

INDIGO COMMUNITY
DEVELOPMENT DISTRICT

AUGUST 26, 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

August 19, 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 Wednesday, August 26, 2020 at 1:00 p.m. using Zoom communications media technology. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (Limited to 3 minutes per person)
- III. Affidavits of Publication
- IV. Approval of Minutes
 - A. June 24, 2020 Meeting
 - B. July 22, 2020 Special Meeting
- V. Public Hearing to Consider the Imposition of Special Assessments for the Phase 1A Development; Consideration of Resolution 2020-09
- VI. Public Hearing to Consider Adoption of the Fiscal Year 2021 Budget
 - A. Consideration of Resolution 2020-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021
 - B. Consideration of Resolution 2020-11, Imposing Special Assessments and Certifying an Assessment Roll
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2021
 - 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 July 31, 2020
- XI. Next Scheduled Meeting – Wednesday, September 23, 2020 at 1:00 p.m.
- XII. Adjournment

Enclosed under the third order of business are copies of the affidavits of publication for the meeting and public hearings.

Enclosed under the fourth order of business are copies of the minutes of the June 24, 2020 meeting and the June 22, 2020 special meeting for your review and approval.

The fifth order of business is the public hearing to consider the imposition of special assessments for the Phase 1A development and consideration of resolution 2020-09. Copies of the resolution and its exhibits are enclosed for your review and approval.

The sixth order of business is the public hearing to consider adoption of the Fiscal Year 2021 budget. Enclosed for your review and approval are copies of the budget, resolution 2020-10 and resolution 2020-11.

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

Wednesday
August 26, 2020
1:00 p.m.

Meeting Via Zoom:
Online: <https://zoom.us/join>
Phone: (646) 876-9923
Meeting ID#: 980 1943 6728
Passcode: 485142
www.indigocdd.com

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THIRD ORDER OF BUSINESS

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

L 2364116

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

JULY 30, AUGUST 6, 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

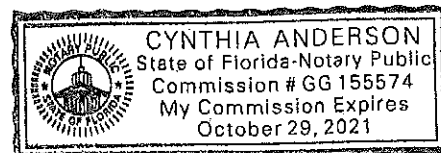
.....
Sworn to and subscribed before me

This **6TH OF AUGUST**

A.D. 2020

Cynthia Anderson

49D



**NOTICE OF PUBLIC HEARING TO
CONSIDER IMPOSITION OF SPECIAL
ASSESSMENTS PURSUANT TO
SECTION 170.07, FLORIDA STATUTES,
BY THE INDIGO COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER ADOPTION OF
ASSESSMENT ROLL PURSUANT TO
SECTION 197.3632(4)(b), FLORIDA
STATUTES, BY THE INDIGO
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF REGULAR MEETING
OF THE INDIGO COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of the Indigo Community Development District ("District") will hold public hearings on **WEDNESDAY, AUGUST 26, 2020 AT 1:00 P.M. AT HOLIDAY INN DAYTONA BEACH LPGA BOULEVARD, 137 AUTOMALL CIRCLE, DAYTONA BEACH, FLORIDA 32124** to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

It is anticipated that the public hearing and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can obtain the remote conference information (Zoom Application Link and/or Call-In Number) by visiting the District's Website, www.IndigoCDD.com, or contacting the District Manager's Office, identified below. Participants are strongly encouraged to submit questions and comments to the District Manager's Office, identified below, by 5:00 p.m. on August 24, 2020 in advance of the hearing to facilitate the Board's consideration of such questions and comments during the hearing.

The streets and areas to be improved ("Phase A1 Development") are generally located south of the Daytona Beach Municipal Stadium, east of LPGA Boulevard and north of West International Speedway Boulevard, in the City of Daytona Beach, Volusia County, Florida, and is geographically depicted below and in the District's Engineer's Report, Integrated LPGA - Phase A1, dated July 14, 2020, prepared by Poulos & Bennett, LLC ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, undergrounding of electrical distribution & street lighting, onsite roadway improvements, master stormwater management system, potable water distribution, sanitary sewer system, reclaimed water distribution, Grand Champion Boulevard landscaping, irrigation and hardscape, LPGA offsite roadway improvements, and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$9,957,848.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report for the Integrated LPGA - Phase A1 Development, dated July 15, 2020, and prepared by Governmental Management Services, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$11,745,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

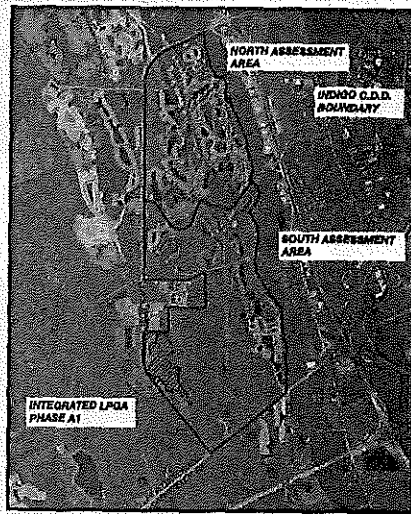
Land Use	Total Lots	Total Area (Acres)	Total Assessment (\$)
40' Lots	113	1	\$3,545.38
50' Lots	82	1.25	\$4,431.72

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Volusia County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on **WEDNESDAY, AUGUST 26, 2020 AT 1:00 P.M. AT HOLIDAY INN DAYTONA BEACH LPGA BOULEVARD, 137 AUTOMALL CIRCLE, DAYTONA BEACH, FLORIDA 32124**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting, committee meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting, committee meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.



**RESOLUTION 2020-07
[PHASE A1 DEVELOPMENT]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors ("Board") of the Indigo Community Development District ("District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") described in the District's *Integrated LPGA - Phase A1 Engineer's Report*, dated July 14, 2020, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Draft Master Special Assessment Methodology Report for the Integrated LPGA - Phase A1 Development*, dated July 15, 2020, attached hereto as Exhibit B and incorporated herein by reference and on file at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850 ("District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$9,957,848 ("Estimated Cost").
4. The Assessments will defray approximately \$11,745,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Volusia County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of July, 2020.

ATTEST:

/s/ James Perry
Secretary/Assistant Secretary

INDIGO COMMUNITY DEVELOPMENT DISTRICT

/s/ Thomas Leek
Chairman, Board of Supervisors

Exhibit A: *Integrated LPGA - Phase A1 Engineer's Report*, dated July 14, 2020

Exhibit B: *Draft Master Special Assessment Methodology Report for the Integrated LPGA - Phase A1 Development*, dated July 15, 2020

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

L 2364064

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

JULY 29, AUGUST 5, 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

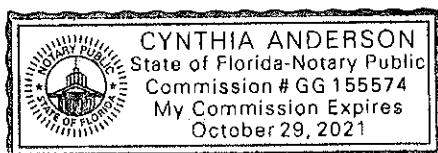
Sworn to and subscribed before me

This **5TH** of **AUGUST**

A.D. 2020

Cynthia Anderson
.....

49D



**INDIGO COMMUNITY DEVELOPMENT
DISTRICT**

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2020/2021 BUDGETS;
NOTICE OF POSSIBLE REMOTE
PROCEDURES DURING PUBLIC
HEALTH EMERGENCY DUE TO COVID-
19; AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Indigo Community Development District ("District") will hold a public hearing on August 26, 2020 at 1:00 p.m. at the Holiday Inn Daytona Beach LPGA Boulevard, 137 Autumall Circle, Daytona Beach, Florida for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://Indigocdd.com>.

It is anticipated that the public hearing and meeting will take place at the Holiday Inn Daytona Beach LPGA Boulevard, 137 Autumall Circle, Daytona Beach, Florida. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can obtain the remote conference information (Zoom Application Link and/or Call-In Number) by visiting the District's Website or contacting the District Manager's Office, both identified above. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at jperry@gmsnf.com or by calling (904) 940-5850 5:00 p.m. on August 24, 2020 in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Jim Perry
District Manager
L2364064 July 29, Aug 5, 2020 21

FOURTH ORDER OF BUSINESS

A.

INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, June 24, 2020 at 1:00 p.m. using Zoom media technology pursuant to Executive Orders 20-52, 20-69 and 20-139 issued by Governor DeSantis and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Thomas G. Leek	Chairman
Robert E. Welsh	Vice Chairman
John McCarthy	Assistant Secretary
Donald Parks	Assistant Secretary
Mark McCommon	Assistant secretary

Also Present were:

James Perry	District Manager
Katie Buchanan	District Counsel
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Ernesto Torres	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order and 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 May 27, 2020 Meeting

On MOTION by Mr. Leek seconded by Mr. McCarthy with all in favor the minutes of the May 27, 2020 meeting were approved as presented.
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Mr. Parks and Mr. Welsh joined the meeting at this time.

FOURTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2021 Budget**

Mr. Perry stated our public hearing is going to be August 26, 2020; we are about 92% collected, and we are also expecting some additional receipts from tax certificate sales. More than likely we will be looking at lowering the assessments this coming fiscal year and we will provide you a couple of options on that. At this time there are no recommendations on how much they will be reduced.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

The litigation is trudging along in light of the COVID delay. I will point out that we have been in contact frequently with Andre and George. They did the settlement and now they are trying to move forward with continued development on that property, but they are not yet ready to come to the board.

Mr. Perry stated in conjunction with that we do not have a July meeting, we have one in August so when we get to the end of the meeting today I will ask the board on a provisional basis to set a meeting for the end of July in case they get their documents ready and can move forward with a bond issue on those parcels, SW 30 and 32 parcels.

Ms. Buchanan stated in case anyone is wondering it would likely be a virtual meeting because the executive order was issued that extends the virtual meetings through the end of July.

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 one of the biggest site projects since the last meeting has been rebuilding the architectural fountains at the entrance. We lost two vendors this year and fortunately, Team Rountree has put together some fountain technicians for us and we are rebuilding the internal components on these. They had been constructed with wood components

and they keep rotting and falling apart. Jake with Rountree has fabricated aluminum frames for these entrances. We are starting at International Golf Drive; we have completed one and we are moving on to the second one. It should provide fewer problems for us going forward with a simpler design. The larger companies are no longer servicing these architectural fountains. I think we can maintain those inhouse except for electrical.

Mr. Rountree stated I hope everyone received the picture of the mockup of what the front entrance is going to look like. Mark and I got together and did the pictures of the magnolias, everything has been delivered, everything is ready to be installed. Some lighting and irrigation work was being done ahead of time. Both projects we had going, the entrance beds as well as the oak trees in Grand Champion have been done.

SIXTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Mr. Leek asked the reduction in what we expect in operating expenses, do you have a feel for what that is going to be?

Mr. Perry stated I would imagine it is going to be between \$20 and \$50, probably skewed more towards the \$50 side.

Mr. Leek stated in the past we have had a listing of what they have been each year for the last several years. Can we do that again?

Mr. Perry responded yes.

SEVENTH ORDER OF BUSINESS**Approval of Check Register**

On MOTION by Mr. Leek seconded by Mr. Welsh with all in favor the check register was approved.

EIGHTH ORDER OF BUSINESS**Financial Statements as of May 31, 2020**

A copy of the financial statements was included in the agenda package.

NINTH ORDER OF BUSINESS**Other Business**

Mr. Perry stated I would like the board to approve a meeting for July 22, 2020 at 1:00 p.m. that will be held via Zoom and would be primarily be related to a potential bond issue for SW 30

and 32 Parcels to get the assessment process started. If by chance the documents are not ready, we will just cancel the meeting.

Mr. Welsh asked does that mean we will have two meetings in August or just the one we have scheduled?

Mr. Perry stated we have to have the one we have scheduled for August 26th because that is the budget hearing. If the documents are ready on July 22nd and they would like to meet the week after, we will call the board and see if we will have a quorum. If it goes to the middle of August, it doesn't make sense to have a separate meeting.

On MOTION by Mr. McCarthy seconded by Mr. Welsh with all in favor a special meeting was scheduled for July 22, 2020 at 1:00 p.m.
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TENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 26, 2020 at 1:00 p.m. @ Holiday Inn

Mr. Perry stated the next scheduled meeting is August 26, 2020 at 1:00 p.m. at the Holiday Inn.

On MOTION by Mr. Welsh seconded by Mr. McCommon with all in favor the meeting adjourned at 1:13 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

INDIGO
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, July 22, 2020 at 1:00 p.m. using Zoom media technology pursuant to Executive Orders 20-52, 20-69 and 20-150 issued by Governor DeSantis and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Thomas G. Leek	Chairman
Robert E. Welsh	Vice Chairman
John McCarthy	Assistant Secretary
Donald Parks	Assistant Secretary
Mark McCommon	Assistant secretary

Also Present were:

James Perry	District Manager
Katie Buchanan	District Counsel
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Justin Rowan	MBS Capital Markets
Mark Watts	Cobb Cole
Andre Vidrine	Integrative Development Group

FIRST ORDER OF BUSINESS

Roll Call

Mr. Leek 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

Financing Matters

A. Consideration of Engineer's Report

Mr. Perry stated this has to do with the Phase A1 development and we will go through a number of documents. The first one is consideration of the engineer's report and that is provided by Poulos & Bennet, dated July 14, 2020. The report gives a background of the district and what

these improvements are going to be. It is related to the first phase, which includes 195 single-family units and it goes through the acreage and land use and all the different infrastructure benefits the units that are going to be constructed along with an estimated cost for each of those components. It also has an ownership and maintenance matrix, which is standard in reports such as this and it has maps related to the proposed development along with a layout of the platted lots. The last page has a summary of costs estimated for all the infrastructure related to this initial phase. The engineer is on at this time if the board has any questions.

Mr. Leek asked where would this enter off of LPGA? Is it in back of the stadium?

Mr. Vidrine stated the main boulevard through the subdivision comes off of LPGA and that will eventually extend further to the east and connect with Grand Champion. There is in the northern phase of the residential development when you come off the main boulevard into the project that will connect eventually to the extension of Dunn Avenue.

On MOTION by Mr. Parks seconded by Mr. Walsh with all in favor the engineer's report for Phase A1 Development was accepted as presented.

B. Consideration of Assessment Methodology Report

Mr. Perry stated the master special assessment methodology report is for the Phase A1 development and this report takes the engineer's report and provides for an estimated financing for those improvements and that financing would be at 100%. This is the start of the assessment methodology process; we will come back and supplement this with close to what the bond issue will be. The developer will determine how much of the financing they want to take place in regard to this project, but it is based on 195 units and they are allocated between 40 and 50-foot lots. Based upon the construction improvement plan of almost \$10 million they would issue \$11,745,000 worth of bonds and that would be spread over the planned units of 195. Table 4 provides what the debt per unit would be and the annual assessment per unit. Table 5 is the allocation on all the platted lots associated with the 195 lots in this first Phase. We will come back and supplement this based on the actual financing that will take place.

Mr. Leek asked on Table 5 is that \$4,400 per lot?

Mr. Perry stated if the district were to issue bonds to finance the total cost of that infrastructure that would be the annual assessment for a 50-foot lot. Obviously, there would be

problems economically with the developer having to issue bonds then try to pass it on to the ultimate property owner. The supplemental methodology that we come back with will be more in tune with what the developer's plans are; the assessments might be higher and he might pay down assessments related to the sale of individual lots or sale of bulk lots so the lots could be marketed and meet the economic conditions that are out there right now.

Mr. Leek asked how would the developer do that?

Mr. Perry responded this is the start of the assessment process and this would be the maximum they could ever finance. I don't know of any developer that has used the maximum and issued bonds based on that amount. Typically, we will supplement this, and the actual bond issue would be a lower amount. Let's say they issue bonds for \$5 million in total and the assessment is \$2,000 per fiscal year; obviously, if you look at the other lots in the LPGA and Daytona Beach area you couldn't sustain or sell a lot with a \$2,000 debt service assessment on it. What happens is at the time of closing the developer buys that down to what market conditions would be. They could reduce it by \$1,000, \$1,500 or even pay it off; that would be up to them.

Mr. Parks asked if it comes to fruition how long would it be?

Mr. Rowan stated based on some recent discussions we were going to try to time the bond issuance with the timing of completion of the infrastructure, which was estimated in the first quarter of 2021. I think that is when we pick this up and actually market and issue the bonds. Within that time there are other documents that staff will be in the process of preparing and that will come before the board as well in the coming months.

I had sent a couple comments before this report is deemed final. No changes to the numbers themselves but within the narrative I made a few comments related to the assumptions for the bond sizing so to the extent this is accepted by the board it could be accepted in substantial form.

On MOTION by Mr. Leek seconded by Mr. McCommon with all in favor the master assessment methodology report for Phase A1 was approved in substantial form.

C. Consideration of Resolution 2020-07 Declaring Special Assessments

Mr. Perry stated I will read the title of the resolution, which is, a resolution of the board of supervisors of the Indigo Community Development District declaring special assessments; indicating the location, nature and estimated cost of those infrastructure improvements whose cost

is to be defrayed by the special assessments; providing the portion of the estimated cost of the improvements to be defrayed by the special assessments; providing the manner in which such special assessments shall be made; providing when such special assessments shall be paid; designating lands upon which the special assessments shall be levied; providing for an assessment plat; adopting a preliminary assessment roll; providing for publication of this resolution.

Also attached to this will be the engineer's report and assessment methodology report. The resolution does have and references the cost of the improvements and the potential for bond debt issuance in regard to the \$11,745,000. These assessments and the levy of this will be only to the Phase A1 development; it doesn't affect any other lands within the district, it is specific to this development and the 195 lots associated with that.

Mr. McCommon asked Jamie, have you had any discussions about the common areas and signage or Kurt, related to entry signs and so forth? The entry off of LPGA are we going to have the same kind of wall and entry there as we have in other LPGA entries?

Mr. Rountree stated that is more Andre.

Mr. Vidrine stated the approved construction plans had an entry feature in it; it isn't exactly the same as the ones existing within LPGA. They don't match identically.

Mr. McCommon stated not that they are identical.

Mr. Vidrine stated we built one recently that is similar so we have one constructed and I can send a picture of that, but it is in the plans, it has a water feature, a couple different textures as far as stone and some siding, an intentional color layout. The one we did previously was for a 160-acre mixed use project and I kept the form and size proportionate to what they are driving into.

Mr. McCommon stated I just wanted to make sure there wasn't an additional cost that we would be talking about for that and that it was covered in here. At some point in time we will be talking about common area maintenance.

