD 21264-5126 United States of America

RE:

May 2019 Copies - 56 10

Total Amount Due

\$56.10

Copy Count

Account:	CBL B	M POA Orande	L West
Amount of Co	pies:	374	
Total \$: <u>56.1</u>	0		

Month: May 2019



Invoice Number
OE-EXP-00209
Due Date
July 26, 2019

Bill To:

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America 7/26/19 001-051-3:42-3 Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred): PFM Group Consulting LLC Bank Name:M&T Bank ACH# (ACH): 031302955 Account #: 9865883822 Via Wire; Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822

PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: Marc

March 2019 Postage - 1.50

Total Amount Due

\$1.50



Account Summary Report

Date Range: Mar 1, 2019 to Mar 31, 2019
Meter Group: All Meters
Meter 1W00 - 1376538 OLD at ORLANDO, FL
Meter 4W00 - 0347354 at ORLANDO, FL
Meter Details

Location	Meter Hame	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL.	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account 100 March 100 Marc	Sub Account	Pieces	Total Charged
CBL BM Port Orange West		1	\$1.50

Grand Total

\$1.500



Date	Invoice Number	
July 26, 2019	6, 2019 OE-EXP-00210	
Payment Terms	Due Date	
Upon Receipt	July 26, 2019	

Bill To:

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America 7/26/19 001-051-3-42-01 Company Address:

1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):
PFM Group Consulting LLC
Bank Name:M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire:

Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822 Via Mall:

PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE:

April 2019 Postage - 2.50

Total Amount Due

\$2.50



Account Summary Report

Date Range: April 1, 2019 to April 30, 2019
Meter Group: All Meters
Meter 1W00 - 1376538 OLD at ORLANDO, FL
Meter 4W00 - 0347354 at ORLANDO, FL
Meter Details

Location	Heter Nama	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

In a section of the work	Account	Sub Account	Pieces	Total Charged
CBL BM Port Orange West	t		5	\$2.50

Grand Total

\$2.500



Date	Invoice Number	
July 26, 2019	y 26, 2019 OE-EXP-0021	
Payment Terms	Due Date	
Upon Receipt	July 26, 2019	

BIII To:

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America 7/21/19 001-051-3-42-0 Company Address:

1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred): PFM Group Consulting LLC Bank Name:M&T Bank ACH# (ACH): 031302955 Account #: 9865883822 Via Wire.

Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822 Via Mail:

PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE:

May 2019 Postage - 0 50

Total Amount Due

\$.50

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Account Summary Report

Date Range: May 1, 2019 to May 31, 2019
Meter Group: All Meters
Meter 1W00 - 1376538 OLD at ORLANDO, FL
Meter 4W00 - 0347354 at ORLANDO, FL
Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
CBL BM Port Orange West		1	\$0.5

Grand Total

\$0,500



Date	Invoice Number
August 7, 2019	OE-EXP-00293
Payment Terms	Due Date
Upon Receipt	August 7, 2019

Bill To

CBL/BM Port Orange CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America PAU7 8/7/19 001-051-3-42-01

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AUG 0 7 2019

Company Address:

1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred): PFM Group Consulting LLC Bank Name:M&T Bank ACH# (ACH): 031302955 Account # 9865883822 Via Wire: Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822 Via Mail.
PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE:

June 2019 Postage - \$0.50

Total Amount Due

\$.50





Account Summary Report

Date Range: June 1, 2019 to June 30, 2019
Meter Group: All Meters
Meter 1W00 - 1376538 OLD at ORLANDO, FL
Meter 4W00 - 0347354 at ORLANDO, FL
Meter Details

Location	Meter Name	Strint Humber	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
CBL BM Port Orange West		1	\$0.500
	Grand Total		\$0.500



CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

District's Financial Position

CBL / BM Port Orange West CDD

AP Vendor Aging by Due Date (Summary)

Report Date: 07/31/19

				Past	Due		
Vendor ID	Vendor Name	Current	1 - 30	31 - 60	61 - 90	91 and Over	Balance
COBB	Cobb Cole	\$189.00	\$100.50	\$0.00	\$0.00	\$0.00	\$289.50
CRI	Carr Riggs & Ingram, LLC	\$0.00	\$0.00	\$1,050.00	\$0.00	\$0.00	\$1,050.00
FISH	Fishkind & Associates	\$0.00	\$6.11	\$0.00	\$0.00	\$0.00	\$6.11
PFM	PFM Group Consulting LLC	\$2,219.43	\$2,158.33	\$0.00	\$0.00	\$0.00	\$4,377.76
	AGING TOTALS:	\$2,408.43	\$2,264.94	\$1,050.00	\$0.00	\$0.00	\$5,723.37

