

INDIGO COMMUNITY
DEVELOPMENT DISTRICT

NOVEMBER 19, 2020

AGENDA PACKAGE

Indigo

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 - Fax: 904-940-5899

November 12, 2020

Board of Supervisors
Indigo Community
Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Indigo Community Development District will be held Thursday, November 19, 2020 at 1:00 p.m. at the Holiday Inn Daytona Beach, LPGA Blvd, 137 Automall Circle, Daytona Beach, Florida. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (Limited to 3 minutes per person)
- III. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Consideration of Resolution 2021-01, Designating Officers
- IV. Approval of Minutes of the October 28, 2020 Meeting
- V. Financing Matters Related to the Phase 1A Bonds
- VI. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2020 Audit
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Operations Manager
- VIII. Supervisors' Requests and Audience Comments (Limited to 3 minutes per person)
- IX. Approval of Check Register
- X. Financial Statements as of October 31, 2020
- XI. Next Scheduled Meeting – Wednesday, January 27, 2021 at 1:00 p.m. at the Holiday Inn Daytona LPGA Boulevard, 137 Automall Circle, Daytona Beach, Florida
- XII. Adjournment

The third order of business is organizational matters. The newly elected supervisors will subscribe to an oath of office and the Board can then consider restructuring the slate of officers with resolution 2021-01.

Enclosed under the fourth order of business is a copy of the minutes of the October 28, 2020 meeting for your review and approval.

The fifth order of business, financing matters related to the Phase 1A bonds, is a placeholder item. There is no backup documentation at this time.

The sixth order of business is ratification of engagement letter with Grau & Associates for the fiscal year 2020 audit. A copy of the letter is enclosed for your review.

Enclosed are the check register and financial statements.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

James Perry

James A. Perry
District Manager

AGENDA

Indigo Community Development District Agenda

Thursday
November 19, 2020
1:00 p.m.

Holiday Inn Daytona Beach LPGA Blvd.
137 Automall Circle
Daytona Beach, Florida 32124
Call In # 1-800-264-8432 Code 752807
www.indigocdd.com

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THIRD ORDER OF BUSINESS

B.

RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
INDIGO COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING THE OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Indigo Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of Volusia, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Indigo Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2020.

ATTEST

**INDIGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES

INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, October 28, 2020 at 1:00 p.m. via Zoom.

Present and constituting a quorum were:

John McCarthy	Chairman
Donald Parks	Vice Chairman
Robert E. Welsh	Assistant Secretary
Mark McCommon	Assistant secretary
Kevin Kilian	Assistant Secretary

Also Present were:

James Perry	District Manager
Katie Buchanan	District Counsel
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Andre Vidrine	Integrative Developments

FIRST ORDER OF BUSINESS

Roll Call

Mr. McCarthy called the meeting to order and Mr. Perry called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 23, 2020 Meeting

On MOTION by Mr. McCommon seconded by Mr. McCarthy with all in favor the minutes of the September 23, 2020 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Financing Matters Related to the Phase 1A Bonds

Mr. Perry stated this was a placeholder related to financing matters related to the Phase 1A bonds. We did have a transaction in regard to lands related to those proposed bonds and that land

was acquired by Lennar. Katie and I have had a couple phone conversations with Lennar in regard to moving forward with those bonds. In December of last year, the district met and discussed the potential of issuing bonds in 2020 related to parcels SW30 and SW32. The district entered into an engagement letter with MBS Capital Markets as the underwriter for that proposed bond issue moving forward. Their agreement provides for no cost to the district until the bonds have been issued and that is standard in the industry. The agreement also provides for a 90-day termination by either party. In our discussions with Lennar they have asked if the board would consider terminating MBS and hiring FMS, a bond underwriter they have used on a number of their projects. You were provided with a copy of the FMS proposal and I don't want the board to take any action, but we would ask the board's direction on this, if this is something the board would consider.

Mr. Parks asked is there any downside going with the other company?

Mr. Perry stated the other company provides the same services. Both companies work throughout the state. We have worked with both companies. From the district's point of view, I don't know if there is any downside or not, I can't think of any other than MBS has already been involved with this potential bond issue for several months.

Mr. Kilian asked can I assume this is not with the original Lennar or is it?

Mr. Perry stated I don't know if their corporate entity ever changed.

Mr. Parks stated it is Lennar not Renar.

Ms. Buchanan stated when I spoke with the Lennar representatives, they are still evaluating which path they would like to take and that is the reason we are not asking for a decision today. They wanted to make sure the board had the opportunity to express any preference one way or the other in framing the task forward.

Mr. McCommon asked since MBS has done some work already would there be a payment twice for whatever those services were, and would that affect us at all?

Ms. Buchanan stated both underwriters propose to charge a 2% fee so the compensation would be the same. The question is more, does the work that MBS has done previously that hasn't been compensated because they only get paid upon issuance outweigh the potential desire of Lennar to change companies. Again, Lennar hasn't made a decision on that.

Mr. Perry stated the only other thing I will point out is MBS has been the underwriter on all the other district bond issues, so they have been involved. I'm not positive on the 1999Cs, I'm pretty sure they were but I know the 2005 bonds that were issued, they were the underwriter.

Mr. Parks stated there has been a long-standing working agreement with MBS, it would seem logical unless there is some obvious reason, I probably would lean toward keeping them, but I will keep an open mind.