Mr. Rountree stated we have already started those conversations.

Mr. Vidrine stated I want to make sure that LPGA feels like they are controlling their destiny and that it is not some random HOA that decides not to mow the grass and the whole place starts to look bad and it affects the entire master plan. We are very conscientious that we work closely with the board, with the CDD, with Jamie regarding long term maintenance.

On MOTION by Mr. Parks seconded by Mr. McCommon with all in favor Resolution 2020-07 was approved.

D. Consideration of Resolution 2020-08 Setting a Public Hearing for the Purpose of Imposing Special Assessments

Mr. Perry stated this resolution dovetails back to the previous one and the resolution will set a public hearing date at which the assessments will be discussed for public input. The basis for this is related to the engineer's report and the assessment methodology report. We will be doing mailed notice in regard to this to the property owner.

Ms. Buchanan stated I want to make sure that the board has a general comfort level with the project that is described in the engineer's report and continue to understand that the assessment process just establishes the maximum for the assessments and they will likely be drawn down to target. Once we provide notice to the landowners of the impacted land then they have the opportunity at your hearing to come and express concerns. You would have more opportunity to ask questions at that hearing and then if everyone is comfortable, we would levy the master lien we have been discussing and we would come back at a later date with the project sized and assessment levels.

Mr. Perry asked are we looking at the August or September meeting for the public hearing?

Mr. Rowan stated to the extent there are enough days in between now and the August board meeting, I would suggest you schedule it in conjunction with the August board meeting and conclude the process.

Ms. Buchanan stated that will be fine.

On MOTION by Mr. Welsh seconded by Mr. McCommon with all in favor Resolution 2020-09 setting the public hearing for August 26, 2020 at 1:00 p.m. was approved.

Mr. Parks asked when this is advertised in the paper will it use the term "special assessment"?

Mr. Perry stated this is part of our regular advertised meeting, on our website we have the agenda that is posted a week before the meeting.

Ms. Buchanan stated there is a special advertisement for the assessment hearing that will be very on point for the purpose of explaining what the assessment hearing is.

Mr. Parks stated I'm seeing a huge crowd when they see this.

Ms. Buchanan stated it will be very specific and say special assessment, but it will also include a map of the area that will be subject to the special assessments. Hopefully, it doesn't bring out people who will not be affected.

Mr. Parks stated if at all possible, I think we ought to have the meeting at the Holiday Inn with appropriate distancing with masks.

Mr. Perry stated I will see. I don't know if they are allowing meetings right now or not. A lot of facilities are not allowing public meetings.

Ms. Buchanan stated I understand the board has a sense of their neighbors and community, but I will do my best to make sure the assessment is very clear that it only impacts the lands that are going to be subject to the special assessment and no one else is going to have an increase in assessments or a new assessment on their property.

Mr. Perry stated also if you have neighbors and you talk with them and they still have a lot of questions, just refer them to me and I will give them a call back.

FOURTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Mr. Perry stated this an agreement with American SW-30 and this provides for various components of the engineer's report that would be constructed with developer funds to later be acquired by the district and also that the developer could be reimbursed for the costs associated with that property that flows to the district, the infrastructure itself. This is a standard form agreement and normal with any district.

Ms. Buchanan stated we would ask that it be approved in substantial form. It is a relatively standard form of agreement and it commits the district to acquire certain infrastructure improvements from the developer and upon the issuance of bonds would then reimburse the developer with those bond proceeds. It doesn't make any more commitments about the district issuing more bonds than what we will actually approve in the delegation resolution; it is not like an ongoing responsibility that the district has to pay, but it also governs the transaction of how the district acquires the infrastructure improvements that it will receive from the developer, what sort of certifications we would get from the engineer to make sure the improvements are of good quality and of an appropriate cost as well as making sure that we have any real property interest that we

need to maintain and operate those improvements. We would ask that you approve it in substantial form and delegate authority to the chairman to sign between meetings.

Mr. McCommon asked in the second to last paragraph on page 1 it says, as validated up to \$75 million in special assessment bonds. I'm assuming that is since the inception in 1995. Or what does that \$75 million represent?

Ms. Buchanan stated when a district decides it is going to move forward with bond issuance it has to have the bonds validated by a circuit court, generally we use a relatively high number so that we have the flexibility to continue to issue bonds during the lifespan of the district. Right now you have issued the 1999, 2005's and you are nowhere close to the total threshold that the circuit court approved back in 1999. You have plenty of room to continue to issue bonds to continue to fund infrastructure improvements within your boundaries.

Mr. McCommon stated if we have a few more \$10 million bond issues we would be getting close.

Ms. Buchanan stated it is true, but you don't just get one chance, there are plenty of districts where we had to go back through validation, which is a relatively simple proceeding and the court will generally increase your threshold. I don't see that happening; you have quite a bit left.

On MOTION by Mr. Leek seconded by Mr. Welsh with all in favor the acquisition agreement with American SW-30 Investments, LLC was approved in substantial form and the chairman was authorized to sign the agreement.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, August 26, 2020 at 1:00 p.m. @ Holiday Inn LPGA

Mr. Perry stated the next scheduled meeting is Wednesday, August 26, 2020 at 1:00 p.m. currently scheduled for the Holiday Inn. We will keep you apprised if we can have it there or not and I heard the preference of the board to have it in person and we will try to do that.

Mr. Welsh stated a thank you to Jamie Rountree for the magnolia trees at the entrance. It really looks nice as you come into Champions Drive.

Mr. Rountree stated thank you, I appreciate it. We have to mulching to do up there, we are just waiting on delivery and after that the project will be complete.

On MOTION by Mr. Welsh seconded by Mr. Parks with all in favor the meeting adjourned at 1:30 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2020-09

[PHASE A1 DEVELOPMENT]

A RESOLUTION OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Indigo Community Development District (“District”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management improvements, utilities (water, sewer, reclaimed water), landscaping, irrigation and signage improvements, and undergrounding of electrical distribution and street lighting, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (“Project”), the nature and location of which was initially described in Resolution 2020-07 and is shown in the *Integrated LPGA – Phase A1 Engineer’s Report*, dated July 14, 2020 (“Engineer’s Report”), and which Project’s plans and specifications are on file in the District’s records office at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Capital Improvement Revenue Bonds, in one or more series (“Bonds”).

(g) By Resolution 2020-07, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2020-07 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2020-07, said Resolution 2020-07 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2020-07, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-08 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On August 26, 2020, at the time and place specified in Resolution 2020-08 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report for the Integrated LPGA – Phase A1 Development*, dated July 15, 2020 ("Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein ("Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

(v) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvement Plan are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt service when due;

SECTION 3. AUTHORIZATION OF PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2020-07, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the

Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Volusia County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth ("True-Up Methodology"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the majority landowners and developers in the District intend to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Capital Improvement Plan, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Capital Improvement Plan, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee

credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon) or property owner's association, all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Volusia County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[CONTINUED ON FOLLOWING PAGE]

APPROVED AND ADOPTED THIS 26th DAY OF AUGUST, 2020.

**INDIGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: *Integrated LPGA – Phase A1 Engineer’s Report, dated July 14, 2020*

Exhibit B: *Draft Master Special Assessment Methodology Report for the Integrated LPGA – Phase A1 Development, dated July 15, 2020*

EXHIBIT A

Indigo Community Development District

Integrated LPGA – Phase A1

ENGINEER'S REPORT

Prepared For

Indigo Community Development District

Date

July 14, 2020



2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

Indigo Community Development District Integrated LPGA – Phase A1

ENGINEER'S REPORT

City of Daytona Beach, Florida

Prepared For:

Indigo Community Development District

Date:

July 14, 2020



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Indigo Community Development District
Integrated LPGA Phase A1
Engineer's Report for Capital Improvements

Exhibits

<i>Exhibit 1</i>	<i>Indigo CDD Map</i>
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<i>Exhibit 6</i>	<i>Site Plan</i>
<i>Exhibit 7</i>	<i>Post-Development Basin Map</i>
<i>Exhibit 8</i>	<i>FEMA 100-Year Floodplain</i>
<i>Exhibit 9</i>	<i>Offsite LPGA Boulevard Improvements</i>
<i>Exhibit 10</i>	<i>Potable Water Distribution System</i>
<i>Exhibit 11</i>	<i>Reclaimed Water Distribution System</i>
<i>Exhibit 12</i>	<i>Wastewater Collection System</i>
<i>Exhibit 13</i>	<i>Estimate of Probable Capital Improvement Costs</i>

**Indigo Community Development District
Integrated LPGA Phase A1
Engineer's Report for Capital Improvements**

Section 1 Introduction

1.1. Background

The Engineer's Report for Capital Improvements (the "Report") for the Integrated LPGA Phase A1 of the Indigo Community Development District (the "District") has been prepared to assist with the financing and construction of capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan") pursuant to requirements of the City of Daytona Beach and Volusia County, Florida.

Capital Improvements reflected in this Report represent, and are limited to, the current Capital Improvement Plan for the Integrated LPGA Phase A1 (the "Development") portion of the District. The majority of the necessary regulatory approvals have not been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained in the future during the normal design and permitting processes. To the best of our knowledge and belief, it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost Estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The overall Indigo CDD is reflected in Exhibit 1 – Indigo CDD Map and is located in the City of Daytona Beach, Volusia County, Florida. The Integrated LPGA Phase A1 portion of the District is an 87.12 +/- acre parcel. More specifically, the parcel is located within a portion of Sections 29 and 28, Township 15, Range 32 East lying east of LPGA Blvd., and northwest of US Highway 92. Please refer to Vicinity Map Exhibit 2 and Location Map Exhibit 3. The proposed Phase A1 project is the first phase of a three (3) phase development of Integrated LPGA and includes approximately 195 single family homes. The Development is part of the overall three (3) phase Integrated LPGA project and is zoned Planned Development (PD). A more detailed breakdown of the anticipated development program is as follows:

40' Single Family	113 Units
<u>50' Single Family</u>	<u>82 Units</u>
Total	195 Units

The above unit breakdown is based upon the Construction Plans referenced as "Integrated LPGA – Phase A1", submitted to the City of Daytona Beach on July 1, 2020 for approval. The District Boundary Map and Legal Description are included as Exhibit 4.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. All, or a portion of, the infrastructure improvements will be financed (1) with the proceeds of bonds issued by the District

**Indigo Community Development District
Integrated LPGA Phase A1
Engineer's Report for Capital Improvements**

and/or (2) by the Developer.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

The lands within the District encompass approximately 87.12 +/- acre. Based on the current PD zoning for the property, the development program currently consists of 195 single family homes. The approved land uses within the District include the following areas outlined in the table below. Exhibit 5 provides the location of the development uses below.

Proposed Development	Approximate Acres
Private (Single Family Lots)	28.29
Stormwater	22.95
Recreational Space	6.97
Open Space	1.78
Right-of-Way Tracts	11.66
Utility Tracts	0.08
Conservation Area & Wetlands	15.39
Total Acres	87.12

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located in the City of Daytona Beach with work being completed within Volusia County.

Permitting Agencies & Permits Required

1. City of Daytona Beach
 - a. Planned Development Rezoning
 - b. Final Plat/Subdivision Construction Plans
2. Volusia County
 - a. Use Permit – LPGA Boulevard Improvements
3. St. Johns River Water Management District (SJRWMD)
 - a. Environmental Resource Permit
 - i. Final Engineering for Onsite and Offsite Improvements

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- b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite and Offsite Improvements
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System via Volusia County Health Department
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
 - a. Letter of Map Revision
6. Army Corp of Engineers
 - a. Dredge and Fill Permit
7. Florida Fish and Wildlife Conservation Commission (FWC)

Section 3 Infrastructure Benefit

The District will fund, and in certain cases, maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, and perimeter landscape and irrigation improvements within the District boundary. However some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is undeveloped, with the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District.

Section 4 Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and sanitary sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway improvements, landscaping, street lighting, pavement markings and signage, as well as potable water main, reclaimed water main and sanitary sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5 through 12. Exhibit 13 details the Cost Opinion for the District's capital improvement plan.

**Indigo Community Development District
Integrated LPGA Phase A1
Engineer's Report for Capital Improvements**

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District anticipates issuing multiple series of bonds to fund all or a portion of the Capital Improvement Plan.

Section 5 Description of Capital Improvement Plan

5.1 Roadway Improvements

As indicated above, the District will fund all roadway construction internal and external to the District consisting of local subdivision roadways and the extension of Grand Champion Boulevard. The costs for such improvements are included on Exhibit 13. Exhibit 5 - Proposed Public and Private Uses within the CDD and Exhibit 9 – Offsite LPGA Boulevard Improvements provide a graphical representation of the proposed roadway improvements. The local roadways may or may not be open to the public.

5.2 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures will be designed to provide water quality treatment and attenuation in accordance with City of Daytona Beach and the St Johns River Water Management District regulations. The stormwater management system will be designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 7, Post-Development Basin Map provides a graphical representation of the currently proposed stormwater management system.

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panel 12127C0363H dated February 19, 2014, no portion of the project site is located within the 100-year Flood Hazard Area (FHA), Zone AH – 100-year floodplain with an established base flood elevation of 27.0' NAVD 88. Exhibit 8, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

Any development within a mapped floodplain would require a Letter of Map Revision to be issued by FEMA to remove the development from the floodplain. In addition, the placement of fill within the floodplain is regulated by the SJRWMD and City of Daytona Beach, any filled areas below the floodplain will require mitigation in the form of compensating storage.

5.4 Master Infrastructure

5.4.1 Primary Roadways

Based on the current approved Construction Plans, the roadway improvements include approximately 3,218 linear feet of road and will define the major ingress and egress points throughout the Development. The roadways will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibits 5 and 6. In addition to the onsite roadways, offsite roadway intersection improvements to LPGA Boulevard/CR 4019, as required by Volusia County to serve the project, are included in the Master Infrastructure serving the District.

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5.4.2 *Potable Water Distribution System*

The District may fund the construction of the water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by, the City of Daytona Beach once it has been certified complete. The water mains within the District will be sized to provide water to the residents of the District and will be required to be designed and constructed based on an approved Master Utility Plan (MUP). Exhibit 10, Potable Water Distribution System, provides a graphical representation of the contemplated water mains to be constructed within the District.

5.4.3 *Reclaimed Water Distribution System*

The District may fund the construction of the reclaimed water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by, the City of Daytona Beach once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be required to be designed and constructed based on an approved MUP. Exhibit 11, Reclaimed Water Distribution System, provides a graphical representation of the existing and proposed offsite reclaimed water system and onsite system contemplated within the District.

5.4.4 *Wastewater System*

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by, the City of Daytona Beach once it has been certified complete by the District. The sewer collection mains, lift station and force mains serving the District will be sized to provide wastewater service to the residents and of the District, and will be required to be designed and constructed based on an approved MUP. Exhibit 12, Wastewater Collection System, provides a graphical representation of the proposed offsite wastewater system and onsite system contemplated within the District.

5.4.5 *Landscape, Irrigation & Hardscape*

The District will fund landscape, irrigation and hardscape construction within Grand Champion Boulevard right-of-way which may include roadway street trees and landscaping, master signage, way finding signage through the development, entry hardscape features, and entry landscape and hardscape. The District will own and maintain foregoing improvements.

5.4.6 *Undergrounding of Electrical Distribution and Street Lights*

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with the City of Daytona Beach, Florida Power & Light, and the Developer. The District will fund the cost to trench the underground installation only. Any leasing and monthly service charges associated with the street lighting fixtures along roadways within the District will not be financed through

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bond proceeds. Florida Power and Light and the appropriate community entity will own and maintain the electric and street light infrastructure.

5.5 Professional and Inspection Fees

For the design, permitting and construction of the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultant services may include, but are not limited to, civil engineering, geotechnical engineering, planning, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the District Capital Improvement Plan.

Section 6 Ownership and Maintenance

Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway Improvements (includes Grand Champion Blvd. and subdivision roads)	City	City
LPGA Offsite Roadway Improvements	County	County
Master Stormwater Management System	District	District
Potable Water Distribution System	City	City
Sanitary Sewer System	City	City
Reclaimed Water Distribution System	City	City
Grand Champion Blvd. Landscaping, Irrigation and Signage	District ⁽¹⁾	District/HOA
Undergrounding of Electrical Distribution & Street Lighting	Florida Power & Light	Florida Power & Light

(1) Per Use Agreement with City of Daytona Beach

***Section 7 Roadway Rights-of-Way, Stormwater Management
Ponds and Other Open Spaces***

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District, HOA or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvement Costs

The Estimate of Probable Capital Improvement Plan Costs is provided in Exhibit 13. Costs associated with construction of the improvements described in this report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. A reasonable project contingency was included.