General Fund Adjusting Entries

AP Aging	\$5,723.37
Total AP	\$5,723.37
Per TB	\$5,723.37

CBL/BM Port Orange West CDD GL Account Ledger - Detail By Period 7/1/2019 through 7/31/2019

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Batch	lenning	Foto #	Osto	40	+0000000	Docoringia	4	di Pos	0
ı	Contina	Files #	١	200	Document	Describation	Depits	Credits	Balance
001-036-6000-00-01	10-00-00		DEVELOPE	DEVELOPER CONTRIBUTIONS	TIONS				(\$28,665.14)
490	삨	2124	07/31/19		FR116	FR 116 - Dev Contr	ax	2,408.43	(31,073.57)
						DEVELOPER CONTRIBUTIONS TOTALS:	\$0.00	\$2,408.43	(\$31,073.57)
001-051-1000-13-01	0-13-01		SUPERVISOR FEES	OR FEES					\$600.00
						SUPERVISOR FEES TOTALS:	\$0.00	\$0.00	\$600.00
001-051-3000-31-02	00-31-02		MANAGEMENT	ENT					\$18,749.97
489 /	AP	2110	07/22/19		DM-07-2019-0009	PFM Group Consulting LLC - FR116 - Jul. 2019: Mgmt	2,083.33	÷	20,833.30
						MANAGEMENT TOTALS:	\$2,083.33	\$0.00	\$20,833.30
001-051-3000-31-08	10-31-08		DISTRICT COUNSEL	COUNSEL					\$297.00
489	AP	2108	07/25/19		155765	Cobb Cole - FR116 - Legal Svcs thru 06/30/19	189.00		486.00
						DISTRICT COUNSEL TOTALS:	\$189.00	\$0.00	\$486.00
001-051-3000-32-01	10-32-01		AUDIT						\$3,000.00
						AUDIT TOTALS:	\$0.00	\$0.00	\$3,000.00
001-051-3000-41-01	10-41-01		TELEPHONE	ш					\$11.06
						TELEPHONE TOTALS:	\$0.00	\$0.00	\$11.06
001-051-3000-42-01	10-42-01		POSTAGE	POSTAGE & SHIPPING					\$12.16
489	AP	2116	07/26/19		OE-EXP-00209	PFM Group Consulting LLC - FR116 - Mar. 2019:	1.50	Ħ	13.66
489	АР	2118	07/26/19		OE-EXP-00210	Postage M Group Consulting LLC - FR116 - Apr. 2019:	2.50	9	16.16
489	AP	2120	07/26/19		OE-EXP-00211	Postage PFM Group Consulting LLC - FR116 - May 2019:	0.50	*	16.66
489	АР	2122	07/31/19		OE-EXP-00293	Postage Postage Postage	0.50	•	17.16
						POSTAGE & SHIPPING TOTALS:	\$5.00	\$0.00	\$17.16
001-051-3000-47-01	10-47-01		COPIES						\$0.00
489 ₽	AP	2114	07/26/19		OE-EXP-00208	PFM Group Consulting LLC - FR116 - May 2019: Copies	56.10		56.10
						COPIES TOTALS:	\$56.10	\$0.00	\$56.10
001-051-3000-48-01	0-48-01		LEGAL ADVERTISING	/ERTISING					\$472.58
						LEGAL ADVERTISING TOTALS:	\$0.00	\$0.00	\$472.58

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CBL/BM Port Orange West CDD GL Account Ledger - Detail By Period 7/1/2019 through 7/31/2019