Mr. Vidrine stated I am here if you have any questions.

Ms. Buchanan stated the question that might be helpful for the board is considering you might be involved in the development of future phases, do you have a thought on which underwriter you would like the district to use or do you expect that it won't be something you are thinking about for the near future?

Mr. Vidrine stated that is a fair question. I want to respect property rights and Lennar has a decision to make and I will not get in the way of that decision. None of this is contentious, we are all trying to sort through it. With regard to future phases and that Lennar is under contract with, what would I do? I would go with the underwriter I have been working with for several years, MBS and proceed. They are very qualified, and you have a ton of history, he did the underwriting for the 1999 and 2005 and I'm sure both companies are fine. If I have a preference, I don't know the other organization, so I am going to stick with MBS if I move forward. I hope I was clear in answering the question, but most importantly I don't want to get into Lennar's business. That is their decision.

Mr. Perry stated thank you. Any further discussion by the board or questions for us?

Ms. Buchanan stated just to make sure. Does anyone have an objection if Lennar comes back and says I want to go with FMS and change the course? If you do, then they may want to reach out and discuss your concerns with you or they may want to attend the next meeting and address those concerns. I'm trying to cover all our bases so we can give some feedback.

Mr. Welsh asked is the board of directors of Lennar related to the board of directors of Renar?

Ms. Buchanan stated I don't think so. I'm not familiar with Renar except with this district, but Lennar Homes is a national company that has been in existence for decades.

I guess our report back is we explained the situation to the board, and we were not provided any strong objections and that Lennar can figure out what they want to do. Does that sound correct?

Mr. Perry stated yes, I think Mr. Parks did have something earlier.

Ms. Buchanan stated I'm not trying to minimize that, I heard you and I think that is your preferred path. How would you feel if they propose something different?

Mr. Parks stated I am open, I will listen.

Mr. Perry stated we will have this matter possibly on our next agenda.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated there has been an offer submitted to the holders of the bonds in connection with the Ina Group property and the bondholders are still considering it. We haven't gotten any feedback from them on whether they are willing to accept the proposed settlement. If that is resolved, then a significant portion of the litigation would go away. That is an FYI as to the current status but there is still no resolution.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. Field Operational Manager

Mr. von der Osten stated we are currently pressure washing portions of the community sidewalks. At the last meeting it was mentioned about contacting the city on paver repairs in the neighborhood and those have been submitted to public works and we were advised it was being placed on the schedule to be completed by the city.

Mr. McCommon stated regarding the pressure washing, there is an area that was done where the practice facility comes out to Champions, just down the street from mine, I'm pretty sure they did that, right. Somebody did, but what I noticed recently is they took their machine and ran it down the middle of the sidewalk and there is a 10" to 12" strip on both sides and if they had run it twice it may have covered the whole sidewalk but they just ran it down the middle.

Mr. von der Osten stated I will look at it. Once it dries you can see the difference. We get spots like that and we have no problem going back.

Mr. Rountree stated if anyone sees area like that, snap a picture and send it to me. I meet with them every week and we can get them to get those areas.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Approval of Check Register

On MOTION by Mr. McCarthy seconded by Mr. Welsh with all in favor the check register was approved.
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EIGHTH ORDER OF BUSINESS

Financial Statements as of September 30, 2020

A copy of the financials was included in the agenda package.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 19, 2020
at 1:00 p.m. @ Holiday Inn**

Mr. Perry stated the next scheduled meeting is November 19, 2020 at 1:00 p.m. at the Holiday Inn. At this time the governor has not extended the ability for districts to meet via Zoom so we are anticipating it will be onsite. If he does extend the order, we will consider doing it by Zoom again.

On MOTION by Mr. Kilian seconded by Mr. McCarthy with all in favor the meeting adjourned at 1:20 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 24, 2020

Board of Supervisors
Indigo Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Indigo Community Development District, Volusia County, Florida ("the District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Indigo Community Development District as of and for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of 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 on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

**GMS-NF, LLC
475 W. TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850**

Our fee for these services will not exceed \$5,000 for the September 30, 2020 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

Indigo Community Development District

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We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Indigo Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

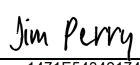
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Indigo Community Development District.

DocuSigned by:

By:

1471E54342174D3...
Title: District Manager
Date: 11/2/2020



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

NINTH ORDER OF BUSINESS

Indigo

Community Development District

Summary of Invoices

October 21, 2020 to November 12, 2020

Fund	Date	Check No.'s	Amount
General Fund	10/23/20	4651-4652	\$ 762.48
	10/29/20	4653-4655	\$ 6,627.80
	11/4/20	4656-4658	\$ 6,071.45
			<hr/> \$ 13,461.73
Payroll	<u>October 2020</u>		
	Donald Parks	50552	\$ 184.70
	John McCarthy	50553	\$ 184.70
	Kevin Kilian	50554	\$ 184.70
	Mark McCommon	50555	\$ 159.70
	Robert Welsh	50556	\$ 164.70
			<hr/> \$ 878.50
			<hr/> \$ 14,340.23