**Indigo Community Development District
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Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the Concept Plan and construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The Capital Improvement Plan (CIP) as described is necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District for the various jurisdictional entities outlined earlier in this report. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the District's CIP are based on the Integrated LPGA Phase A1 Construction Plans, dated July 1, 2020. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

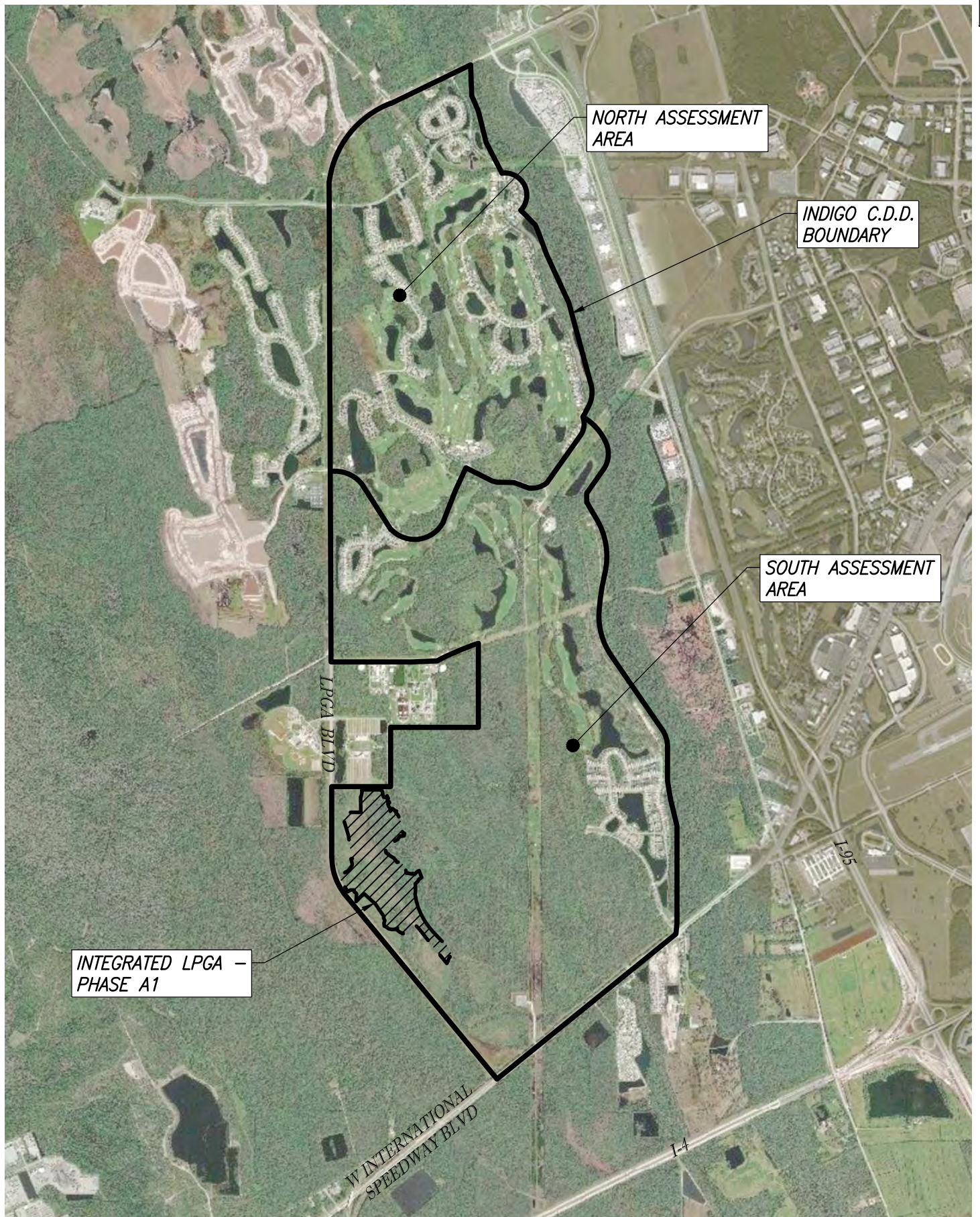
The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District Capital Improvement Plan can be completed at the costs as stated.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

**As District Engineer:
Poulos & Bennett, LLC**

Marc D. Stehli, PE
State of Florida Professional Engineer No. 52781

Exhibits



Indigo CDD Map

Integrated LPGA Phase A1

February 6, 2020
P & B Job No.: 18-015

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 1



Vicinity Map

Integrated LPGA Phase A1

February 6, 2020
P & B Job No.: 18-015

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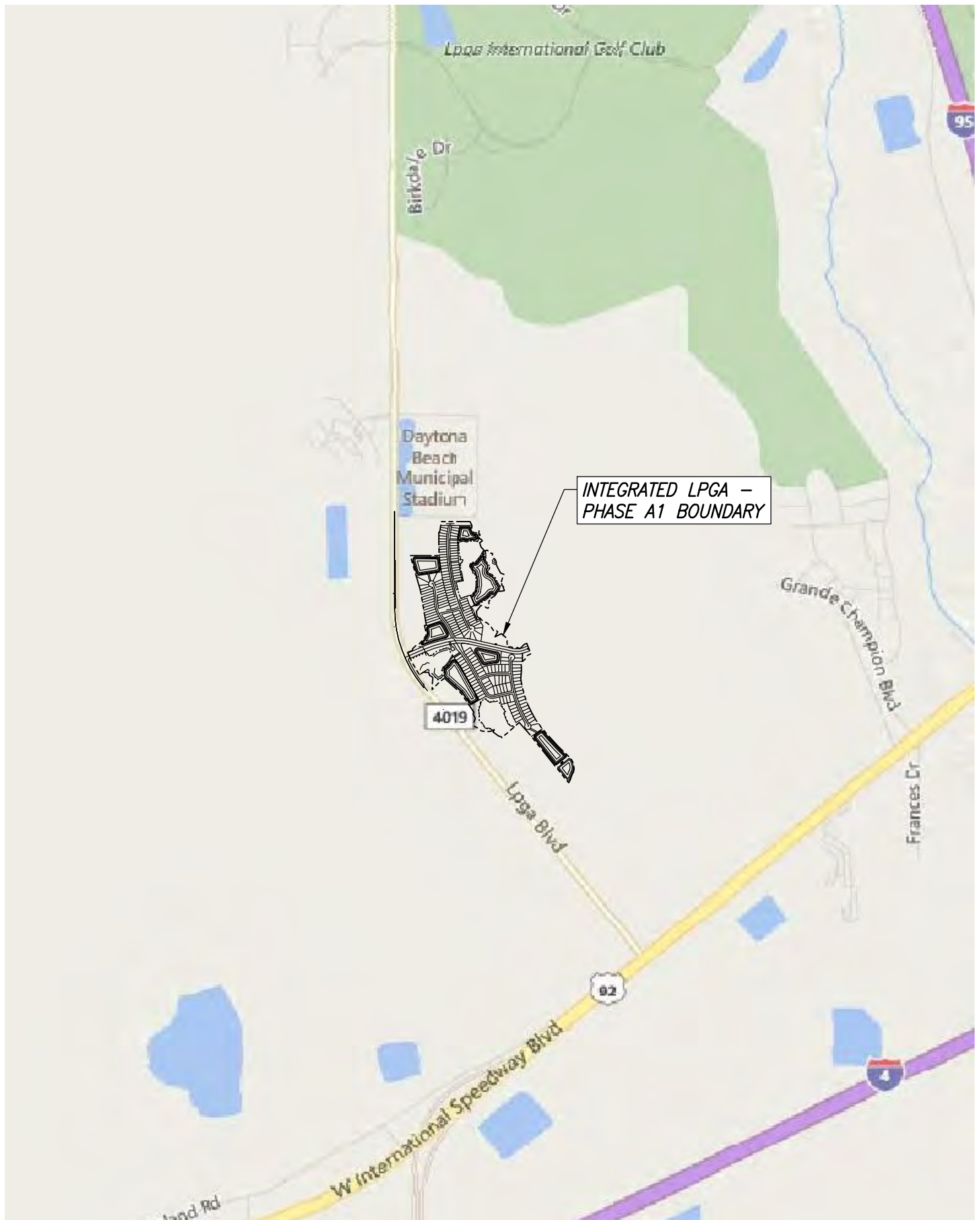
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SCALE IN FEET

Exhibit 2



Location Map

Integrated LPGA Phase A1

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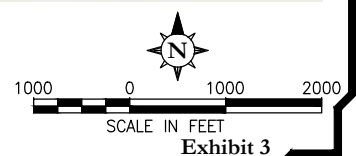


Exhibit 3

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
L1	48.83'	S01°14'39"W	L3	8.01'	N86°59'45"W	L38	16.64'	N01°44'48"W	C1	89.91'	100.74'	95.55'	N15°59'35"E	6411°48'
L2	84.82'	S04°43'50"W	L4	64.03'	S22°33'37"W	L39	12.85'	N77°38'06"E	C200	50.00'	20.17'	20.04'	N36°03'02"E	2306°58'
L21	112.14'	S50°20'28"W	L5	90.60'	N42°57'21"W	L40	85.00'	N10°43'12"E	C201	50.00'	81.89'	72.90'	S07°55'09"W	93°36'37"
L22	149.77'	S43°49'16"W	L6	102.20'	N41°21'01"W	L41	77.76'	N02°24'26"E	C202	50.00'	72.68'	66.45'	N83°37'54"W	83°17'18"
L23	172.50'	N04°04'19"E	L7	18.65'	N31°04'30"W	L42	65.52'	S28°04'51"E	C203	1575.70'	31.43'	31.43'	S42°33'32"E	108°35'
L24	22.63'	N12°44'15"W	L8	42.96'	N76°35'45"W	L43	42.58'	S05°24'44"W	C204	4347.35'	495.62'	495.35'	S44°10'26"E	6°31'55"
L25	53.30'	N57°57'39"W	L9	106.76'	N53°22'25"W	L44	79.22'	S22°40'41"E	C205	200.00'	244.35'	229.43'	N12°26'23"W	70°00'00"
L26	47.89'	N15°09'32"W	L10	43.76'	N28°01'29"E	L45	64.17'	N89°38'47"E	C207	50.00'	103.46'	85.96'	N81°50'13"E	118°33'13"
L27	63.22'	N89°19'51"W	L11	45.52'	S62°37'59"W	L46	37.07'	N27°40'26"E						
L28	20.34'	N87°11'58"W	L12	16.58'	S66°55'33"W	L47	46.64'	S00°08'06"W						
L29	72.13'	S56°22'10"W	L13	74.90'	S84°09'34"W	L48	26.94'	S54°24'05"E						
L30	55.83'	N68°00'46"E	L14	74.30'	N78°42'28"W	L49	60.33'	S22°27'34"W						
L31	25.28'	N73°35'04"E	L15	72.60'	N50°54'08"W	L50	42.55'	S67°01'54"E						
L32	28.58'	N03°58'30"E	L16	54.12'	N64°45'45"W	L51	27.88'	S33°08'10"E						
L33	70.07'	N46°11'04"E	L17	74.28'	N03°49'16"W	L52	50.41'	S57°09'30"W						
L34	60.77'	N62°22'48"E	L18	52.81'	N21°23'55"E	L53	69.60'	S17°11'44"E						
L35	120.48'	N39°16'24"E	L19	72.68'	N27°01'45"W	L54	67.84'	S42°21'33"E						
L36	102.96'	N13°40'42"W	L20	33.71'	N20°37'02"E	L55	59.15'	S09°30'58"W						
L37	28.74'	N87°16'40"E	L200	83.77'	N54°43'27"E	L56	58.92'	N32°43'41"E						
LINE TABLE			L201	124.78'	S50°30'40"E	L57	31.77'	N73°43'44"E						
LINE	LENGTH	BEARING	L202	131.43'	S50°30'40"E	L58	16.86'	S50°17'07"E						
L93	82.98'	S07°45'08"E	L203	104.49'	N54°43'27"E	L59	30.67'	S42°54'01"E						
L94	62.58'	S61°10'52"E	L204	77.19'	N53°54'09"W	L60	1.43'	S84°26'17"W						
L95	10.76'	S27°34'32"W	L205	70.94'	S54°43'27"W	L61	18.98'	S40°42'29"E						
L96	83.58'	S57°26'48"E	L206	48.17'	N22°33'37"E	L62	37.79'	S85°21'28"E						
L97	22.44'	S71°21'56"E				L63	49.90'	S10°06'17"W						
L98	38.91'	S56°19'06"E				L64	64.61'	S46°27'02"E						
L99	10.54'	S24°22'16"E				L65	40.80'	S26°27'46"E						
L100	64.12'	S43°50'28"E				L66	43.16'	S01°35'17"E						
L101	59.46'	S33°37'04"E				L67	60.12'	S25°45'57"E						
L102	36.50'	N74°53'15"E				L68	86.37'	S26°52'05"E						
L103	36.12'	S48°18'51"E				L69	54.36'	S70°32'01"E						
L104	91.54'	S28°26'08"W				L70	19.76'	S05°51'22"E						
L105	112.86'	N62°50'42"E				L71	33.43'	S35°29'11"W						
L106	84.31'	S49°28'25"E				L72	73.20'	S16°16'43"W						
L107	48.15'	S24°13'14"E				L73	19.91'	S00°28'28"E						
L108	9.58'	S84°16'33"E				L74	20.94'	S31°52'15"W						
L109	22.30'	S14°52'44"W				L75	18.17'	N66°06'56"E						
L110	82.21'	S02°01'38"E				L76	20.28'	S00°55'40"E						
L111	63.92'	S84°36'24"E				L77	5.41'	S06°49'11"E						
L112	79.19'	S74°56'41"E				L78	58.40'	S56°57'08"E						
L113	21.08'	N49°11'16"E				L79	31.55'	N70°57'06"W						
L114	45.66'	S68°10'58"E				L80	61.76'	S18°47'40"E						
L115	62.33'	N44°44'52"E				L81	61.33'	S78°49'51"W						
L116	29.19'	N48°36'02"E				L82	38.16'	N84°58'33"W						
L117	43.90'	N66°57'53"E				L83	88.40'	S34°17'37"W						
L118	79.62'	S61°30'02"W				L84	97.71'	S57°55'32"W						
L119	54.47'	S23°38'56"W				L85	19.80'	S53°20'19"E						
L120	75.97'	S50°27'33"W				L86	29.86'	S55°57'06"W						
L121	66.00'	S03°49'44"E				L87	64.88'	S01°03'19"E						
L122	56.54'	S01°14'39"W				L88	43.69'	S12°38'00"W						
						L89	20.08'	S86°12'37"W						
						L90	44.04'	N57°45'21"W						
						L91	61.03'	N75°06'20"W						
						L92	112.75'	S37°13'04"W						

LEGAL DESCRIPTION

A parcel of land comprising a portion of Sections 29, 32 and 33. Township 15 South, Range 32 East, Volusia County, Florida.