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Balance	\$178.37	\$178.37	\$675.00	750.00	\$750.00	\$175.00	\$175.00	\$4,494.00	\$4,494.00	\$5,579.60	3,421.27	\$3,421.27	\$3,314.94	5,723.37	\$5,723.37	(\$5,473.27)	(3,314,94)	(5,398.27)	(5,473.27)	(5,662.27)	(5,718.37)	(5,719.87)	(5,722.37)	(5,722.87)	(\$5,723.37)	(\$4,177.34)	(\$4,177.34)	\$756.07	\$756.07
Credits		\$0.00		3	\$0.00		\$0.00		\$0.00		2,158.33	\$2,158.33		9	\$0.00		8	2,083.33	75.00	189.00	56.10	1.50	2.50	0.50	\$2,408.43		\$0.00		\$0.00
Debits		\$0.00		75.00	\$75.00		\$0.00		\$0.00			\$0.00		2,408.43	\$2,408.43		2,158.33	3	ij	100 m	90		*	6 9	\$2,158.33		\$0.00		\$0.00
Description		MISCELLANEOUS TOTALS:		PFM Group Consulting LLC - FR116 - Jul. 2019: Website Fee	WEB SITE MAINTENANCE TOTALS:		DUES, LICENSES, AND FEES TOTALS:		GENERAL INSURANCE TOTALS:		PFM Group Consulting LLC - Cash Disbursement PFM	GENERAL CHECKING ACCOUNT TOTALS:	LOPER	FR 116 - Dev Contr	ACCOUNTS RECEIVABLE - DUE FROM DEVELOPER TOTALS:		PFM Group Consulting LLC - Cash Disbursement PFM	PFM Group Consulting LLC - FR116 - Jul. 2019: Mgmt	PFM Group Consulting LLC - FR116 - Jul. 2019: Reimb	Cobb Cole - FR116 - Legal Svcs thru 06/30/19	PFM Group Consulting LLC - FR116 - May 2019: Reimb	PFM Group Consulting LLC - FR116 - Mar. 2019: Reimb	PFM Group Consulting LLC - FR116 - Apr. 2019: Reimb	PFM Group Consulting LLC - FR116 - May 2019; Reimb PFM Group Consulting LLC - FR116 - Jun 2019; Reimb	ACCOUNTS PAYABLE TOTALS:		NET ASSETS, UNRESTRICTED TOTALS:		NET ASSETS - GENERAL GOVERNMENT TOTALS:
Job Document	MISCELLANEOUS		WEB SITE MAINTENANCE	19 DM-07-2019-0010		DUES, LICENSES, AND FEES		GENERAL INSURANCE		GENERAL CHECKING ACCOUNT	19 1015		ACCOUNTS RECEIVABLE - DUE FROM DEVELOPER	19 FR116	ACCOL	ACCOUNTS PAYABLE	1015	19 DM-07-2019-0009						19 OE-EXP-00211		NET ASSETS, UNRESTRICTED		NET ASSETS - GENERAL GOVERNMENT	
y# Date	MISCE		WEB	2 07/22/19		DUES		GENE			3 07/16/19		ACCO	3 07/31/19		ACCO	4 07/16/19							07/31/19		NET A		NETA	
Journal Entry #	10-49-02		0-49-11	AP 2112		10-54-01		10-45-01			CD 2103		0-00-04	JE 2123		0-00-01	CD 2104	AP 2109						AP 2121		0-00-01		0-00-01	
Batch	001-051-3000-49-02		001-051-3000-49-11	489		001-051-3000-54-01		001-053-9000-45-01		001-101-0000-00-01	487		001-115-0000-00-04	490		001-202-0000-00-01	487	489 A						489		001-276-0000-00-01		001-277-0000-00-01	

CBL/BM Port Orange West CDD GL Account Ledger - Detail By Period 7/1/2019 through 7/31/2019

Document

Job

Date

Journal Entry #

Batch

8/12/19 2:50:32 PM

Description

\$6,975.19 \$6,975.19 TOTAL OF LEDGER:

\$0.00

Balance

Credits

Debits

CBL / BM Port Orange West CDD Statement of Financial Position As of 07/31/19

	General Fund
Assets	
Current Assets	
General Checking Account	\$3,421.27
Accounts Receivable - Due from Developer	5,723.37
Total Current Assets	\$9,144.64
Total Assets	\$9,144.64
Liabilities and Net Assets	
Current Liabilities	
Accounts Payable	\$5,723.37
Total Current Liabilities	\$5,723.37
Total Liabilities	\$5,723.37
Net Assets	
Net Assets, Unrestricted	\$4,177.34
Net Assets, General Government	(756.07)
Current Year Net Assets, General Government	0.00
Total Net Assets	\$3,421.27
Total Liabilities and Net Assets	\$9,144.64

CBL / BM Port Orange West CDD Statement of Activities

As of 07/31/19

	General Fund
Revenues	
Developer Contributions	\$31,073.57
Total Revenues	\$31,073.57
Expenses	
Supervisor Fees	\$600.00
Management	20,833.30
District Counsel	486.00
Audit	3,000.00
Telephone/Conference Calls	11.06
Postage & Shipping	17.16
Copies	56.10
Legal Advertising	472.58
Miscellaneous	178.37
Web Site Maintenance	750.00
Dues, Licenses, and Fees	175.00
General Insurance	4,494.00
Total Expenses	\$31,073.57
Other Revenues (Expenses) & Gains (Losses)	
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00
Change In Net Assets	\$0.00
Net Assets At Beginning Of Year	\$3,421.27
Net Assets At End Of Year	\$3,421.27