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 11/12/20		PAGE 1		
*** CHECK DATES 10/21/2020 - 11/12/2020 ***												INDIGO CDD - GENERAL FUND			
												BANK A INDIGO - GENERAL			
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT #		
10/23/20	00165	10/16/20	1097	202010	300-15500-10000	OFFICE LEASE NOV20		C.L.O. MANAGEMENT LLC	*	500.00	500.00 004651				
10/23/20	00130	10/17/20	8200118	202010	320-53800-49000	RENT STORAGE 10/17-11/16		WILLIAMS SCOTSMAN, INC.	*	131.24	262.48 004652				
10/23/20		10/17/20	8200118	202010	330-53800-49000	RENT STORAGE 10/17-11/16			*	131.24					
10/29/20	00034	10/16/20	18312908	202010	330-53800-46000	RPLC 2 AUTO BTNS/LFT88/93		COURTEAUX ELECTRIC, INC.	*	358.00	1,893.00 004653				
		10/16/20	18312908	202010	330-53800-46000	TRBLSHT WIRING-CHAMP ENT			*	546.00					
		10/16/20	18312908	202010	330-53800-46000	RPLC 11 LED TREE LT-CHAMP			*	989.00					
10/29/20	00159	10/29/20	103120	202010	330-53800-12000	SITE MGMT SERVICES-OCT20		SOLARIS MANAGEMENT INC.	*	2,650.00	2,650.00 004654				
10/29/20	00160	10/10/20	25814	202010	330-53800-46100	RPLC GEAR DRV/NOZZ/POPUPS		TEAM ROUNTREE, INC.	*	2,084.80	2,084.80 004655				
11/04/20	00005	10/27/20	7-162-15	202010	310-51300-42000	DELIVERY 10/22/2020		FEDEX	*	239.85	239.85 004656				
11/04/20	00093	11/01/20	216	202011	310-51300-34000	MANAGEMENT FEES NOV20			*	4,708.33					
		11/01/20	216	202011	310-51300-35100	INFORMATION TECH NOV20			*	333.33					
		11/01/20	216	202011	310-51300-31300	DISSEMINATION FEE NOV20			*	258.33					
		11/01/20	216	202011	310-51300-51000	OFFICE SUPPLIES NOV20			*	20.66					
		11/01/20	216	202011	310-51300-42000	POSTAGE NOV20			*	10.03					
		11/01/20	216	202011	310-51300-42500	COPIES NOV20			*	62.25					
								GOVERNMENTAL MANAGEMENT SERVICES			5,392.93 004657				
11/04/20	00017	10/19/20	I0236898	202010	310-51300-48000	NOT. OF MEETING 10/28/20		NEWS-JOURNAL CORPORATION	*	438.67	438.67 004658				
TOTAL FOR BANK A										13,461.73					
INDI INDIGO				TVISCARRA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						13,461.73	

INDI INDIGO TVISCARRA

C.L.O. Management LLC
1617 Ridgewood Ave, Suite D
Daytona Beach, FL 32117
386-944-9511
clomanagement.com

RECEIVED

OCT 16 2020

Invoice

Date	Invoice #
10/16/2020	1097

Bill To
Indigo Community Development District GMS, James Perry, District Mgr. 475 West Town Place Suite 114 St Augustine, FL 32092

Quantity	Description	Rate	Amount
1	Rent / Record Keeping November 2020 1617 Ridgewood Ave, Suite D Daytona Beach, FL 32117	500.00	500.00
Please remit to above address.		Total	\$500.00

INVOICE

WILLSCOT

Corporate Operations
901 S. Bond Street, Suite 600
Baltimore, MD 21231-3357

Invoice #	Amount Due	Due Date
8200118	\$262.48	Upon Receipt
PLEASE REMIT PAYMENT VIA ACH OR GO TO BILLTRUST: http://willscot.billtrust.com		Amount Enclosed

Do not include correspondence with your remittance. Correspondence should be directed to the Williams Scotsman Branch address indicated below.

Billed To:

898 1 MB 0.439 E0420X I0723 D6728393903 S2 P7764891 0001:0001



INDIGO COMMUNITY DEVELOPMENT DISTRICT
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

Go paperless by paying via ACH or remit payment to:

WILLIAMS SCOTSMAN, INC.
PO BOX 91975
CHICAGO, IL 60693-1975

Please detach and return top portion with your payment to insure proper credit to your account. Thank you.

Page 1 of 1

INVOICE

WILLSCOT

Questions regarding your account
should be directed to:

Williams Scotsman
801 Jetstream Drive
Orlando, FL 32824-7109

888-378-9084

Invoice Date:	10/17/2020	Unit Location
Invoice #:	8200118	Indigo Community Development District 105 Grande Champion Blvd. DAYTONA BEACH, FL 32124
Due Date:	Upon Receipt	
Customer #:	22299381	Purchasing Agent
		Curt von der Osten

www.willscot.com

Federal ID NO. 52-0665775 The buyer agrees to pay all applicable state and municipal taxes on this transaction

UNIT NO.	BILLING TERMS	DESCRIPTION	AMOUNT
<p>Effective with your next invoice, the Rental Rate for your Equipment will be increased to reflect prevailing market conditions and costs as defined in your Lease Agreement.</p> <p>Our records indicate your Property Damage Insurance and Liability Insurance have expired. Please email your updated Certificate of Insurance to insurance@willscot.com, or Expired Insurance Certificate Fees will be added to your next invoice.</p>			
OWL-31257	10/17/20 THRU 11/16/20	RENT STORAGE	\$254.84
		PROPERTY TAX RECOVERY	\$7.64
		CURRENT INVOICE AMOUNT DUE:	\$262.48
		<p>#130nd</p> <p>320-538-44 \$131.24</p> <p>330-538-44 \$131.24</p>	
<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">OCT 20 2020</p> <p style="text-align: right;">BY: _____</p>			
<p style="text-align: center;">Sign up for email billing!</p> <p style="text-align: center;">Your invoices are sent once a day as an exact replica of your paper bills.</p> <p style="text-align: center;">Contact CustomerSuccess@willscot.com and get setup today.</p>			
TO VIEW AND PAY ONLINE GO TO:		http://willscot.billtrust.com	USE THIS ENROLLMENT TOKEN: QTG QTH KTK

Late fee of 1 1/2% per month on all past due accounts. A \$30.00 fee will be charged for any returned checks.