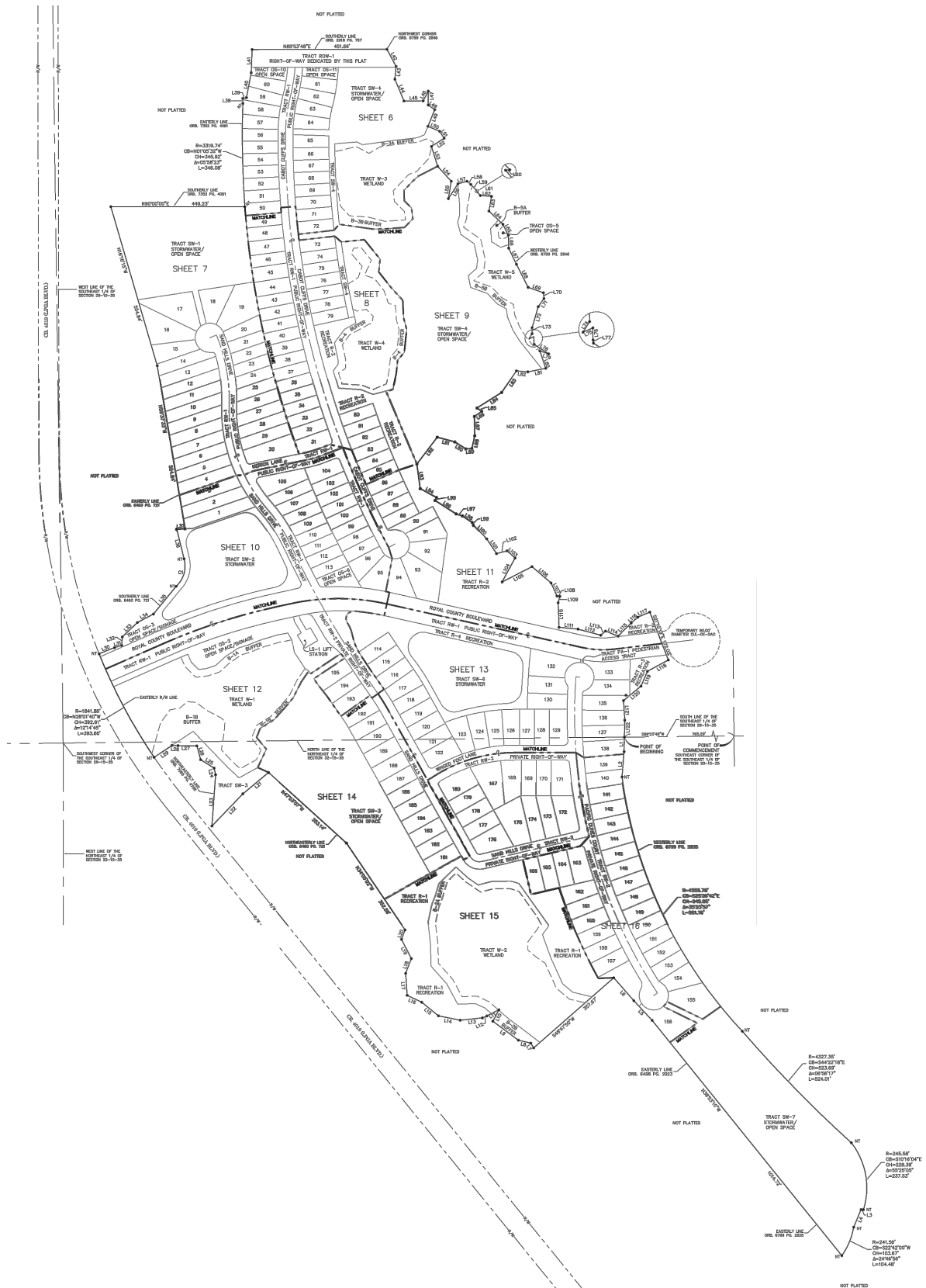
Being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of aforesaid Section 29; thence run South 89°23'48" West along the South line of said Southeast 1/4 of Section 29 for a distance of 765.29 feet to a point on the Westerly line of land described in Official Records Book 6799, Page 2835 of said Public Records of Volusia County, Florida and the POINT OF BEGINNING; thence run along said Westerly line South 01°14'39" West for a distance of 48.83 feet; thence run South 04°43'50" West for a distance of 84.82 feet to a point on a non tangent curve concave Northeastly and having a radius of 1555.70 feet a chord bearing of South 25°26'42" East and a chord length of 945.95 feet; thence run Southeastly along the arc of said curve through a central angle of 35°23'57" for an arc distance of 981.16 feet to a point on a non tangent curve concave Northeastly and having a radius of 4327.35 feet a chord bearing of South 44°22'18" East and a chord length of 523.69 feet; thence run Southeastly along the arc of said curve through a central angle of 06°56'17" for an arc distance of 524.01 feet to a point on a non tangent curve concave Westerly and having a radius of 245.58 feet a chord bearing of South 10°16'04" East and a chord length of 228.38 feet; thence run Southerly along the arc of said curve through a central angle of 55°25'05" for an arc distance of 237.53 feet to a point on a non tangent line; thence run North 86°59'45" West for a distance of 8.01 feet; thence run South 22°33'37" West for a distance of 64.03 feet to a point + on a non tangent curve concave Westerly and having a radius of 241.56 feet a chord bearing of South 22°42'00" West and a chord length of 103.67 feet; thence run Southwestly along the arc of said curve through a central angle of 24°46'56" for an arc distance of 104.48 feet to a point on a non tangent line; thence run along the Easterly lines of parcels of land described in Official Records Book 6486, Page 2923 and Official Records Book 6799, Page 2835 of aforesaid Public Records: North 38°53'10" West for a distance of 1014.72 feet; thence run North 42°57'21" West for a distance of 90.60 feet; thence run North 41°12'10" West for a distance of 102.20 feet; thence run South 48°47'50" West for a distance of 135.67 feet; thence run North 31°04'30" West for a distance of 18.65 feet; thence run North 76°35'45" West for a distance of 42.96 feet; thence run North 53°22'25" West for a distance of 106.76 feet; thence run North 28°01'29" East for a distance of 43.76 feet; thence run South 62°37'59" West for a distance of 45.52 feet; thence run South 66°55'33" West for a distance of 16.58 feet; thence run South 84°09'34" West for a distance of 74.90 feet; thence run North 78°42'28" West for a distance of 74.30 feet; thence run North 50°54'08" West for a distance of 72.60 feet; thence run North 64°45'45" West for a distance of 54.12 feet; thence run North 03°49'16" West for a distance of 74.28 feet; thence run North 21°12'35" East for a distance of 52.81 feet; thence run North 27°01'45" West for a distance of 72.68 feet; thence run North 20°37'02" East for a distance of 33.71 feet; thence run North 34°05'02" West for a distance of 352.58 feet; thence run North 47°53'07" West for a distance of 353.14 feet; thence run South 50°20'28" West for a distance of 112.14 feet; thence run South 43°49'16" West for a distance of 149.77 feet; thence run North 04°04'19" East for a distance of 172.50 feet; thence run North 12°41'15" West for a distance of 22.63 feet; thence run North 15°09'32" West for a distance of 53.30 feet; thence run North 15°09'32" West for a distance of 47.89 feet; thence run North 89°19'51" West for a distance of 63.22 feet; thence run North 87°11'58" West for a distance of 20.34 feet; thence run South 56°22'10" West for a distance of 72.13 feet to a point on the Easterly right-of-way line of LPGA Boulevard, being a point on a non tangent curve concave Easterly and having a radius of 1841.56 feet a chord bearing of North 28°01'40" West and a chord length of 392.91 feet; thence run Northerly along said Easterly right-of-way line and the arc of said curve through a central angle of 12°14'45" for an arc distance of 393.66 feet to a point on the non tangent Southerly line of a parcel of land described in aforesaid Official Records Book 6460, Page 721 of aforesaid Public Records; thence run the following courses along said Southerly and the Easterly line of said Parcel described in said Official Records Book 6460, Page 721: North 68°00'46" East for a distance of 55.83 feet; thence run North 73°35'04" East for a distance of 25.28 feet; thence run North 03°58'30" East for a distance of 28.58 feet; thence run North 46°11'04" East for a distance of 70.07 feet; thence run North 62°22'48" East for a distance of 60.77 feet; thence run North 39°16'24" East for a distance of 120.48 feet; a point on a non tangent curve concave Westerly and having a radius of 89.91 feet a chord bearing of North 15°59'35" East and a chord length of 95.55 feet; thence run Northerly along the arc of said curve through a central angle of 64°11'48" for an arc distance of 100.74 feet to a point on a non tangent line; thence run North 13°40'42" West for a distance of 102.96 feet; thence run North 87°16'40" East for a distance of 28.74 feet; thence run North 09°37'33" West for a distance of 554.84 feet; thence run North 16°16'15" West for a distance of 554.84 feet to a point on the Southerly line of a parcel of land described in Official Records Book 7352, Page 4061 of aforesaid Public Record; thence run North 90°00'00" East along said Southerly line for a distance of 49.23 feet to a point on a non tangent curve concave Easterly and having a radius of 3319.74 feet a chord bearing of North 01°05'32" West and a chord length of 345.92 feet; thence run Northerly along the arc of said curve through a central angle of 06°58'23" for an arc distance of 346.08 feet to a point on the non tangent Easterly line of said parcel of land described in Official Records Book 7352, Page 4061; thence run the following courses along said Easterly line: North 01°44'48" West for a distance of 16.64 feet; thence run North 77°38'06" East for a distance of 12.85 feet; thence run North 10°43'12" East for a distance of 85.00 feet; thence run North 02°24'26" East for a distance of 77.76 feet to a point on the Southerly line of a parcel of land described in Official Records Book 2918, Page 767 of aforesaid Public Records; thence run North 89°53'48" East along said Southerly line for a distance of 451.66 feet to the Northwest corner of a parcel of land described in Official Records Book 6799, Page 2846 of aforesaid Public Records; thence run the following courses along the Westerly line of said parcel of land described in Official Records Book 6799, Page 2846 of aforesaid Public Records: South 28°04'51" East for a distance of 65.52 feet; thence run South 05°24'44" West for a distance of 42.58 feet; thence run South 22°40'41" East for a distance of 79.22 feet; thence run North 89°38'47" East for a distance of 64.17 feet; thence run North 27°40'26" East for a distance of 37.07 feet; thence run South 00°08'06" West for a distance of 46.64 feet; thence run South 54°24'05" East for a distance of 26.94 feet; thence run South 22°27'34" West for a distance of 60.33 feet; thence run South 67°01'54" East for a distance of 42.55 feet; thence run South 33°08'10" East for a distance of 27.88 feet; thence run South 57°09'30" West for a distance of 50.41 feet; thence run South 17°11'44" East for a distance of 69.60 feet; thence run South 42°13'33" East for a distance of 67.84 feet; thence run South 09°30'58" West for a distance of 59.15 feet; thence run North 32°43'41" East for a distance of 58.92 feet; thence run North 73°43'44" East for a distance of 31.77 feet; thence run South 50°17'07" East for a distance of 16.86 feet; thence run South 42°54'01" East for a distance of 30.67 feet; thence run South 84°26'17" West for a distance of 1.43 feet; thence run South 40°42'29" East for a distance of 18.98 feet; thence run South 85°21'28" East for a distance of 37.79 feet; thence run South 10°06'17" West for a distance of 49.90 feet; thence run South 46°27'02" West for a distance of 64.61 feet; thence run South 26°27'46" East for a distance of 40.80 feet; thence run South 01°35'17" East for a distance of 43.16 feet; thence run South 25°45'57" East for a distance of 60.12 feet; thence run South 26°52'05" East for a distance of 86.37 feet; thence run South 70°32'01" East for a distance of 54.36 feet; thence run South 05°51'22" East for a distance of 19.76 feet; thence run South 35°29'11" West for a distance of 33.43 feet; thence run South 16°16'43" West for a distance of 73.20 feet; thence run South 00°28'28" East for a distance of 19.91 feet; thence run South 31°52'15" West for a distance of 20.94 feet; thence run North 68°06'56" East for a distance of 18.17 feet; thence run North 00°55'40" East for a distance of 20.28 feet; thence run South 06°49'11" East for a distance of 5.41 feet; thence run South 58°57'08" East for a distance of 58.40 feet; thence run North 70°57'06" West for a distance of 31.55 feet; thence run South 18°47'40" East for a distance of 61.76 feet; thence run South 78°49'51" West for a distance of 61.33 feet; thence run North 84°58'33" West for a distance of 38.16 feet; thence run North 34°17'37" West for a distance of 88.40 feet; thence run South 57°55'32" West for a distance of 97.71 feet; thence run South 53°20'18" East for a distance of 19.80 feet; thence run South 55°57'08" West for a distance of 29.86 feet; thence run South 01°03'19" East for a distance of 44.88 feet; thence run South 12°38'00" West for a distance of 43.69 feet; thence run South 86°12'37" West for a distance of 20.08 feet; thence run North 57°45'21" West for a distance of 44.04 feet; thence run North 75°06'20" West for a distance of 61.03 feet; thence run South 37°13'04" West for a distance of 112.75 feet; thence run South 07°45'08" East for a distance of 82.98 feet; thence run South 61°10'52" East for a distance of 62.58 feet; thence run South 27°34'32" West for a distance of 10.76 feet; thence run South 57°26'48" East for a distance of 83.58 feet; thence run South 71°21'56" East for a distance of 22.44 feet; thence run South 56°19'06" East for a distance of 38.91 feet; thence run South 24°22'16" East for a distance of 10.54 feet; thence run South 43°50'28" East for a distance of 64.12 feet; thence run South 33°37'04" East for a distance of 59.46 feet; thence run North 74°55'15" East for a distance of 36.25 feet; thence run South 48°18'51" East for a distance of 36.12 feet; 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thence run South 50°27'33" West for a distance of 75.97 feet; thence run South 03°49'44" East for a distance of 66.00 feet; thence run South 01°14'39" West for a distance of 56.54 feet to the POINT OF BEGINNING.

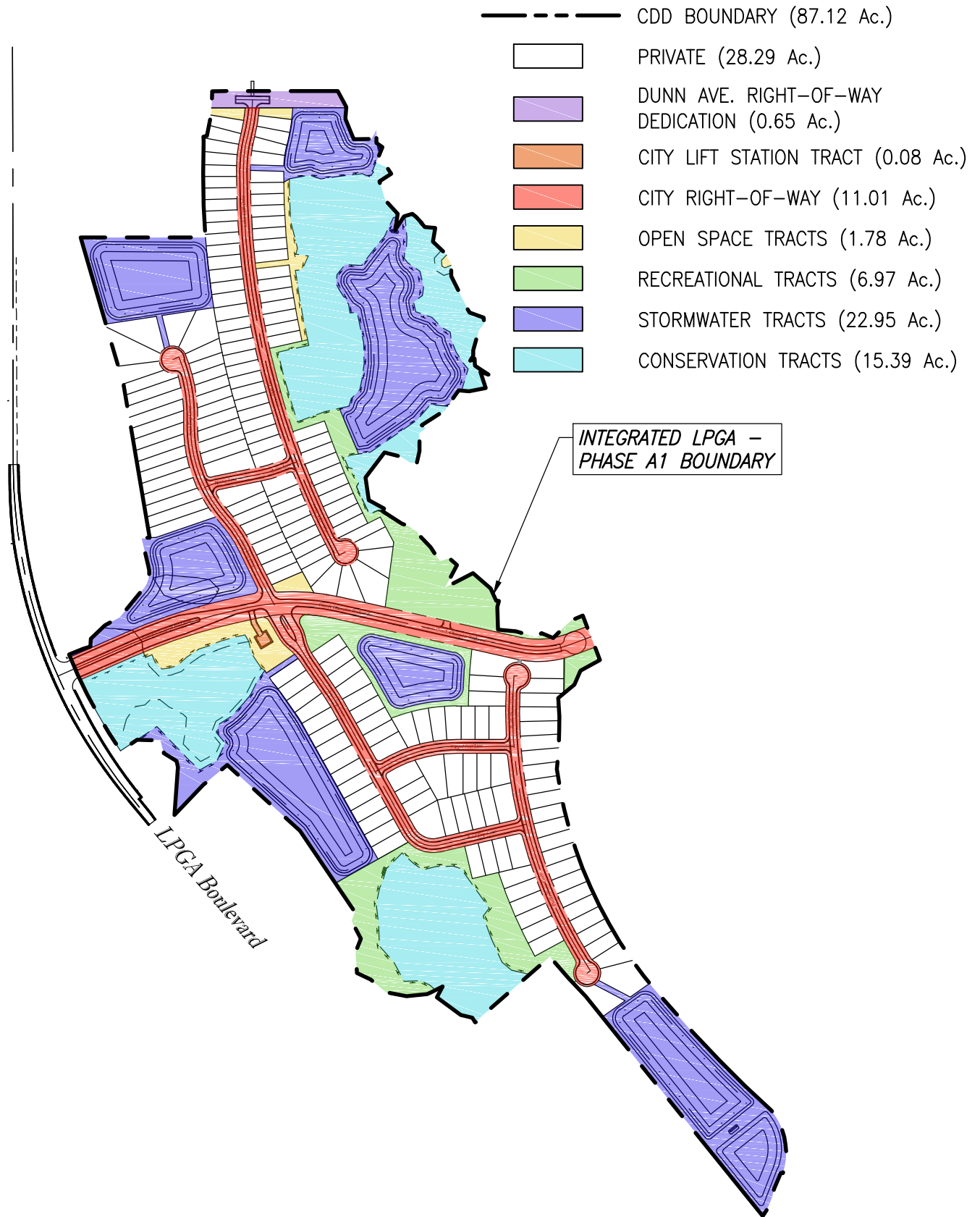
Contains 87.12 acres more or less.

District Boundary Map and Legal Description

Integrated LPGA Phase A1



District Boundary Map and Legal Description Integrated LPGA Phase A1



Proposed Public and Private Uses Within CDD

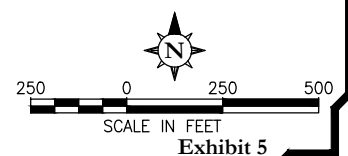
Integrated LPGA Phase A1

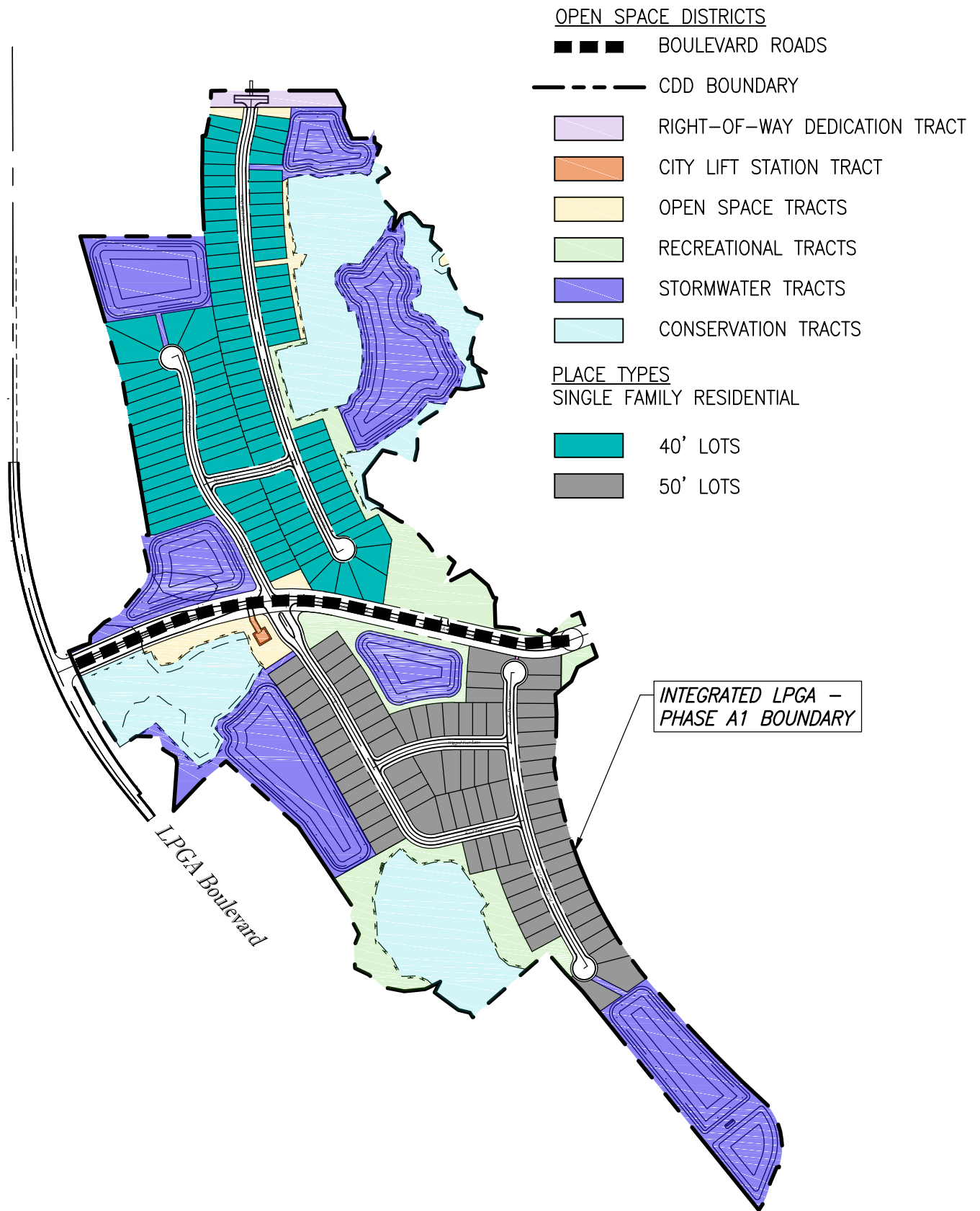
February 6, 2020
P & B Job No.: 18-015

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Orlando, Florida 32803-407.487.2594