CBL / BM Port Orange West CDD

Budget to Actual
For the month ending 07/31/19

	YTD Actual	YTD Budget	YTD Variance	FY 2019 Adopted Budget
Revenues				
Developer Contributions	\$31,073.57	\$58,137.50	\$(27,063.93)	\$69,765.00
Net Revenues	\$31,073.57	\$58,137.50	\$(27,063.93)	\$69,765.00
General & Administrative Expenses				
Supervisor Fees	\$600.00	\$2,333.33	\$(1,733.33)	\$2,800.00
Management	20,833.30	20,833.33	(0.03)	25,000.00
Engineering	0.00	4,166.67	(4,166.67)	5,000.00
District Counsel	486.00	20,833.33	(20,347.33)	25,000.00
Audit	3,000.00	2,500.00	500.00	3,000.00
Travel and Per Diem	0.00	41.67	(41.67)	50.00
Telephone/Conference Calls	11.06	20.83	(9.77)	25.00
Postage & Shipping	17.16	83.33	(66.17)	100.00
Copies	56.10	220.83	(164.73)	265.00
Legal Advertising	472.58	2,208.33	(1,735.75)	2,650.00
Bank Fees	0.00	166.67	(166.67)	200.00
Contingency	178.37	83.33	95.04	100.00
Web Site Maintenance	750.00	750.00	0.00	900.00
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00
General Insurance	4,494.00	3,750.00	744.00	4,500.00
Total General & Administrative Expenses	\$31,073.57	\$58,137.50	\$(27,063.93)	\$69,765.00
Total Expenses	\$31,073.57	\$58,137.50	\$(27,063.93)	\$69,765.00
Net Income (Loss)	\$0.00	\$0.00	\$0.00	\$0.00



SWI Community Development District <u>Minutes of Meeting</u>

The Auditor Selection Committee Meeting for the SWI Community Development District, was called to order at 9:03 a.m. on Friday, May 24, 2019 at 149 South Ridgewood, Daytona Beach, Florida 32114.

Renee Milza	Committee Member	
Kristina Circelli	Committee Member	
Vincent Lacerenza	Committee Member	
Brian Fredley	Committee Member	

Also present were:

Jane Gaarlandt	PFM	
Sonali Patil	PFM	(via phone)
Rachel Greshes	PFM	(via phone)
Mark Watts	Cobb Cole, P.A.	(via phone)

FIRST ORDER OF BUSINESS

Roll Call

The Auditor Selection Committee meeting for the SWI Community Development District was called to order at approximately 9:03 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Review and Approval of Audit Documents

- a) Audit RFP Notice
- b) Instructions to proposers
- c) Evaluation Criteria- with and without price