0001:0001

COURTEAUX ELECTRIC INC.

85 N YONGE ST
ORMOND BEACH FL 32174

Phone (386) 672-4900

Fax (386) 676-7472

INVOICE

Date	Invoice #
10/16/2020	18312908

Bill To
Solaris Management Inc. 309 Kingsley Lake Dr., Ste 904 St Augustine FL 32092

Customer Phone	
Customer Fax	

RECEIVED
OCT 28 2020
BY:

Terms	JOB NAME
Due on receipt	LPGA SITE LIGHTING

Description	Qty	Rate	Amount
REPLACED 2 HAND OFF AUTO BUTTONS AND ENCLOSURES THAT WERE NON FUNCTIONAL . 1 AT LIFT STATION 88 AND 1 AT LIFT STATION 93 AREA ELECTRCIAL SERVICE FOR LIGHTING		358.00	358.00
TROUBLESHOOT , FOUND AND REPAIRED BAD WIRE FEEDING SECTION OF LIGHTS ON IN BOUND TRAFFIC SIDE AT THE CHAMPIONS ENTRANCE		546.00	546.00
REPLACED 5 MORE LED FIXTURES FOUND MARKED ON TOURNAMENT AND CHAMPIONS DRIVE (5 LED TREE LIGHTS)		455.00	455.00
REPLACED 6 MARKED NON FUNCTIONING TREE LIGHTS ON INTERNATIONAL GOLF DRIVE . WORKED IN AREA THAT LOST POWER AT INTERSECTION OF TOURNAMENT AND CHAMPIONS (6 LED TREE LIGHTS)		534.00	534.00
330-53800 - 46000			
Total			\$1,893.00
Payments/Credits			\$0.00
Balance Due			\$1,893.00

From:

Solaris Management Inc.
309 Kingsley Lake Dr., Ste 904
St Augustine FL 32092
(904) 687-1255

Bill to:

Indigo Community Development District
Governmental Management Services
1408 Hamlin Avenue, Unit E
St Cloud, FL 34771

INVOICE

Date	Invoice #
10/29/2020	103120

RECEIVED
OCT 28 2020
BY: _____

<u>Description</u>	Amount
Site Management Services - October 2020	\$2,650.00
TOTAL DUE	\$2,650.00

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

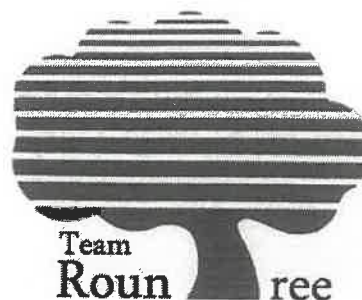
Bill To

Indigo Community Development District
c/o Government Management Services-CF, LLC
1408 Hamlin Ave., Unit E
St. Cloud, FL 34771

Service Address

ICDD at Grand Champion
Complete Irrigation Inspection

Invoice



www.teamroutree.net

Date

10/10/2020

Invoice #

25814

Need additional services? Please call our office, so your request can be recorded and scheduled in a timely manner!

Description	Amount
Replaced (16) Hunter gear drives	320.00
Replaced (85) Rainbird nozzles	170.00
Replaced (9) Rainbird 6' Pop-ups	143.55
Installed (2) ft. 3/4 sch 20 pipe	2.00
Installed (2) 2/3" Fittings	3.50
Installed (2) ft. 1/2" Flex pipe	2.00
Installed (3) 1/2" Fittings	3.75
Labor	1,440.00
<div>RECEIVED OCT 19 2020 BY: _____</div>	
Thank you for choosing Team Rountree!	Total \$2,084.80

We accept Visa, MasterCard & Discover

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 216**Invoice Date:** 11/1/20**Due Date:** 11/1/20**Case:****P.O. Number:****Bill To:**

Indigo CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description #93	Hours/Qty	Rate	Amount
00-316-51300- Management Fees - November 2020 - 3400		4,708.33	4,708.33
Information Technology - November 2020 - 3500		333.33	333.33
Dissemination Agent Services - November 2020 - 31300		258.33	258.33
Office Supplies - 51000		20.66	20.66
Postage - 42000		10.03	10.03
Copies - 42500		62.25	62.25

RECEIVED**NOV 03 2020****BY:** _____**Total** \$5,392.93**Payments/Credits** \$0.00**Balance Due** \$5,392.93

The Daytona Beach News-Journal

Daytona Beach News-Journal
The Sunday News-Journal
Southeast Volusia Edition
West Volusia Edition
News-Journal Focus
Flagler/Palm Coast News-Tribune
Volusia Review