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Site Plan

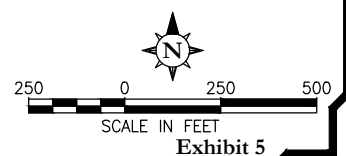
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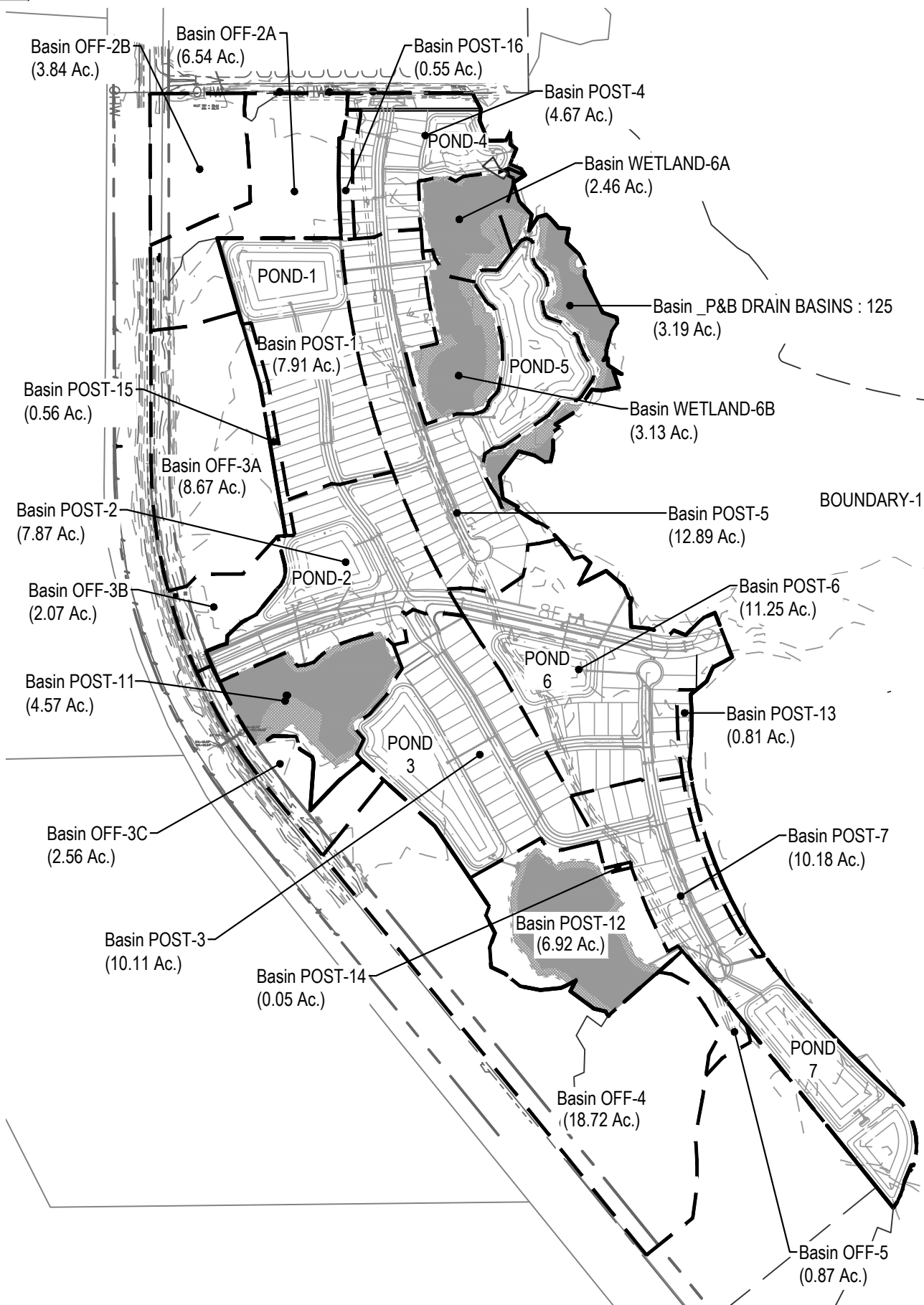
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Post-Development Basin Map

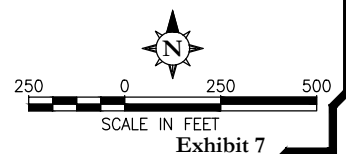
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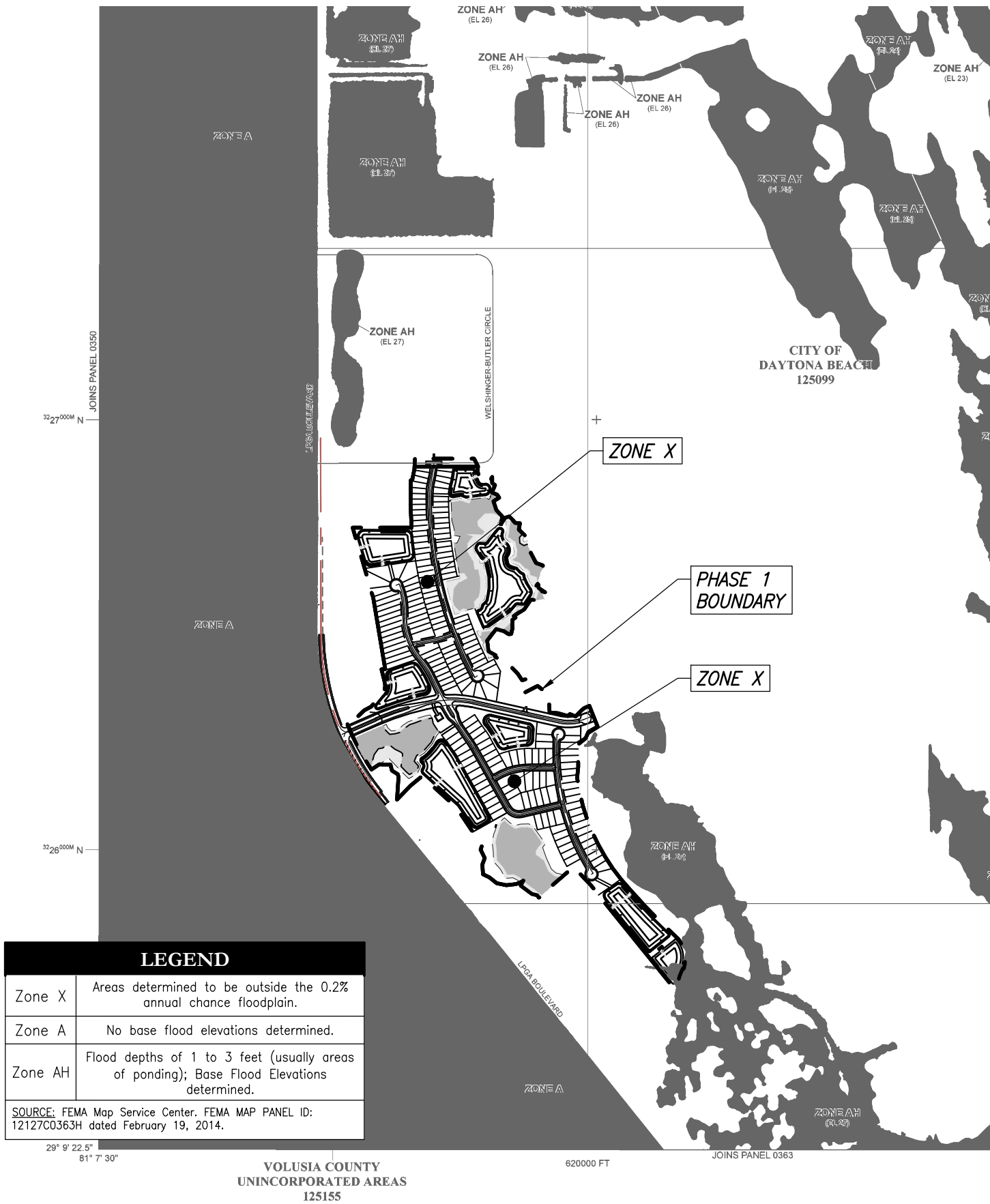
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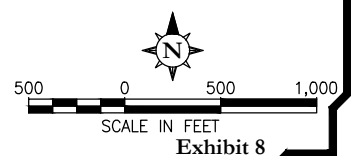
FEMA 100-Year Floodplain **Integrated LPGA Phase A1**

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- EXISTING PAVEMENT
1.25" MILL &
1.25" FC-9.5 RESURFACING
- PROPOSED PAVEMENT WIDENING
1" FC-9.5 OVER
2" FC-12.5
- PROPOSED 5' PAVED SHOULDER

Offsite LPGA Boulevard Improvements

Integrated LPGA Phase A1

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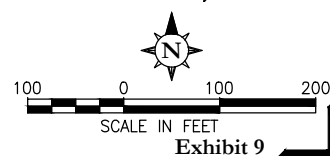
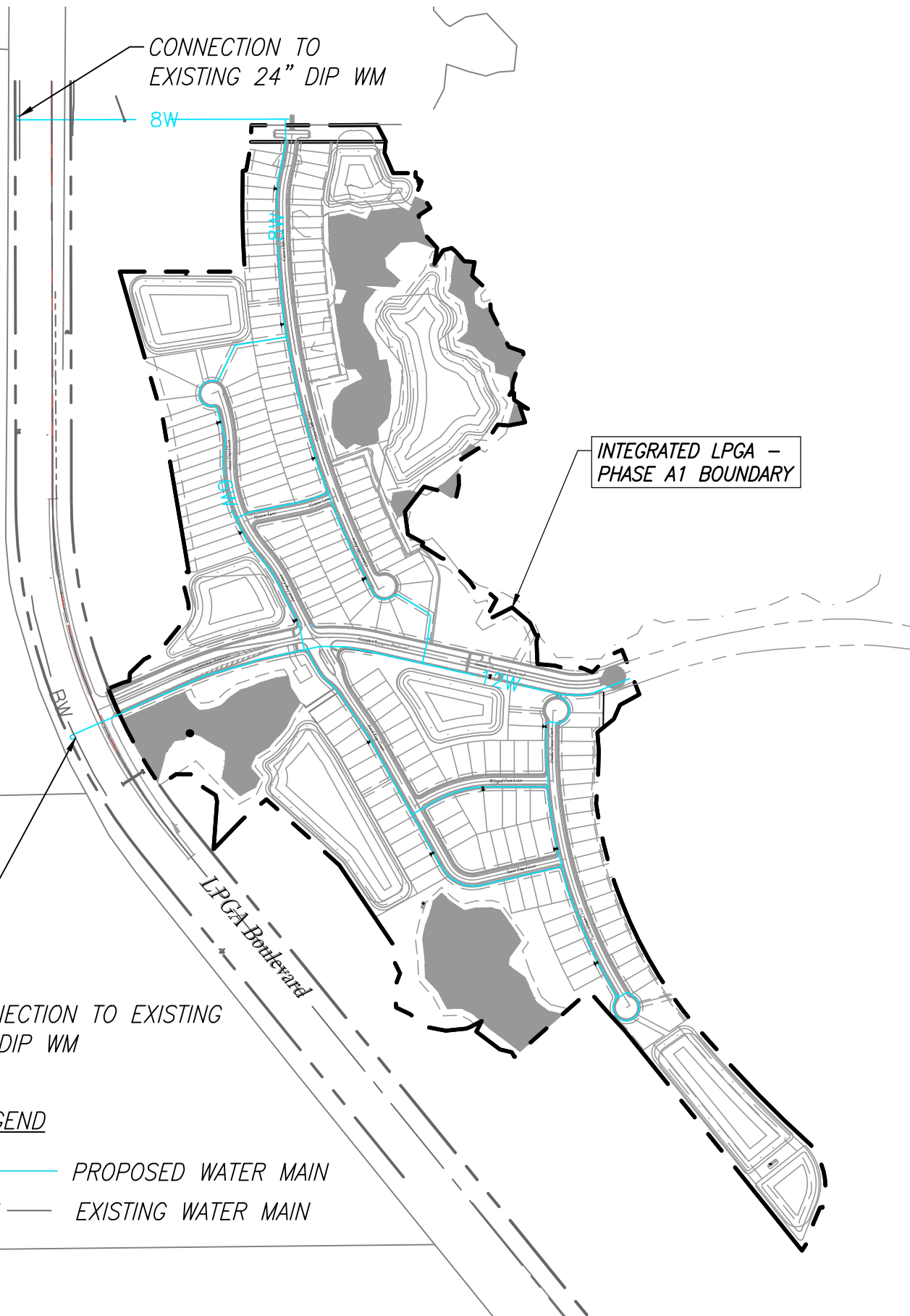


Exhibit 9



CONNECTION TO
EXISTING 24" DIP WM

8W

INTEGRATED LPGA -
PHASE A1 BOUNDARY

CONNECTION TO EXISTING
24" DIP WM

LEGEND

- PROPOSED WATER MAIN
- BW — EXISTING WATER MAIN

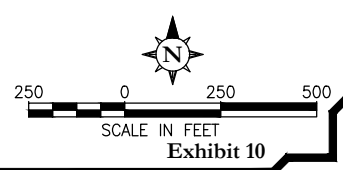
Potable Water Distribution System
Integrated LPGA Phase A1

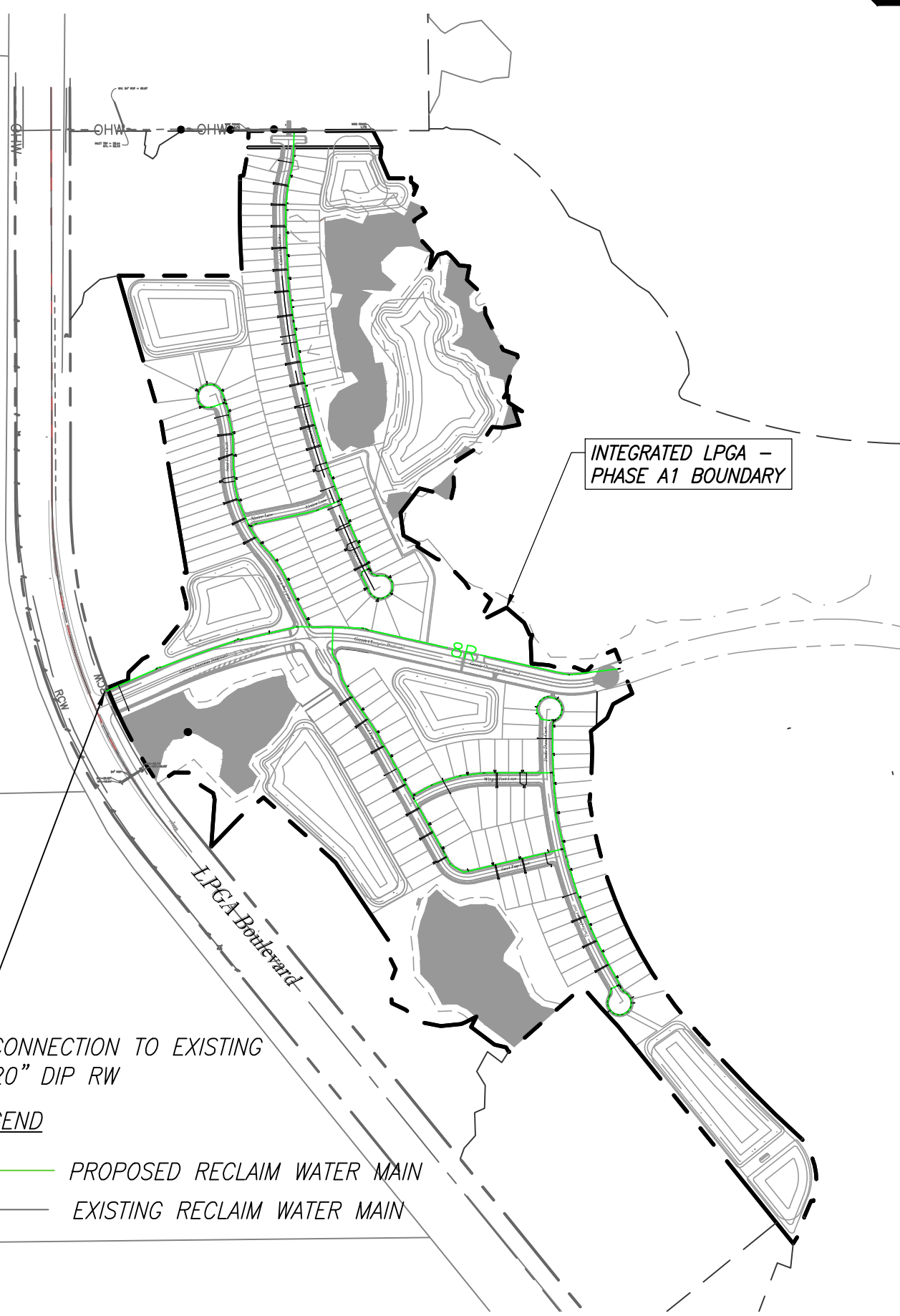
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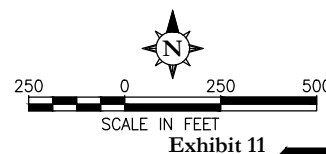


LEGEND

- PROPOSED RECLAIM WATER MAIN
- RCW — EXISTING RECLAIM WATER MAIN

Reclaim Water Distribution System

Integrated LPGA Phase A1



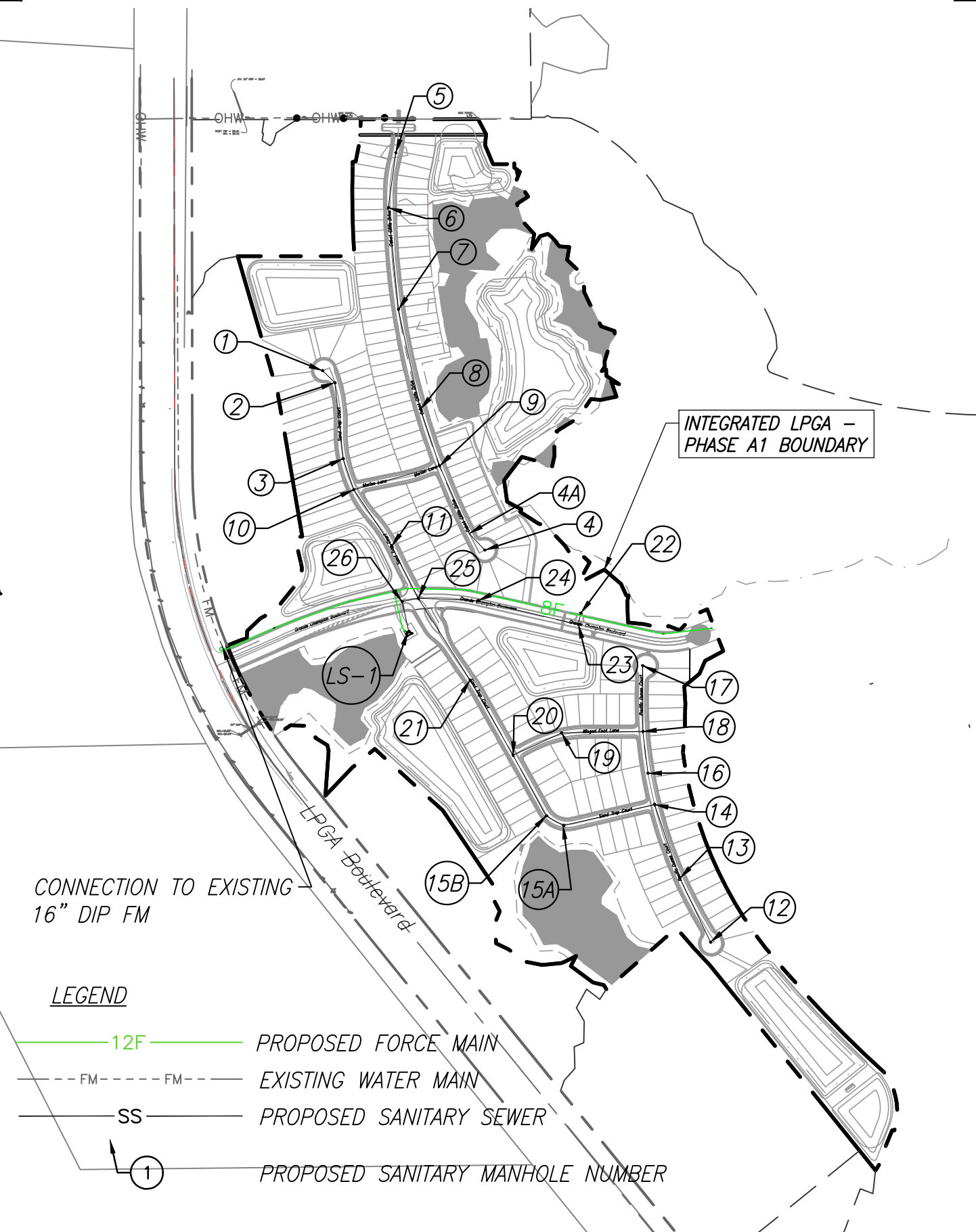
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Z:\2019\19-170 INDIGO CDD\CAD\EXH & FIGS\LPGA CDD EXHIBITS\12 LPGA RECLAIM WATER