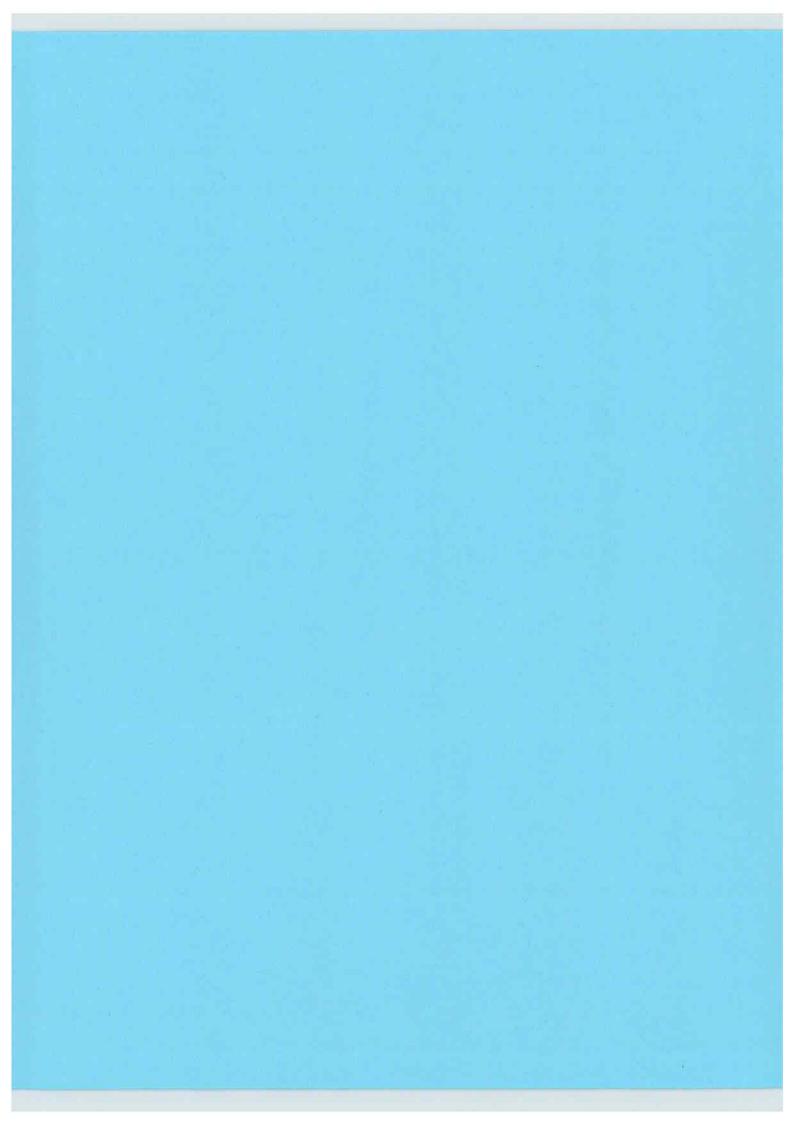
Ms. Gaarlandt explained the Audit process to the Committee. The Committee reviewed the Audit RFP notice. Ms. Gaarlandt stated that the Committee must select evaluation criteria with or without the price being a factor in the evaluation. Usually the Auditors are equally qualified and many times the only thing that differs is price. District staff suggested that the proposals be due by August to the Board at the August 23, 2019 meeting for ranking.

age 1 of 2

Mr. Fredley asked questions regarding the number of auditors who submit proposals and their qualifications. Mr. Gaarlandt and Mr. Watts responded that the ones, who submit proposals, work with Community Development Districts regularly and are qualified.

ON MOTION by Mr. Fredley, seconded by Ms. Milza, with all in favor, the Committee approved the RFP Notice and authorized Staff to run the RFP, and chose the Evaluation Criteria to include price.

THIRD ORDER OF BUSINESS	Adjournment
The Auditor Selection Committee was adjourned.	
Secretary/Assistant Secretary	Chairman/Vice-Chairman



SWI Community Development District Minutes of Meeting

The Board of Supervisors Meeting for the SWI Community Development District, was called to order at 9:08 a.m. on Friday, May 24, 2019 at 149 South Ridgewood, Daytona Beach, Florida 32114.

Renee Milza	Board Member
Kristina Circelli	Board Member
Vincent Lacerenza	Board Member
Brian Fredley	Board Member

Also present were:

Jane Gaarlandt	PFM	
Sonali Patil	PFM	(via phone)
Rachel Greshes	PFM	(via phone)
Mark Watts	Cobb Cole, P.A.	(via phone)

FIRST ORDER OF BUSINESS

Roll Call

The Board of Supervisors meeting for the SWI Community Development District was called to order at approximately 9:08 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted for the record that there were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes from the February 8, 2019 Board of Supervisors' Meeting

The Board reviewed the Minutes from the February 8, 2019 Board of Supervisors' Meeting.

ON MOTION by Mr. Fredley, seconded by Ms. Milza, with all in favor, the Board approved the Minutes from the February 8, 2019 Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

Review of Public Infrastructure Fee Collections

Ms. Gaarlandt stated that the last PIF collections recorded were for April 2019. There was no action required by the Board.

Ms. Gaarlandt asked if Ms. Greshes had any comments regarding the fee collections. Ms. Greshes had no comments. Mr. Watts acknowledged that the District had to dip into its reserves on the most recent note payment that went to the Landowner. The additional information that Mr. Greshes sent out to Stan Hildebrandt and himself at the beginning of the month indicated that everything should be replenished in the reserves with the incoming revenue now. Ms. Greshes acknowledged that she thought so and she will keep him updated.

Mr. Watts reminded the Board that the user fees are pledged to the repayment of the note in favor of the Landowner.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Approving a Preliminary Budget and Setting a Public Hearing Date for Adoption of the Budget for Fiscal Year 2019-2020

District staff is suggesting August 23, 2019 as the date for the public hearing on the budget. The Board reviewed the preliminary Fiscal Year 2020 budget.