Advertiser / Client Name		Billing Date	
INDIGO COMM DEV DIST		10/19/2020	
Customer Account #		Total Amount Due	
1007178		\$438.67	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : I02368984-10192020			

Advertising Invoice

INDIGO COMM DEV DIST
DEV. DISTRICT
475 W TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32092

Daytona News-Journal
P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

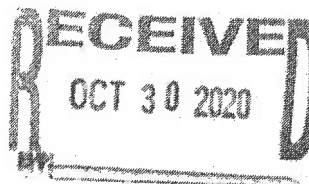
Amount Paid : \$ _____

Check # : _____

Amount to Pay : **\$438.67**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
10/19/2020	0002368984	NJ	PUBLIC NOTICE	C	1	1.00 x 96Lines	\$438.67
#17	001-310-51300-48000			HOGGE-10/28/2	0		
Not. of Meeting 10/28/20							Amount to Pay : \$438.67



The Daytona Beach News-Journal

Daytona News-Journal
P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

Advertiser / Client Name		Billing Date	
INDIGO COMM DEV DIST		10/19/2020	
Customer Account #		Total Amount Due	
1007178		\$438.67	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : I02368984-10192020 ✓			

THANK YOU FOR YOUR BUSINESS
TERMS: NET DUE UPON RECEIPT

THIS IS A COURTESY CHARGE - DOES NOT ESTABLISH CREDIT --- LATE PAYMENT MAY PREVENT ACCEPTANCE OF FUTURE ADVERTISING

THE NEWS-JOURNAL

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

State of Florida,
County of Volusia

Before the undersigned authority personally appeared

Susan Stanford

who, on oath says that she is

LEGAL COORDINATOR

of The News-Journal, a daily and Sunday newspaper, published at
Daytona Beach in Volusia County, Florida; the attached copy of
advertisement, being a

PUBLIC NOTICE

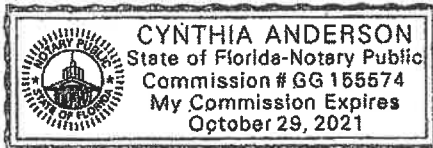
in the Court,
was published in said newspaper in the issues

October 19, 2020

Affiant further says that The News-Journal is a newspaper published
at Daytona Beach, in said Volusia County, Florida, and that the said
newspaper has heretofore been continuously published in said
Volusia County, Florida, each day and Sunday and has been entered
as second-class mail matter at the post office in Daytona Beach, in
said Volusia County, Florida, for a period of one year next
preceding the first publication of the attached copy of
advertisement; and affiant further says that he has neither paid nor
promised any person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this advertisement
for publication in the said newspaper

Sworn to and subscribed before me this
19th day of October, 2020

Cynthia Anderson



INDIGO COMMUNITY INDIGO COMM DEV DIST
DEV. DISTRICT
475 W TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32092

FEE: \$438.67
AD #: 0002368984
ACCT: 1007178

NOTICE OF MEETING OF BOARD OF SUPERVISORS INDIGO COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the regular
meeting of the Board of Supervisors (the
"Board") of the Indigo Community
Development District is scheduled to be
held on Wednesday, October 28, 2020
at 1:00 p.m., where the Board may
consider any business that may properly
come before it. The Meeting is
anticipated to be conducted remotely
using video or teleconference pursuant to
Executive Orders 20-52, 20-69 and 20-
246 issued by Governor DeSantis,
including any extensions or supplements
thereof, and pursuant to Section
120.54(5)(b)2., Florida Statutes. Should
conditions allow the Meeting to occur in
person, it will be held at the Holiday Inn
Daytona Beach LPGA Boulevard, 137
Automall Circle, Daytona Beach, FL
32124. The Meeting is open to the public
and will be conducted in accordance with
the provisions of Florida law for
community development districts. The
Meeting may be continued to a date,
time, and place to be specified on the
record at such Meeting.

While it may be necessary to hold the
above referenced meeting of the
District's Board of Supervisors utilizing
Zoom media technology due to the
current COVID-19 public health
emergency, the District fully encourages
public participation in a safe and efficient
manner. Toward that end, anyone
wishing to listen and participate in the
meeting and obtain information about
how the meeting will occur should refer
to the District's website,
www.IndigoCDD.com or contact the
District Manager, c/o Governmental
Management Services, LLC, at (904) 940-
5850 or jperry@gmsnf.com to obtain
access information. Additionally,
participants are strongly encouraged to
submit questions and comments to the
District Manager at least 24 hours in
advance of the meeting at (904) 940-
5850 or jperry@gmsnf.com to facilitate
the Board's consideration of such
questions and comments during the
meeting.

An electronic copy of the agenda for this
meeting may be obtained from the
District Manager, at 475 West Town
Place, Suite 114, St. Augustine, Florida
32092 or by calling (904) 940-5850, and
is expected to also be available on the
District's website at
www.IndigoCDD.com. The meeting may
be continued to a date, time, and place
to be specified on the record at such
meeting.