CONNECTION TO EXISTING
16" DIP FM

LEGEND

- 12F — PROPOSED FORCE MAIN
- FM — FM — EXISTING WATER MAIN
- SS — PROPOSED SANITARY SEWER
- ① — PROPOSED SANITARY MANHOLE NUMBER

Wastewater Collection System

Integrated LPGA Phase A1

February 14, 2020
P & B Job No.: 18-015

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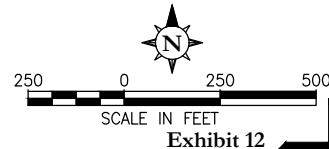


EXHIBIT 13
Inetgrated LPGA - Phase A1
Estimate of Probable Capital Improvement Costs
July 2020

Facility	Estimated Cost
Undergrounding of Electrical Distribution & Street Lighting	\$338,000
Onsite Roadway Improvements (includes Grand Champion Blvd. and subdivision roads)	\$1,477,570
Master Stormwater Management System (Drainage pipes, Ponds & Outfall Structures)	\$3,736,266
Potable Water Distribution (Pipes, Fittings, Valves, etc.)	\$203,518
Sanitary Sewer System (Lift Stations, Pipes, Fittings, Valves, Structures)	\$1,126,434
Reclaimed Water Distribution (Pipes, Fittings, Valves, etc.)	\$372,426
Grand Champion Blvd. Landscaping, Irrigation and Hardscape	\$593,786
LPGA Offsite Roadway Improvements	\$381,627
Subtotal	\$8,229,627
Professional Fees (10%)	\$822,963
Subtotal	\$9,052,589
Contingency (10%)	\$905,259
Total	\$9,957,848

EXHIBIT B

DRAFT

**Indigo
Community Development District**

**Master Special Assessment Methodology Report
For the Integrated LPGA – Phase A1 Development**

July 15, 2020

Prepared by

Governmental Management Services, LLC

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1.0 Introduction

1.1 Purpose

This report provides a methodology for allocating the proposed debt to be incurred by the Indigo Community Development District ("Indigo CDD", "Indigo" or "District") to properties in the Integrated LPGA – Phase 1A Development ("LPGA – Phase 1A" or "Development") and for allocating the initial par amount of bonds being issued by the District to fund certain infrastructure improvement to such lands. The District's debt will fund infrastructure improvements that will allow the development of the property in LPGA - Phase 1A. The methodology allocates this debt to such property based upon the special benefits each receives from the infrastructure program. In this case the LPGA – Phase 1A property located within the District includes approximately 87.12 acres located in the City of Daytona Beach ("City"), Florida. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This report presents the master projections for financing the District's capital requirements necessary to provide the community infrastructure improvements (the "Capital Improvement Program", "CIP" or "Improvements") described in the District Engineer's Report developed by Poulos and Bennett 7/14/20 (the "Engineer's Report"). The Report also describes the master apportionment of benefits and special assessments resulting from the provision of improvements to the lands within the District.

1.3 Special Benefits and General Benefits

The Improvements undertaken by the District create special and peculiar benefits to the Development, different in kind

and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to other property within the District. The improvements enable properties within the District boundaries to be developed. Without the Improvements, there would be no infrastructure to support development of land within the District. Without these Improvements, state law would prohibit development of property within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Improvements. However, these are incidental to the Improvement Program, which is designed solely to provide special benefits peculiar to property within the Development. Properties outside the Development do not depend upon the Development's Capital Improvement Program as defined herein to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the LPGA – Phase 1A properties receive compared to those lying outside of the Development's boundaries. Even though the exact value of the benefits provided by the Improvements is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing same.

1.4 Organization of this Report

Section Two describes the development program as proposed by the Developer.

Section Three provides a summary of the Capital Improvement Program for the LPGA – Phase 1A lands as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 Development Program for LPGA – Phase 1A

2.1 Overview

The LPGA – Phase 1A Development is designed as a single family residential community, located within the City of Daytona Beach, Florida. The proposed land use within the District is consistent with City of Daytona Beach Land Use and Comprehensive Plans.

2.2 The Development LPGA – Phase 1A

The Development will consist of approximately 195 single-family residential homes.

3.0 The Capital Improvement Program for LPGA – Phase 1A

3.1 Engineering Report

The Improvements to be funded by the Indigo CDD for the LPGA – Phase 1A Development are determined by the District Engineer in the Engineer's Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

3.2 Capital Improvement Program

The proposed Improvements to serve the Development consist of certain roadway improvements including onsite/offsite, underground electrical and streetlighting improvements, storm water management facilities, utility improvements and entry features / signage, landscaping / hardscaping improvements (the "Capital Improvement Program", "CIP" or "Improvements"). The Improvements to, be constructed, will represent a system of improvements that irrespective of certain exceptions described further in Section 5.1 of this Report, will provide benefits to all lands within the Development.

At the time of this writing, the total costs of the District's Capital Improvement Program for the Development according to the Engineer's Report dated 7/14/20 were projected at \$9,957,848 and include provisions for contingency, design and permitting.

4.0 Financing Program for LPGA – Phase 1A

4.1 Overview

As noted above, the District is embarking on a program of capital improvements, which will facilitate the development of lands within the LPGA – Phase 1A lands. Construction of certain Improvements may be funded by the Developer and acquired by the District under an agreement between the District and the Developer or may be funded directly by the District. The structure of financing presented below is preliminary and subject to change.

It is currently contemplated that the District will finance all or a portion of its Improvements with Special Assessment Bonds. The preliminary financing plan for the District anticipates the issuance of Special Assessment Bonds in the principal amount of \$11,745,000 to fund all or a portion of the District's Capital Improvement Program, as shown in Table 3.

4.2 Types of Special Assessment Bonds Proposed

The Special Assessment Bonds preliminary sizing assume an issuance date of November 1, 2020. Special Assessment Bonds will be repaid with thirty principal installments commencing on May 1, 2022 with interest paid semiannually every May 1 and November 1 commencing November 1, 2021. Included with the bond funding is a provision for approximately twelve months of capitalized interest, thru 5/1/2021.

As projected in the current master financing plan, in order to finance all or a portion of the District's CIP, the District will

need to potentially incur indebtedness in the total amount of approximately \$11,745,000.

The difference between the Bond debt and the CIP is comprised of costs of issuance including underwriter's discount and professional fees associated with debt issuance, capitalized interest costs through 11/1/2021, and a debt service reserve equal to the maximum annual debt service.

Preliminary sources and uses of funding are presented in **Table 3** in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as to the structure of the Special Assessment Bonds.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to construct and/or acquire the CIP outlined in *Section 3.2*. These Improvements lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the Improvements will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects. All properties that receive special benefits from the District's improvement program will be assessed.

5.2 Assigning Debt

The current development plan for the District projects construction of infrastructure for approximately 195 single-family residential homes, however, the planned unit numbers and land use types may change.

The Improvements provided by the District will include roadway improvements, storm water management facilities, utility improvements, hardscape including entry features/signage, landscaping improvements and recreation improvements. All residential development within the District will benefit from all infrastructure improvement categories, as the Improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. Benefited units will be based on an equivalent residential unit ("ERU") basis as determined for each single family residential unit based on the front footage of the lot. A 40' lot is utilized as the basis of one ERU. The current development program provides for 40' and 50' lots with a 50' lot having an ERU of 1.25.

As the provision of the above listed Improvements by the District will make the lands in the lands within LPGA – Phase 1A developable, the land will become more valuable to their owners. The increase in the value of the land provides the logical benefit of Improvements that accrues to the developable parcels within the District.

Initially, the assessments will be levied on all assessable lands within the Development based on the approved site plan on an equal acreage basis within each parcel, because at that juncture, every acre benefits equally from the Improvements. As lands are platted the first platted lots will be assigned debt and related assessments based upon the front footage of each lot in accordance with **Table 4**.

The debt incurred by the District to fund the Improvements is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within the District, the proposed Improvement costs have been allocated to each residential lot based on an equivalent residential unit (ERU) basis relative to the front footage of each lot.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, Improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The Improvements benefit properties within the District and accrue to all assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from each Improvement undertaken by the District are:

- a. Roadway and Drainage Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Storm Water Management facilities result in special and peculiar benefits such as the added use of the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.
- c. Water/Sewer and Reuse Utility Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Hardscaping including entry Features / landscaping result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the Improvement or debt allocated to the parcel of land.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in Table 4 (expressed as Allocation of Total Par Debt).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and / or construction of the District's Improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in **Table 4**, a Total Par Debt per Unit has been calculated for each single family unit based upon the front foot of each lot. This amount represents the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold in the planned development and the entire proposed infrastructure program is developed or acquired and financed by the District. Parcels of the development may be sold which contain various development units. At the time of such parcel sale an assignment of the development units will occur upon which the related debt and assessments will be specified for the parcel.

5.5 True-Up Mechanism

In order to assure that the District's debt will not build up on the unsold acres, and to assure that the requirements that the non-ad valorem special assessments will be constitutionally

lienable on the property and will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the debt per acre remaining on the unplatted developable land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the District's improvement program divided by the number of assessable developable acres in the District. In this case, it is \$11,745,000 divided by 87.12 acres equaling \$134,814 per acre. Once a site plan for the development is completed the acreage will be adjusted to developable acres and the calculation of debt per acre will be adjusted accordingly. Thus, if the initial debt level is \$134,814 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$134,814 per acre. If not, then in order for the Developer to receive a plat or site plan approval from the County, the Developer agrees that the District will require a density reduction payment so that the \$134,814 per acre debt level is not exceeded. The District can consider the abatement of a true-up where the remaining land is reasonably expected that it would be developed in a manner to support the remaining units. The district may rely on a certificate from its engineer to determine whether it will abate a true-up payment.

In summation, and as noted herein, the benefit from the CIP exceeds of special assessments for any given parcel of property, and the special assessments are fairly and reasonably allocated across all benefited properties. In the event the development program is not completed, or otherwise where required by law, the District may be required to reallocate the special assessments.

5.6 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Series 2020 Bonds, please refer to the Indentures.

TABLE 1
Indigo CDD
Development Program

Land Use :	<u>Number of Units</u>	<u>Phase One ERU Factor</u>	<u>Total ERU's</u>
Residential Single Family:			
40' lots	113	1.00	113.00
50' lots	82	1.25	102.50
Total	<u>195</u>		<u>215.50</u>

Note: Reflective of the Integrated LPGA - Phase 1A Development.

Prepared By
Governmental Management Services LLC

TABLE 2
Indigo CDD
Master Infrastructure Cost Estimates
Integrated LPGA Phase A1

<u>Master Infrastructure Improvements (2020 Project):</u>	<u>Total Cost Estimates</u>
Roadways/Underground Electrical/Street lighting	\$2,197,197
Entry Features / Landscaping	\$593,786
Stormwater Facilities	\$3,736,266
Utilities-water/sewer/reclaimed	\$1,702,378
Engineering / CEI	\$822,863
Contingency	\$905,258
Total	<u>\$9,957,748</u>

Source: Poulos & Bennett report dated July 14 , 2020.

Prepared By

Governmental Management Services LLC

TABLE 3
Indigo CDD
Bond Series 2020
Sources & Uses

<u>Sources</u>	<u>\$2,020</u>
Bond Proceeds - par	\$11,745,000
Total Sources	<u>\$11,745,000</u>
 <u>Uses</u>	
Construction funds	\$9,957,848
Debt Service Reserve Fund @ 100% MADS	\$764,029
Capitalized Interest	\$587,250
Cost of Issuance	\$200,000
Underwriter's Discount	\$234,900
Rounding	\$973
Total Uses	<u>\$11,745,000</u>

Term	30 years
Average Coupon Rate	5.00%
Par Amount	\$11,745,000
Maximum Annual Debt Service	\$764,029

(1) Provided by MBS Capital Markets, LLC.

Prepared By
Governmental Management Services LLC

Table 4
Indigo CDD
Par Debt and Debt Service
Allocation 2020 Series Bonds

<u>Development Type</u>	<u>Number of Planned Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>2020 Bond Par Debt</u>	<u>2020P ar Debt Per Unit</u>	<u>2020 Annual Net Assessment</u>	<u>Per Unit 2020 Annual Net Assessment</u>
Platted Residential Single Family:							
40' Lots	113	1	113	\$ 6,158,631	\$54,501.16	\$ 400,628	\$ 3,545.38
50' Lots	82	1.25	102.5	\$ 5,586,369	\$68,126.45	\$ 363,401	\$ 4,431.72
Total	<u>195</u>		<u>215.5</u>	<u>\$ 11,745,000</u>		<u>\$ 764,029</u>	

<p>TABLE 5</p> <p>INDIGO CDD</p> <p>INTEGRATED LPGA - PHASE 1</p> <p>SERIES 2020 ASSESSMENT ROLL</p>
--

PARENT PARCEL ID	OWNER	LOT #	PRODUCT TYPE	ASMT UNITS	SERIES 2020 PAR DEBT	2020 ANNUAL PER UNIT NET
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	1	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	2	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	3	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	4	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	5	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	6	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	7	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	8	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	9	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	10	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	11	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	12	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	13	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	14	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	15	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	16	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	17	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	18	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	19	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	20	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	21	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	22	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	23	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	24	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	25	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	26	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	27	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	28	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	29	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	30	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	31	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	32	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	33	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	34	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	35	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	36	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	37	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	38	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	39	40'	1	54,501.16	3,545.38

PREPARED BY GOVERNMENTAL
MANAGEMENT SERVICE, LLC

TABLE 5, PAGE 2

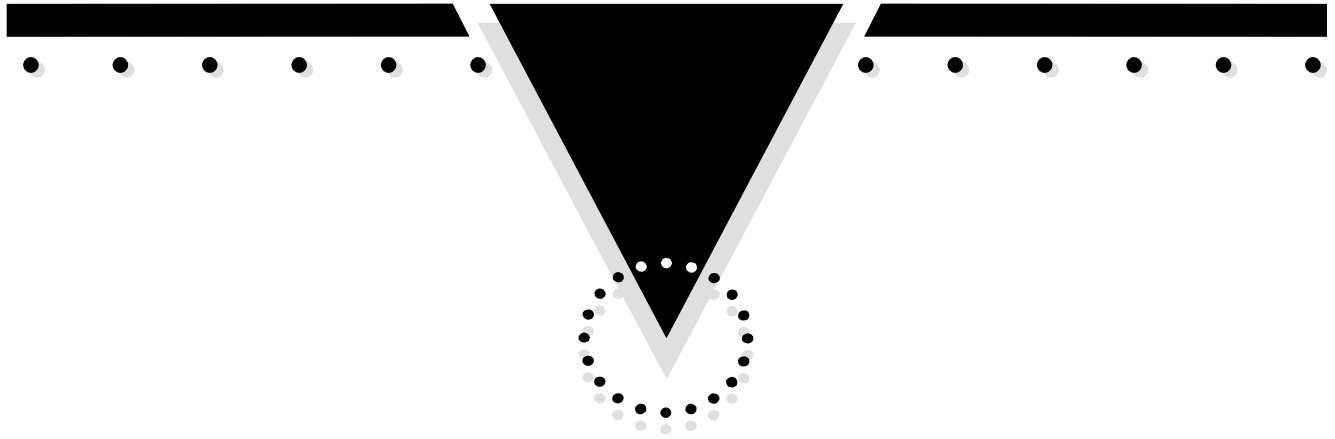
PARENT PARCEL ID	OWNER	LOT #	PRODUCT TYPE	ASMT UNITS	SERIES 2020 PAR DEBT	2020 ANNUAL PER UNIT NET
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	84	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	85	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	86	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	87	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	88	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	89	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	90	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	91	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	92	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	93	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	94	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	95	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	96	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	97	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	98	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	99	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	100	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	101	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	102	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	103	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	104	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	105	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	106	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	107	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	108	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	109	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	110	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	111	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	112	40'	1	54,501.16	3,545.38
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	113	40'	1	54,501.16	3,545.38
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	114	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	115	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	116	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	117	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	118	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	119	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	120	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	121	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	122	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	123	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	124	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	125	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	126	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	127	50'	1	68,126.45	4,431.72

PARENT PARCEL ID	OWNER	LOT #	PRODUCT TYPE	ASMT UNITS	SERIES 2020 PAR DEBT	2020 ANNUAL PER UNIT NET
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	172	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	173	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	174	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	175	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	176	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	177	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	178	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	179	50'	1	68,126.45	4,431.72
5228-00-00-0060	AMERICAN SW-30 INVESTMENTS LLC	180	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	181	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	182	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	183	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	184	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	185	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	186	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	187	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	188	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	189	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	190	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	191	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	192	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	193	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	194	50'	1	68,126.45	4,431.72
5229-00-00-0100	AMERICAN SW-30 INVESTMENTS LLC	195	50'	1	68,126.45	4,431.72
TOTAL				195	11,745,000.00	764,029.00