Ms. Gaarlandt discussed the various budget increases. The major increase was to the website for the ADA auditing services.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board approved Resolution 2019-04, approving a Preliminary Budget and Setting August 23, 2019 at 9:00 a.m. at the current location as the Public Hearing Date for Adoption of the Budget for Fiscal Year 2019-2020.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Engineering Inspection Services

The District is required to do an annual inspection. Ms. Gaarlandt presented the proposal to the Board.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board approved the proposal for Engineering Inspection Services.

SEVENTH ORDER OF BUSINESS

Ratification of Funding Request Numbers 126 - 129

The Board reviewed funding requests 126-129 that were previously approved by the Chair and funded. Mrs. Gaarlandt requested the Board's ratification.

ON MOTION by Mr. Lacerenza seconded by Ms. Circelli, with all in favor, the Board ratified Funding Request Numbers 126–129.

EIGHTH ORDER OF BUSINESS

Review of District's Financial Position

The Board reviewed the statements of the District's Financial Position. There was no action required by the Board.

NINTH ORDER OF BUSINESS

Staff Reports
Audience Comments
Supervisor Requests
Adjournment

No Repor

District Manager - Ms. Gaarlandt reminded the Board members to fill out their financial

disclosure statements. The Board stated that they have not seen them come in. Ms. Gaarlandt will send the Board the forms. The deadline to submit them is July 1, 2019. Ms. Gaarlandt asked Ms. Patil to check if it

can be filed online and note it in the email.

There was no further business to discuss. A motion to adjourn was requested.

ON MOTION by Milza, seconded by Mr. Lacerenza, with all in favor the May 24, 2019 Board of Supervisors' meeting for the SWI Community Development District was adjourned.

Secretary/Assistant Secretary	Chairman/Vice-Chairman	

CBL/BM PORT ORANGE WEST COMMUNITY DEVELOPMENT DISTRICT

District Manager's Report





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

CBL/BM Port Orange West Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- · Insure-to-value property limits with no coinsurance penalties
- · First dollar coverage for "alleged" public official ethics violations
- · Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members' property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

CBL/BM Port Orange West Community Development District c/o PFM Group Consulting LLC 12051 Corporate Blvd Orlando, FL 32817

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119425

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES: Not Applicable Not Applicable		Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
		Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	<u>Deductibles</u>	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery		Not Included
TRIA		Not Included

^{*}Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	Α	Accounts Receivable	\$500,000 in any one occurrence
	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	С	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	Н	Expediting Expenses	\$250,000 in any one occurrence
	E	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	к	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	М	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	0	Personal property of Employees	\$500,000 in any one occurrence
	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	Т	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	٧	Preservation of Property	\$250,000 in any one occurrence
	w	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
Z	Ingress / Egress	45 Consecutive Days
AA	Lock and Key Replacement	\$2,500 any one occurrence
ВВ	Awnings, Gutters and Downspouts	Included
СС	Civil or Military Authority	45 Consecutive days and one mile
Section II B1	Business Income	\$1,000,000 in any one occurrence
Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description Forgery and Alteration	<u>Limit</u> Not Included	<u>Deductible</u> Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit \$1,000,000

Personal Injury and Advertising Injury Included

Products & Completed Operations Aggregate Limit Included

Employee Benefits Liability Limit, per person \$1,000,000

Herbicide & Pesticide Aggregate Limit \$1,000,000

Medical Payments Limit \$5,000

Fire Damage Limit Included

No fault Sewer Backup Limit \$25,000/\$250,000

General Liability Deductible \$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim \$1,000,000

Aggregate \$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate. Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability Network Security Liability Privacy Liability

First Party Extortion Threat

First Party Crisis Management

First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

CBL/BM Port Orange West Community Development District c/o PFM Group Consulting LLC 12051 Corporate Blvd Orlando, FL 32817

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119425

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,750
Public Officials and Employment Practices Liability	\$2,250
TOTAL PREMIUM DUE	\$5,000

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Quote subject to receipt of Loss Runs confirming favorable experience.



PARTICIPATION AGREEMENT Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2019, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

CBL/BM Port Orange West Community Development District

(Name of Local Governmental Entity)	
Ву:	
Signature	Print Name
Witness By:	
Signature	Print Name
IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERA	GE IS EFFECTIVE October 1, 2019
Ву:	
72% T	Administrator