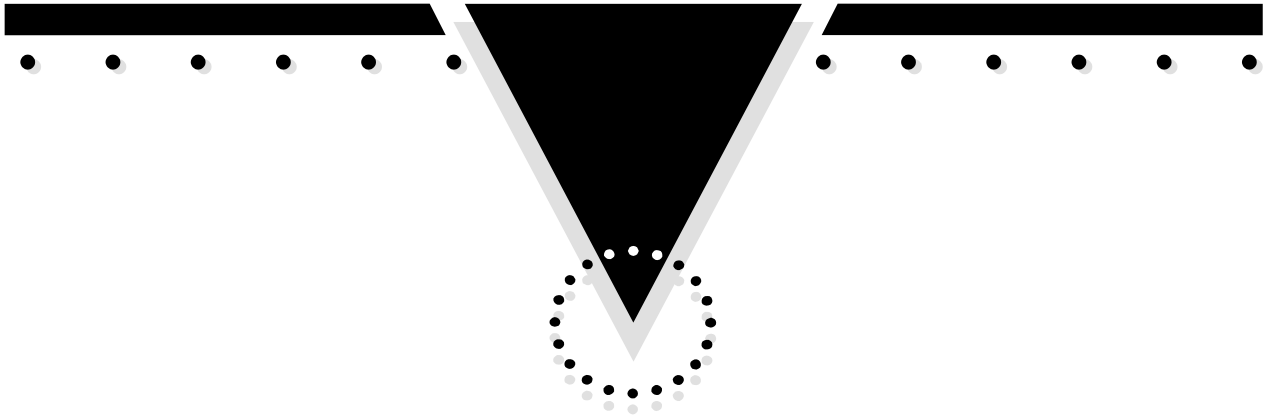
Pursuant to provisions of the Americans
with Disabilities Act, any person
requiring special accommodations at this
meeting because of a disability or
physical impairment should contact the
District Office at (904) 940-5850 at least
48 hours prior to the meeting. If you are
hearing or speech impaired, please
contact the Florida Relay Service by
dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-
800-955-8770 (Voice), for aid in
contacting the District Office.

A person who decides to appeal any
decision made at the meeting with
respect to any matter considered at the
meeting 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.

If you are unable to participate by
telephone or by Zoom, please contact
the District Manager's office at (904)
940-5850 or jperry@gmsnf.com for
further accommodations.

James Perry
District Manager
L2368984 Oct 19, 2020 1t

TENTH ORDER OF BUSINESS



Indigo

Community Development District

Unaudited Financial Reporting
October 31, 2020



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Series 1999A Income Statement</u>
5	<u>Debt Service Fund Series 1999C Income Statement</u>
6	<u>Debt Service Fund Series 2005 Income Statement</u>
7	<u>Capital Projects Fund Series 1999A Income Statement</u>
8-9	<u>Month to Month</u>
10	<u>Assessment Receipt Schedule</u>

Indigo
Community Development District
 Combined Balance Sheet
 As of October 31, 2020

	<u>Governmental Funds</u>			<u>Account Groups</u>		<u>Totals</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>General</u> <u>Fixed Assets</u>	<u>General Long-</u> <u>Term Debt</u>	(memorandum only) <u>2021</u>
Assets						
Cash	\$41,316	----	----	----	----	\$41,316
Assessment Receivable	\$3,000	----	----	----	----	\$3,000
Prepaid Expense	\$500	----	----	----	----	\$500
Investments						
Operating Account	\$2,388	----	----	----	----	\$2,388
State Board of Administration - Operating	\$250,456	----	----	----	----	\$250,456
State Board of Administration - Reserve	\$2,148,248	----	----	----	----	\$2,148,248
Series 1999A						
Reserve Account	----	\$80,675	----	----	----	\$80,675
Revenue Account	----	\$46,229	----	----	----	\$46,229
Construction	----	----	\$148,226	----	----	\$148,226
Series 1999C						
Reserve Account	----	\$59,586	----	----	----	\$59,586
Revenue Account	----	\$671,696	----	----	----	\$671,696
Redemption Account	----	\$339	----	----	----	\$339
Remedial Expenditure	----	\$0	----	----	----	\$0
Series 2005						
Reserve Account	----	\$60,204	----	----	----	\$60,204
Escrow Deposit Fund	----	\$9,848	----	----	----	\$9,848
Prepayment Account	----	\$1,978	----	----	----	\$1,978
Revenue Account	----	\$860,541	----	----	----	\$860,541
Remedial Expenditure	----	\$0	----	----	----	\$0
Fixed Assets	----	----	----	\$8,305,270	----	\$8,305,270
Amount Available/Long-Term Debt	----	----	----	----	\$1,791,095	\$1,791,095
Amount to be Provided/Long Term Debt 1999A	----	----	----	----	\$468,096	\$468,096
Amount to be Provided/Long Term Debt 1999C	----	----	----	----	\$5,928,379	\$5,928,379
Amount to be Provided/Long Term Debt 2005	----	----	----	----	\$5,037,430	\$5,037,430
Total Assets	\$2,445,908	\$1,791,095	\$148,226	\$8,305,270	\$13,225,000	\$25,915,499
Liabilities						
Accounts Payable	\$679	----	----	----	----	\$679
Accrued Principal Payment 1999C	----	\$945,000	----	----	----	\$945,000
Accrued Interest Payment 1999C	----	\$5,075	----	----	----	\$5,075
Accrued Principal Payment 2005	----	\$440,000	----	----	----	\$440,000
Accrued Interest Payment 2005	----	\$1,799,744	----	----	----	\$1,799,744
Bonds Payable 1999A	----	----	----	----	\$595,000	\$595,000
Bonds Payable 1999C	----	----	----	----	\$6,660,000	\$6,660,000
Bonds Payable 2005	----	----	----	----	\$5,970,000	\$5,970,000
Fund Equity, Other Credits						
Investments in General Fixed Assets	----	----	----	\$8,305,270	----	\$8,305,270
Fund Balances						
Restricted for Debt Service 1999A/B	----	\$126,904	----	----	----	\$126,904
Restricted for Debt Service 1999C	----	(\$218,454)	----	----	----	(\$218,454)
Restricted for Debt Service 2005	----	(\$1,307,173)	----	----	----	(\$1,307,173)
Restricted for Capital Projects 1999A/B	----	----	\$148,226	----	----	\$148,226
Assigned for General Fund	\$300,000	----	----	----	----	\$300,000
Unassigned General Fund	\$2,145,229	----	----	----	----	\$2,145,229
Total Liabilities, Fund Equity	\$2,445,908	\$1,791,095	\$148,226	\$8,305,270	\$13,225,000	\$25,915,499