PARCEL ID	# UNITS	TOTAL 2020 PAR DEBT	TOTAL 2020 ANNUAL NET
5228-00-00-0060	141	8,597,558.00	559,283.41
5229-00-00-0100	54	3,147,442.00	204,745.59
TOTAL	195	11,745,000.00	764,029.00

LOT SIZE	# UNITS
40'	113
50'	82
	195

SIXTH ORDER OF BUSINESS



Indigo Community Development District

**Approved Budget
FY 2021**



INDIGO
Community Development District
FY2021 Approved Budget

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DEBT SERVICE FUND BUDGET

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ADDITIONAL SCHEDULE

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Indigo

Community Development District

General Fund Operating & Maintenance

Description	Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Approved Budget FY2021
Revenues					
Maintenance Assessments	\$713,368	\$899,471	\$0	\$899,471	\$639,785
Assessments - Settlement	\$0	\$0	\$0	\$0	\$0
Interest Income	\$50,000	\$29,095	\$1,500	\$30,595	\$25,000
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Miscellaneous - Foreclosure Costs	\$0	\$0	\$0	\$0	\$0
I-95 City of Daytona Funding	\$8,100	\$0	\$8,100	\$8,100	\$8,100
Carry Forward Surplus	\$365,450	\$0	\$0	\$0	\$450,000
Total Revenues	\$1,136,918	\$928,565	\$9,600	\$938,165	\$1,122,885
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$4,600	\$2,000	\$6,600	\$12,000
FICA Expense	\$918	\$352	\$153	\$505	\$918
Engineering	\$5,000	\$0	\$1,000	\$1,000	\$5,000
Attorney	\$32,000	\$17,323	\$7,677	\$25,000	\$32,000
Annual Audit	\$6,500	\$4,900	\$0	\$4,900	\$5,000
Arbitrage	\$1,350	\$1,350	\$0	\$1,350	\$1,350
Trustee Fees	\$4,089	\$8,942	\$4,853	\$13,795	\$14,000
Dissemination Agent	\$3,100	\$2,500	\$500	\$3,000	\$3,100
Special Assessment Roll Services	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Management Fees	\$56,500	\$47,083	\$9,417	\$56,500	\$56,500
Information Technology	\$4,000	\$2,333	\$467	\$2,800	\$4,000
Telephone	\$300	\$49	\$26	\$75	\$300
Postage	\$1,500	\$1,090	\$410	\$1,500	\$1,500
Insurance	\$20,300	\$19,378	\$0	\$19,378	\$20,300
Printing & Binding	\$1,750	\$647	\$353	\$1,000	\$1,750
Legal Advertising	\$2,500	\$4,475	\$6,592	\$11,068	\$2,500
Other Current Charges	\$1,000	\$913	\$320	\$1,233	\$1,000
Office Supplies	\$350	\$90	\$50	\$140	\$350
Foreclosure Costs	\$0	\$9,675	\$5,325	\$15,000	\$0
Annual District Filing Fee	\$175	\$175	\$0	\$175	\$175
Office Expense	\$6,000	\$5,000	\$1,000	\$6,000	\$6,000
Administrative Expenses	\$179,332	\$150,876	\$40,143	\$191,019	\$187,743
<i>Maintenance Expenses I-95</i>					
Landscape Maintenance	\$50,400	\$42,000	\$8,400	\$50,400	\$50,400
Landscape Contingency	\$2,000	\$1,236	\$764	\$2,000	\$2,000
Irrigation Repairs & Maintenance	\$10,000	\$11,705	\$1,295	\$13,000	\$10,000
Mowing	\$8,100	\$0	\$8,100	\$8,100	\$8,100
Lakes	\$5,156	\$4,208	\$1,128	\$5,336	\$5,336
Plant Replacement & Annuals	\$8,000	\$1,750	\$6,600	\$8,350	\$8,000
Utilities	\$18,000	\$11,642	\$5,400	\$17,042	\$18,000
Repairs	\$10,000	\$13,693	\$1,307	\$15,000	\$10,000
Miscellaneous	\$2,000	\$7,013	\$262	\$7,275	\$2,000
Total I-95 Maintenance Expenses	\$113,656	\$93,247	\$33,256	\$126,503	\$113,836

Indigo

Community Development District

General Fund Operating & Maintenance

Description	Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Approved Budget FY2021
<i>Maintenance Expenses - Community Wide</i>					
On-Site Manager	\$31,800	\$26,500	\$5,300	\$31,800	\$31,800
Landscape Maintenance	\$462,084	\$349,070	\$69,814	\$418,884	\$418,884
Landscape Contingency	\$26,912	\$27,548	\$1,050	\$28,598	\$26,912
Irrigation Repairs & Maintenance	\$30,000	\$35,052	\$1,948	\$37,000	\$30,000
Lakes	\$37,212	\$31,568	\$6,326	\$37,894	\$37,956
Plant Replacement & Annuals	\$35,000	\$42,256	\$5,225	\$47,481	\$35,000
Utilities	\$45,000	\$24,683	\$4,800	\$29,483	\$45,000
Repairs	\$65,972	\$43,117	\$6,883	\$50,000	\$65,972
Stormwater System	\$3,750	\$1,035	\$0	\$1,035	\$3,750
Sidewalks	\$3,000	\$0	\$500	\$500	\$3,000
Miscellaneous	\$15,000	\$7,836	\$2,164	\$10,000	\$15,000
Conservation Easement Maintenance	\$28,000	\$36,180	\$7,972	\$44,152	\$47,832
Tree Trimming	\$43,200	\$36,000	\$7,200	\$43,200	\$43,200
Pressure Washing	\$17,000	\$17,535	\$0	\$17,535	\$17,000
Total Maintenance Expenses - Community Wide	\$843,930	\$678,380	\$119,182	\$797,562	\$821,306
Total Maintenance Expenses	\$957,586	\$771,627	\$152,438	\$924,066	\$935,142
TOTAL EXPENDITURES	\$1,136,918	\$922,503	\$192,581	\$1,115,085	\$1,122,885
EXCESS REVENUES/(EXPENDITURES)	\$0	\$6,062	(\$182,981)	(\$176,920)	\$0

	<u>FY2020</u>	<u>FY2021</u>
Net Assessment	\$713,368	\$639,785
Add: Discount & Collections 6%	\$45,534	\$40,837
Gross Assessments	<u>\$758,902</u>	<u>\$680,622</u>

Indigo
Community Development District

Exhibit "A"

Allocation of Operating Reserves
Estimated Funds Available

(1) Beginning Fund Balance - Fiscal Year 2020	\$2,751,295
(2) Estimated Excess/(Deficit) - Fiscal Year 2020	(\$176,920)
Total Estimated Funds Available - 9/30/2020	<u>\$2,574,376</u>

Allocation of Funds Available

(3) Operating Reserve - First Quarter Operating Capital	\$280,721
Unassigned Fund Balance	\$2,293,655

Total Allocation of Funds	<u>\$2,574,376</u>
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Total Undesignated Cash	<u>\$0</u>
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(1) Represents carry forward balance per audited financial report

(2) Assumes no further assessments will be collected

(3) Represents initial operating expenditures

INDIGO
Community Development District
FY2021 Approved Budget

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all taxable property within the Indigo Community Development District in order to pay for operating & maintenance expenditures for the Fiscal Year.

Interest Income

The District will have operating funds invested with the US Bank throughout the fiscal year.

I-95 City of Daytona Funding

Represents mowing cost reimbursement from the City of Daytona for 27 cuts at the I-95 interchange per interlocal agreement.

EXPENDITURES:

Administrative:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. The amount is based on payment to 5 Supervisors for attending 12 Board meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly meetings, reviewing invoices, annual engineer's report and various projects assigned as directed by the Board of Supervisors.

INDIGO
Community Development District
FY2021 Approved Budget

Attorney

The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, reviewing contracts, agreements, resolutions, etc. Included as a separate line item is the estimated portion of foreclosure costs related primarily to non-payment of assessments on undeveloped lands in the "South" area of the District. Approximately 75% of the costs will be funded by bond funds.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Arbitrage

The District has a contract to annually calculate the District's Arbitrage Rebate Liability on the Series 1999A, 1999 C and 2005 Capital Improvement Revenue Bonds. The amount is based on the current contract with AMTEC.

Trustee Fees

The District's Series 1999A, 1999C and 2005 Capital Improvement Revenue Bonds are held with a Trustee at US Bank.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted with Governmental Management Services, LLC to provide this service and the amount is based on the contracted amount.

Special Assessment Roll Services

The District has contracted with Governmental Management Services, LLC for administration and certification of its annual assessment roll.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc. Included as a separate line item is the estimated portion of foreclosure costs related primarily to non-payment of assessments on undeveloped lands.

INDIGO
Community Development District
FY2021 Approved Budget

Information Technology

Represents cost related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of Board meeting agendas, checks for vendors, and any other required correspondence.

Insurance

The District currently has a General Liability/Errors & Omissions and Property Insurance Policy with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for Governmental Agencies.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous charges that the District may incur.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, i.e., paper, minute books, file folders, labels, paper clips, etc.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

INDIGO
Community Development District
FY2021 Approved Budget

Office Expense

The District has leased space from the C.L.O. Management LLC for housing of the District maps and records along with space for field operations management. This lease is on an annual basis.

Description	Monthly	Annually
1617 Ridgewood Avenue, Suite D	\$500	\$6,000
TOTAL		\$6,000

Maintenance:

Operating Expense I-95

Landscape Maintenance

The District has contracted with Rountree Turf & Ornamental Management, Inc. to maintain the common areas of the District.

Description	Monthly	Annually
Landscape Maintenance - I-95	\$4,200	\$50,400
TOTAL		\$50,400

Irrigation Repairs & Maintenance

Any irrigation repairs and maintenance expenditures that the District may occur during the fiscal year.

Lakes

The District has contracted with Aquatic Systems, Inc. to maintain the lakes within the District.

Description	Monthly	Annually
Inspections with Treatment - I-95	\$385	\$4,620
Semi-Annual Fountain/Aeration Maintenance		\$716
TOTAL		\$5,336

Plant Replacement & Annuals

Amounts based upon historic expenditures in this category and the total number of plants currently in place. The District also has a contract to install a specific number of annuals plus any contingencies.

INDIGO
Community Development District
FY2021 Approved Budget

Utilities

The District currently has electric accounts with Florida Power & Light. Based on prior years-average monthly electric bills.

Description	Monthly	Annually
LPGA Blvd # NEC I-95 # Pump	\$700	\$8,400
LPGA Blvd # NEC I-95 # Fountain	\$700	\$8,400
Contingency		\$1,200
TOTAL		\$18,000

Repairs

Reflects expenditures related to the entrance lighting, fountains and any other miscellaneous maintenance repairs.

Miscellaneous

Any miscellaneous maintenance expenditures that the District may incur during the fiscal year.

Operating Expense Community Wide

On-Site Manager

The District has contracted with VDO Incorporated for field management services.

Description	Monthly	Annually
Field Management Services	\$2,650	\$31,800
TOTAL		\$31,800

Landscape Maintenance

The District has contracted with Rountree Turf & Ornamental Management, Inc. to maintain the common areas of the District.

Description	Monthly	Annually
Landscape Maintenance - Community Wide	\$34,907	\$418,884
TOTAL		\$418,884

INDIGO
Community Development District
FY2021 Approved Budget

Irrigation Repairs & Maintenance

Any irrigation repairs and maintenance expenditures that the District may occur during the fiscal year.

Lakes

The District has contracted with Aquatic Systems, Inc. to maintain the lakes within the District.

Description	Monthly	Annually
Inspections with Treatment - North & South	\$3,163	\$37,956
TOTAL		\$37,956

Plant Replacement & Annuals

Amounts based upon historic expenditures in this category and the total number of plants currently in place. The District also has a contract to install a specific number of annuals plus any contingencies.

Utilities

The District currently has electric accounts with Florida Power & Light. Based on prior years-average monthly electric bills.

Description	Monthly	Annually
Decorative Lighting # Grand Champion	\$700	\$8,400
1 Champions Dr # Entrance	\$500	\$6,000
230 Champions Dr	\$100	\$1,200
579 Champions Dr # Site Lights	\$100	\$1,200
654 Champions Dr # Site Lights	\$50	\$600
795 Champions Dr # Site Lights	\$60	\$720
937 Champions Dr # Site Lights	\$55	\$660
977 Champions Dr # Site Lights	\$60	\$720
10 Champion Ridge Dr # Fountain	\$600	\$7,200
105 Grand Champion Blvd # Sign	\$365	\$4,380
106 Glen Eagle Grand Dr # Irrigation	\$15	\$180
100 International Golf Dr # Lights	\$300	\$3,600
399 International Golf Dr # Site Lights	\$85	\$1,020
248 Tournament Dr # Site Lights	\$85	\$1,020
360 Tournament Dr # Irrigation Pump	\$175	\$2,100
499 Tournament Dr # Entrance	\$190	\$2,280
Contingency		\$3,720
TOTAL		\$45,000

INDIGO
Community Development District
FY2021 Approved Budget

Repairs

Reflects expenditures related to the entrance lighting, fountains and any other miscellaneous maintenance repairs.

Stormwater System

Any stormwater maintenance expenditures that the District may incur during the fiscal year.

Sidewalks

Any sidewalk maintenance expenditures that the District may incur during the fiscal year.

Miscellaneous

Any miscellaneous maintenance expenditures that the District may incur during the fiscal year.

Conservation Easement Maintenance

The District is obligated to maintain approximately 137 acres as a Gopher Tortoise Habitat Area in accordance with the Habitat Management Plan prescribed by the Florida Game and Freshwater Fish Commission.

Tree Trimming

Contract for trimming of District "Street Trees" abutting roadways.

Pressure Washing

Estimated cost to pressure wash are areas within the District as needed.

Indigo
Community Development District

Debt Service Fund
Series 1999A

Description	Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Approved Budget FY2021
Revenues					
Assessments - On Roll	\$80,675	\$79,889	\$786	\$80,675	\$79,064
Carry Forward Surplus	\$42,614	\$45,286	\$0	\$45,286	\$46,977
Interest	\$0	\$116	\$0	\$116	\$0
TOTAL REVENUES	\$123,289	\$125,291	\$786	\$126,077	\$126,041
Expenditures					
<u>Series 1999A</u>					
Interest - 11/1	\$22,050	\$22,050	\$0	\$22,050	\$20,825
Interest - 5/1	\$35,000	\$35,000	\$0	\$35,000	\$35,000
Principal - 5/1	\$22,050	\$22,050	\$0	\$22,050	\$20,825
TOTAL EXPENDITURES	\$79,100	\$79,100	\$0	\$79,100	\$76,650
EXCESS REVENUES/(EXPENDITURES)	\$44,189	\$46,191	\$786	\$46,977	\$49,391

Nov. 1, 2021	\$19,600
Net Assessments	\$79,064
Add: Discount & Collections 6%	\$5,047
Gross Assessments	<u>\$84,111</u>

Indigo

Community Development District

Amortization Schedule

Series 1999A, Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/20	\$ 595,000.00	7.00%	\$ -	\$ 20,825.00	
5/1/21	\$ 595,000.00	7.00%	\$ 35,000	\$ 20,825.00	\$ 76,650.00
11/1/21	\$ 560,000.00	7.00%	\$ -	\$ 19,600.00	
5/1/22	\$ 560,000.00	7.00%	\$ 40,000	\$ 19,600.00	\$ 79,200.00
11/1/22	\$ 520,000.00	7.00%	\$ -	\$ 18,200.00	
5/1/23	\$ 520,000.00	7.00%	\$ 45,000	\$ 18,200.00	\$ 81,400.00
11/1/23	\$ 475,000.00	7.00%	\$ -	\$ 16,625.00	
5/1/24	\$ 475,000.00	7.00%	\$ 45,000	\$ 16,625.00	\$ 78,250.00
11/1/24	\$ 430,000.00	7.00%	\$ -	\$ 15,050.00	
5/1/25	\$ 430,000.00	7.00%	\$ 50,000	\$ 15,050.00	\$ 80,100.00
11/1/25	\$ 380,000.00	7.00%	\$ -	\$ 13,300.00	
5/1/26	\$ 380,000.00	7.00%	\$ 55,000	\$ 13,300.00	\$ 81,600.00
11/1/26	\$ 325,000.00	7.00%	\$ -	\$ 11,375.00	
5/1/27	\$ 325,000.00	7.00%	\$ 55,000	\$ 11,375.00	\$ 77,750.00
11/1/27	\$ 270,000.00	7.00%	\$ -	\$ 9,450.00	
5/1/28	\$ 270,000.00	7.00%	\$ 60,000	\$ 9,450.00	\$ 78,900.00
11/1/28	\$ 210,000.00	7.00%	\$ -	\$ 7,350.00	
5/1/29	\$ 210,000.00	7.00%	\$ 65,000	\$ 7,350.00	\$ 79,700.00
11/1/29	\$ 145,000.00	7.00%	\$ -	\$ 5,075.00	
5/1/30	\$ 145,000.00	7.00%	\$ 70,000	\$ 5,075.00	\$ 80,150.00
11/1/30	\$ 75,000.00	7.00%	\$ -	\$ 2,625.00	
5/1/31	\$ 75,000.00	7.00%	\$ 75,000	\$ 2,625.00	\$ 80,250.00
Total			\$ 595,000	\$ 278,950.00	\$ 873,950.00

Indigo
Community Development District

Debt Service Fund
Series 1999C

Description	Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Approved Budget FY2021
Revenues					
Assessments - On Roll	\$541,407	\$732,932	\$0	\$732,932	\$567,166
Assessments - Settlement	\$0	\$25,760	\$0	\$25,760	\$0
Interest	\$0	\$4,505	\$10	\$4,515	\$2,500
Other Income Source	\$0	\$0	\$0	\$0	\$371,184
TOTAL REVENUES	\$541,407	\$763,198	\$10	\$763,208	\$940,850
Expenditures					
<u>Series 1999C</u>					
Debt Service Obligation	\$541,407	\$515,299	\$0	\$515,299	\$940,850
TOTAL EXPENDITURES	\$541,407	\$515,299	\$0	\$515,299	\$940,850
EXCESS REVENUES/(EXPENDITURES)	\$0	\$247,899	\$10	\$247,909	\$0