INDIGO

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures As of October 31, 2020

	General Fund Budget	Prorated Budget 10/31/20	Actual 10/31/20	Variance
<u>REVENUES:</u>				
Maintenance Assessments	\$639,785	\$639,785	\$0	(\$639,785)
City of Daytona Funding	\$8,100	\$0	\$0	\$0
Interest Income	\$25,000	\$2,083	\$607	(\$1,476)
TOTAL REVENUES	\$672,885	\$641,868	\$607	(\$641,261)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$1,000	\$1,000	\$0
FICA Expense	\$918	\$77	\$77	\$0
Engineering	\$5,000	\$417	\$0	\$417
Attorney	\$32,000	\$2,667	\$0	\$2,667
Annual Audit	\$5,000	\$0	\$0	\$0
Arbitrage	\$1,350	\$0	\$0	\$0
Trustee	\$14,000	\$0	\$0	\$0
Dissemination Agent	\$3,100	\$258	\$258	\$0
Special Assessment Roll Preparation	\$20,000	\$20,000	\$20,000	\$0
Management Fees	\$56,500	\$4,708	\$4,708	\$0
Information Technology	\$4,000	\$333	\$333	\$0
Telephone	\$300	\$25	\$0	\$25
Postage	\$1,500	\$125	\$244	(\$119)
Insurance	\$20,300	\$20,300	\$20,944	(\$644)
Printing & Binding	\$1,750	\$146	\$117	\$29
Legal Advertising	\$2,500	\$208	\$439	(\$230)
Other Current Charges	\$1,000	\$83	\$97	(\$14)
Office Supplies	\$350	\$29	\$18	\$11
Foreclosure Costs	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$175	\$0	\$175
Office Expense	\$6,000	\$500	\$500	\$0
TOTAL ADMINISTRATIVE	\$187,743	\$51,052	\$48,735	\$2,317
<u>FIELD:</u>				
<i>Operating Expenses I-95</i>				
Landscape Maintenance	\$50,400	\$4,200	\$4,200	(\$0)
Landscape Contingency	\$2,000	\$167	\$0	\$167
Irrigation Repairs & Maintenance	\$10,000	\$833	\$0	\$833
Mowing	\$8,100	\$675	\$0	\$675
Lakes	\$5,336	\$445	\$743	(\$298)
Plant Replacement & Annuals	\$8,000	\$667	\$0	\$667
Utilities	\$18,000	\$1,500	\$115	\$1,385
Repairs	\$10,000	\$833	\$0	\$833
Miscellaneous	\$2,000	\$167	\$131	\$35
Operating Expenses I-95	\$113,836	\$9,486	\$5,189	\$4,297

INDIGO COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

	General Fund Budget	Prorated Budget 10/31/20	Actual 10/31/20	Variance
<i>Operating Expenses Community Wide</i>				
Site Manager	\$31,800	\$2,650	\$2,650	\$0
Landscape Maintenance	\$418,884	\$34,907	\$34,907	\$0
Landscape Contingency	\$26,912	\$2,243	\$525	\$1,718
Irrigation Repairs & Maintenance	\$30,000	\$2,500	\$2,085	\$415
Lakes	\$37,956	\$3,163	\$0	\$3,163
Plant Replacement & Annuals	\$35,000	\$2,917	\$0	\$2,917
Utilities	\$45,000	\$3,750	\$2,526	\$1,224
Repairs	\$65,972	\$5,498	\$2,743	\$2,755
Stormwater System	\$3,750	\$313	\$0	\$313
Sidewalks	\$3,000	\$250	\$0	\$250
Miscellaneous	\$15,000	\$1,250	\$1,731	(\$481)
Conservation Easement Maintenance	\$47,832	\$3,986	\$3,986	\$0
Tree Trimming	\$43,200	\$3,600	\$3,600	\$0
Pressure Washing	\$17,000	\$1,417	\$0	\$1,417
Operating Expenses Community Wide	\$821,306	\$68,442	\$54,752	\$13,690
TOTAL FIELD	\$935,142	\$77,929	\$59,941	\$17,987
TOTAL EXPENDITURES	\$1,122,885	\$128,980	\$108,676	\$20,304
EXCESS REVENUES/ (EXPENDITURES) AND OTHER SOURCES	(\$450,000)	----	(\$108,069)	----
FUND BALANCE - BEGINNING	\$450,000	----	\$2,553,298	----
FUND BALANCE - ENDING	\$0	----	\$2,445,229	----

INDIGO COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 1999A

Statement of Revenues & Expenditures

As of October 31, 2020

REVENUES:

	Debt Service Budget	Prorated Budget 10/31/20	Actual 10/31/20	Variance
Special Assessments	\$79,064	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$79,064	\$0	\$1	\$1

EXPENDITURES:

Interest Expense - 11/01	\$20,825	\$0	\$0	\$0
Principal Expense - 5/01	\$35,000	\$0	\$0	\$0
Interest Expense - 5/01	\$20,825	\$0	\$0	\$0
TOTAL EXPENDITURES	\$76,650	\$0	\$0	\$0

OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0

EXCESS REVENUES/ (EXPENDITURES) AND OTHER SOURCES

	\$2,414	----	\$1	----
FUND BALANCE - BEGINNING	\$46,977	----	\$126,903	----
FUND BALANCE - ENDING	\$49,391	----	\$126,904	----

Fund Balance Calculation

Reserve Account	\$80,675
Revenue Account	<u>\$46,229</u>
Total Series 1999A Funds Available	<u><u>\$126,904</u></u>

INDIGO COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 1999C

Statement of Revenues & Expenditures

As of October 31, 2020

REVENUES:

	Debt Service Budget	Prorated Budget 10/31/20	Actual 10/31/20	Variance
Special Assessments - Tax Collector	\$567,166	\$6	\$6	\$0
Interest Income	\$2,500	\$0	\$0	\$0
Other Income Source	\$371,184	\$0	\$0	\$0
TOTAL REVENUES	\$940,850	\$6	\$6	\$0

EXPENDITURES:

Debt Service Obligation	\$940,850	\$0	\$0	\$0
TOTAL EXPENDITURES	\$940,850	\$0	\$0	\$0

OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES	\$0	----	\$6	----
FUND BALANCE - BEGINNING	\$0	----	(\$218,460)	----
FUND BALANCE - ENDING	\$0	----	(\$218,454)	----

Fund Balance Calculation

Reserve Account	\$59,586
Revenue Account	\$671,696
Redemption Account	\$339
Remedial Expenditure	\$0
Accrued Interest Payable	(\$5,075)
Accrued Principal Payable	(\$945,000)
Total Series 1999C Funds Available	(\$218,454)

INDIGO COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2005

Statement of Revenues & Expenditures

As of October 31, 2020

REVENUES:

	Debt Service Budget	Prorated Budget 10/31/20	Actual 10/31/20	Variance
Special Assessments - Tax Collector	\$268,908	\$0	\$0	\$0
Interest Income	\$2,500	\$0	\$8	\$8
Other Income Source	\$306,580	\$0	\$0	\$0
TOTAL REVENUES	\$577,988	\$0	\$8	\$8

EXPENDITURES:

Debt Service Obligation	\$577,988	\$0	\$0	\$0
TOTAL EXPENDITURES	\$577,988	\$0	\$0	\$0

OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES

\$0	----	\$8	----
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FUND BALANCE - BEGINNING

\$0	---	(\$1,307,181)	----
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FUND BALANCE - ENDING

\$0	----	(\$1,307,173)	----
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Fund Balance Calculation

Reserve Account	\$60,204
Escrow Deposit Fund	\$9,848
Prepayment Account	\$1,978
Revenue Account	\$860,541
Remedial Expenditure	\$0
Accrued Interest Payable	(\$1,799,744)
Accrued Principal Payable	(\$440,000)
Total Series 2005 Funds Available	(\$1,307,173)

INDIGO COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 1999A

Statement of Revenues & Expenditures

As of October 31, 2020

	Capital Projects Budget	Prorated Budget 10/31/20	Actual 10/31/20	Variance
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$1	\$1
FUND BALANCE - BEGINNING	\$0	----	\$148,226	----
FUND BALANCE - ENDING	\$0	----	\$148,226	----

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Month to Month Income Statement FY2021

REVENUES:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Daytona Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$607
TOTAL REVENUES	\$607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$607

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258
Special Assessment Roll Preparation	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Management Fees	\$4,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,708
Information Technology	\$333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244
Insurance	\$20,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,944
Printing & Binding	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Legal Advertising	\$439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$439
Other Current Charges	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97
Office Supplies	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Foreclosure Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Expense	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TOTAL ADMINISTRATIVE	\$48,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,735

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Month to Month Income Statement FY2021

FIELD:

Operating Expenses I-95

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Landscape Maintenance	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mowing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes	\$743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$743
Plant Replacement & Annuals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131

OPERATING EXPENSES I-95	\$5,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,189
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Operating Expenses Community Wide

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Site Manager	\$2,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650
Landscape Maintenance	\$34,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,907
Landscape Contingency	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Irrigation Repairs & Maintenance	\$2,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,085
Lakes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement & Annuals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$2,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,526
Repairs	\$2,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,743
Stormwater System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$1,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,731
Conservation Easement Maintenance	\$3,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,986
Tree Trimming	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

OPERATING EXPENSES COMMUNITY WIDE	\$54,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,752
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TOTAL EXPENDITURES	\$108,676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,676
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EXCESS REVENUES/ (EXPENDITURES)	(\$108,069)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$108,069)
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TAX COLLECTOR

NET TAX ROLL ASSESSED	4,579.28	\$ 639,778.96	\$ 79,064.20	\$ 567,166.29	\$ 268,908.34	\$ 1,554,917.79
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