Nov. 1, 2021	\$216,300
Net Assessments	\$567,166
Add: Discount & Collections 6%	\$36,202
Gross Assessments	<u>\$603,368</u>

Indigo
Community Development District

Debt Service Fund
Series 2005

Description	Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total as of 9/30/20	Approved Budget FY2021
Revenues					
Assessments - On Roll	\$213,014	\$284,830	\$0	\$284,830	\$268,908
Assessments - Prepayments	\$0	\$4,853	\$0	\$4,853	\$0
Assessments - Settlement	\$0	\$55,896	\$0	\$55,896	\$0
Interest	\$0	\$6,232	\$10	\$6,242	\$2,500
Other Income Source	\$0	\$0	\$0	\$0	\$306,580
TOTAL REVENUES	\$213,014	\$351,812	\$10	\$351,822	\$577,988
Expenditures					
<u>Series 2005</u>					
Debt Service Obligation	\$213,014	\$43,723	\$0	\$43,723	\$577,988
TOTAL EXPENDITURES	\$213,014	\$43,723	\$0	\$43,723	\$577,988
EXCESS REVENUES/(EXPENDITURES)	\$0	\$308,089	\$10	\$308,099	\$0

Nov. 1, 2021	\$164,738
Net Assessments	\$268,908
Add: Discount & Collections 6%	\$17,164
Gross Assessments	<u>\$286,073</u>

Indigo CDD
Assessments Allocation FY 2021

FY21 Allocation to all platted units equally and unplatted units in the "North"
South undeveloped lands allocated on an acreage basis

Budget Rev/Cost Description	Total	North	South-Platted	South-RAW
Interest Income	\$0	\$0	\$0	\$0
Transfer In	\$0	\$0	\$0	\$0
Admin Exp	\$187,743	\$60,141	\$19,105	\$108,497
Net Operating Exp I-95 net of city funding	\$105,736	\$62,591	\$19,884	\$23,262
North O&M exp	\$0	\$0	\$0	\$0
South O&M exp	\$0	\$0	\$0	\$0
Main Reserves	\$0	\$0	\$0	\$0
Maint Expenses Community Wide	\$821,306	\$486,173	\$154,446	\$180,687
Sub Total	\$1,114,785	\$608,904	\$193,435	\$312,446
Allocation of carryforward fund balance	(\$450,000)	(\$245,793)	(\$78,083)	(\$126,124)
Interest earnings	(\$25,000)	(\$14,799)	(\$4,701)	(\$5,500)
Reserves - Administrative	\$0	\$0	\$0	\$0
Reserves - Field Community Wide	\$0	\$0	\$0	\$0
Total Assessments	\$639,785	\$348,312	\$110,651	\$180,823
Units	1,932.90	1,466.90	466.00	2,646.38
Assessment per unit (South undev per unit) FY 2021		\$237.45	\$237.45	\$68.33
Assessment per unit (South undev per unit) FY 2020		\$269.56	\$269.56	\$73.59

Total units	4,579.28
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Platted Units	825.00	466.00	
LPGA	17.85		
Unplatted	624.05		2,646.38
	1,466.90	466.00	2,646.38

- Maintenance Expenses Community Wide allocated 22% against all units that are undeveloped remaining to be platted. Starting in 2010, it was 25% but an additional 115 platted lots were on the roll for FY 2011.
- Administrative expenses allocated against all units to be developed.
- All North units are treated equally regardless if they have been platted or site planned. Substantially all District infrastructure is in place for the North units other than some neighborhood improvements.
- Reserves administrative allocated against all units equally, field allocated based on subtotal of expenses as a % for each category.
- FY 18 reduction of 45 units in North with land sold to city of Daytona Beach.
- 1/30/19 agreement with American SW-30 Investments reduced Parcel 32 to 64 units and SW-30 to 400 units. Reduction from 772.42 units to 464 units or total reduction of 308.42 units.

A.

RESOLUTION 2020-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Indigo Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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 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 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; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the 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 INDIGO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The 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* (“**Adopted Budget**”), 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. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Indigo Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board 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	\$ _____
DEBT SERVICE FUND – SERIES 1999A	\$ _____
DEBT SERVICE FUND – SERIES 1999C	\$ _____
DEBT SERVICE FUND – SERIES 2005	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted 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, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2020.

ATTEST:

**INDIGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

B.

RESOLUTION 2020-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE INDIGO COMMUNITY DEVELOPMENT DISTRICT
MAKING A DETERMINATION OF BENEFIT AND
IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR
2020/2021; PROVIDING FOR THE COLLECTION AND
ENFORCEMENT OF SPECIAL ASSESSMENTS;
CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR
AMENDMENTS TO THE ASSESSMENT ROLL;
PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Indigo Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of Daytona Beach, Volusia County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, the District has previously levied special assessments for debt service and operations and maintenance on certain property within the District that remain unpaid and delinquent and remain subject to acceleration and/or collection efforts pursuant to Section 170.10, *Florida Statutes* (“**Delinquent Property**”); and

WHEREAS, the District desires to preserve the ability to directly collect operation and maintenance assessments for prior fiscal years on the Delinquent Property; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Indigo Community Development District, excluding the above-referenced Delinquent Property (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE INDIGO COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special

assessments and previously levied debt service assessments (excluding those assessments levied on lands within the Delinquent Property) shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

This Resolution does not operate to certify for collection either the annual installment or total par amount of the previously levied debt service assessments on the Delinquent Property. The total amount of such assessments has already become due, pursuant to Chapter 170, and is already subject to collection pursuant to Florida Law. The District does not waive any of its rights or remedies with respect to the enforcement of its liens or collection of either the debt service or operation and maintenance assessments by any method authorized by Florida Law

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of August, 2020.

ATTEST:

**INDIGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

SEVENTH ORDER OF BUSINESS

C.

Notice of Meetings
Indigo Community
Development District

The Board of Supervisors of the Indigo Community Development District will hold their meetings for the Fiscal Year 2020-2021 at 1:00 p.m. in the board room at the Holiday Inn Daytona Beach LPGA Boulevard, 137 Automall Circle, Daytona Beach, Florida 32124 on the fourth Wednesday of the month as follows or otherwise noted:

October 28, 2020
November 19, 2020 (*third Thursday)
January 27, 2021
March 24, 2021
May 26, 2021
June 23, 2021
August 25, 2021
September 22, 2021

NINTH ORDER OF BUSINESS

Indigo

Community Development District

Summary of Invoices

June 17, 2020 to August 19, 2020

Fund	Date	Check No.'s	Amount
General Fund	6/18/20	4588	\$ 1,400.00
	6/26/20	4589-4593	\$ 47,595.65
	6/30/20	4594-4596	\$ 29,315.50
	7/2/20	4597	\$ 5,291.17
	7/17/20	4598-4602	\$ 34,054.61
	7/23/20	4603-4606	\$ 45,932.55
	7/29/20	4607	\$ 500.00
	7/30/20	4608-4611	\$ 13,876.50
	8/3/20	4612	\$ 204.88
	8/6/20	4613	\$ 23,426.00
	8/7/20	4614	\$ 5,341.49
	8/10/20	4615-4617	\$ 7,001.17
			<hr/>
			\$ 213,939.52
Payroll	<u>June 2020</u>		
	Donald Parks	50533	\$ 184.70
	John McCarthy	50534	\$ 184.70
	Mark McCommon	50535	\$ 159.70
	Robert Welsh	50536	\$ 164.70
	Thomas Leek	50537	\$ 184.70
			<hr/>
			\$ 878.50
	<u>July 2020</u>		
	Donald Parks	50538	\$ 184.70
	John McCarthy	50539	\$ 184.70
	Mark McCommon	50540	\$ 159.70
	Robert Welsh	50541	\$ 164.70
	Thomas Leek	50542	\$ 184.70
			<hr/>
			\$ 878.50
			<hr/>
			\$ 215,696.52

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/18/20	00146	2/04/20 19066	202001 310-51300-32200		*	1,400.00	
		FY19 AUDIT FINAL PMT		GRAU AND ASSOCIATES			1,400.00 004588
6/26/20	00015	6/01/20 PI-A4214	202006 330-53800-46800		*	3,163.00	
		LAKE/WETLAND SRVCS JUN		SOLITUDE LAKE MANAGEMENT LLC			3,163.00 004589
6/26/20	00165	6/01/20 1080	202006 300-15500-10000		*	500.00	
		OFFICE LEASE JULY 2020		C.L.O. MANAGEMENT LLC			500.00 004590
6/26/20	00017	6/15/20 I0236135	202006 310-51300-48000		*	438.17	
		NOT.OF MEETING 06/24/20		NEWS-JOURNAL CORPORATION			438.17 004591
6/26/20	00160	6/01/20 25330	202006 330-53800-46200		*	34,907.00	
		MTHLY GROUNDS MAINT JUN20			*	4,200.00	
		6/01/20 25330	202006 320-53800-46200		*	525.00	
		MTHLY GROUNDS MAINT JUN20			*	3,600.00	
		6/01/20 25330	202006 330-53800-46600		*		
		PRESS. WASH 4 MONUMENTS		TEAM ROUNTREE, INC.			43,232.00 004592
		6/01/20 25330	202006 330-53800-47000		*		
		MTHLY OAK TRIMMING JUN20			*	131.24	
6/26/20	00130	6/17/20 7873367	202006 320-53800-49000		*	131.24	
		RENT STORAGE 06/17-07/16			*		
		6/17/20 7873367	202006 330-53800-49000		*		
		RENT STORAGE 06/17-07/16		WILLIAMS SCOTSMAN, INC.			262.48 004593
6/30/20	00159	6/29/20 62920	202006 330-53800-12000		*	2,650.00	
		SITE MGMT SERVICES-JUN20		SOLARIS MANAGEMENT INC.			2,650.00 004594
6/30/20	00098	6/01/20 PI-A0042	202006 330-53800-46800		*	3,163.00	
		LAKE & POND MGT SVC JUN20			V	3,163.00-	
		6/01/20 PI-A0042	202006 330-53800-46800				
		LAKE & POND MGT SVC JUN20		SOLITUDE LAKE MANAGEMENT, LLC			.00 004595
6/30/20	00160	6/01/20 25356	201910 330-53800-46600		*	4,671.50	
		FILL DIRT/SOD/TRACT.SVC			*	7,875.00	
		6/02/20 25357	202006 330-53800-63100				
		RPLC 15 100-GAL LIVE OAKS					

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		6/09/20	25398 202006 330-53800-46600 PINE TREE REMOVAL		*	150.00	
		6/10/20	25397 202006 330-53800-63100 SOD INSTALLATION		*	1,800.00	
		6/17/20	25401 202006 320-53800-63100 REPLACE CREPE MYRTLE		*	1,750.00	
		6/17/20	25402 202006 320-53800-46100 I-95 OVERPASS-IRRIG.RPRS.		*	2,245.00	
		6/22/20	25406 202006 330-53800-49000 RPLC PUMPS/LABOR		*	5,798.50	
		6/25/20	25478 202006 330-53800-46000 RPLC FLOOD LIGHTS/LABOR		*	2,375.50	
TEAM ROUNTREE, INC.							26,665.50 004596
7/02/20 00093		7/01/20	211 202007 310-51300-34000 MANAGEMENT FEES JUL20		*	4,708.33	
		7/01/20	211 202007 310-51300-35100 INFORMATION TECH JUL20		*	233.33	
		7/01/20	211 202007 310-51300-31300 DISSEMINATION FEE JUL20		*	250.00	
		7/01/20	211 202007 310-51300-51000 OFFICE SUPPLIES JUL20		*	26.25	
		7/01/20	211 202007 310-51300-42000 POSTAGE JUL20		*	3.51	
		7/01/20	211 202007 310-51300-42500 COPIES JUL20		*	69.75	
GOVERNMENTAL MANAGEMENT SERVICES							5,291.17 004597
7/17/20 00015		7/01/20	PI-A4375 202007 320-53800-46800 LAKE/WETLAND SRVCS JUL		*	385.00	
SOLITUDE LAKE MANAGEMENT LLC							385.00 004598
7/17/20 00034		7/07/20	18312523 202007 330-53800-46000 RESET FNTN GFI/CHECK LGHT		*	68.00	
		7/07/20	18312523 202007 330-53800-46000 RPLC TREE LGHT/GROUND BOX		*	3,702.00	
COURTEAUX ELECTRIC, INC.							3,770.00 004599
7/17/20 00005		6/30/20	7-052-37 202006 310-51300-42000 DELIVERY 06/19/20		*	237.53	
		7/07/20	7-059-24 202006 310-51300-42000 DELIVERY 06/26/20		*	31.39	
FEDEX							268.92 004600
7/17/20 00031		6/30/20	6111 202006 330-53800-46000 LPGA MTHLY MAINT/REPAIRS		*	538.95	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		6/30/20 6111	202006 320-53800-46000		*	197.24	
		I-95 TSTING/RPLCING BULBS					
				SKY'S THE LIMIT HANDYMAN SVCS, INC.			736.19 004601
7/17/20 00160	6/08/20 25367	202006 330-53800-63100			*	5,231.00	
		LPGA CHMP ENTR-PLANT RPLC					
	6/30/20 25480	202006 330-53800-46600			*	17,535.00	
		PRESS.WASH LPGA/CHMP/GOLF					
	7/01/20 25457	202007 330-53800-46900			*	3,986.00	
		CONSRV.EASE.MAINT.UDRBRSH					
	7/06/20 25487	202007 320-53800-46100			*	2,142.50	
		INST WIRE/RPLC POPUP/NOZZ					
				TEAM ROUNTREE, INC.			28,894.50 004602
7/23/20 00010	6/30/20 115676	202005 310-51300-31500			*	619.50	
		EBP PROPERTIES/ HEARING					
	6/30/20 115677	202005 310-51300-31500			*	204.50	
		BUDGET RESO./ROP HEARING					
	6/30/20 115678	202005 310-51300-31500			*	1,200.00	
		REV NOT./PREP BOARD MTG					
				HOPPING GREEN & SAMS			2,024.00 004603
7/23/20 00017	7/14/20 10236315	202007 310-51300-48000			*	414.07	
		NOT. OF MEETING 07/22/20					
				NEWS-JOURNAL CORPORATION			414.07 004604
7/23/20 00160	7/01/20 25458	202007 330-53800-46200			*	34,907.00	
		MTHLY GROUNDS MAINT JUL20					
	7/01/20 25458	202007 320-53800-46200			*	4,200.00	
		MTHLY GROUNDS MAINT JUL20					
	7/01/20 25458	202007 330-53800-46600			*	525.00	
		PRESS. WASH 4 MONUMENTS					
	7/01/20 25458	202007 330-53800-47000			*	3,600.00	
		MTHLY OAK TRIMMING JUL20					
				TEAM ROUNTREE, INC.			43,232.00 004605
7/23/20 00130	7/17/20 7954533	202007 320-53800-49000			*	131.24	
		RENT STORAGE 07/17-08/16					
	7/17/20 7954533	202007 330-53800-49000			*	131.24	
		RENT STORAGE 07/17-08/16					
				WILLIAMS SCOTSMAN, INC.			262.48 004606
7/29/20 00165	7/01/20 1088	202007 300-15500-10000			*	500.00	
		OFFICE LEASE AUG20					
				C.L.O. MANAGEMENT LLC			500.00 004607
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				TVISCARRA			

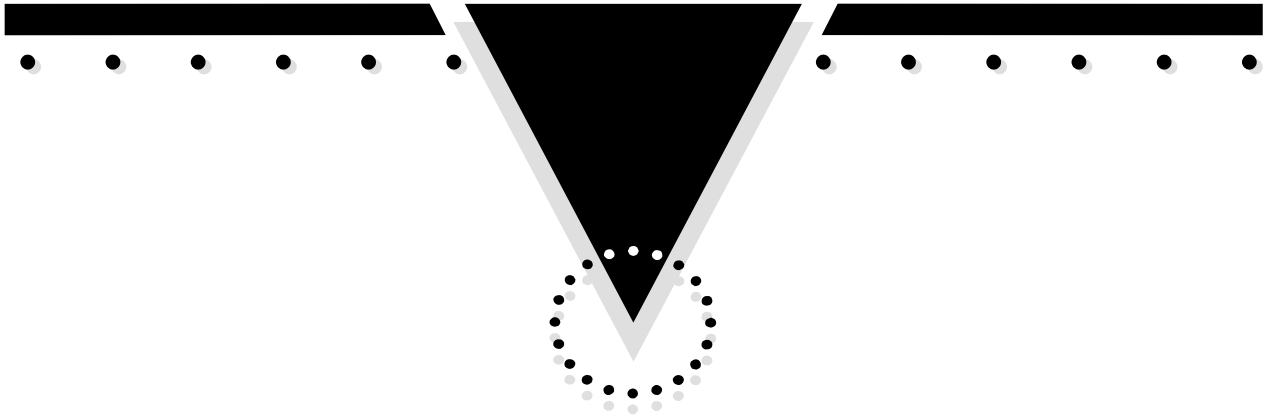
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/30/20	00015	7/01/20 PI-A4373	202007 330-53800-46800	LAKE/WETLAND SRVCS JUL	*	3,163.00	
				SOLITUDE LAKE MANAGEMENT LLC			3,163.00 004608
7/30/20	00034	7/28/20 18312607	202007 320-53800-46000	REPLACED 20 TREE LIGHTS	*	3,038.00	
				COURTEAUX ELECTRIC, INC.			3,038.00 004609
7/30/20	00159	7/30/20 73120	202007 330-53800-12000	SITE MGMT SERVICES-JUL20	*	2,650.00	
				SOLARIS MANAGEMENT INC.			2,650.00 004610
7/30/20	00160	7/20/20 25498	202007 330-53800-63100	ANNUAL FLOWER ROTATION	*	4,236.00	
		7/27/20 25505	202007 330-53800-46600	PINE TREE REMOVAL	*	275.00	
		7/27/20 25506	202007 330-53800-49000	HOG CONTROL	*	514.50	
				TEAM ROUNDTREE, INC.			5,025.50 004611
8/03/20	00005	7/28/20 7-077-80	202007 310-51300-42000	DELIVERY 07/20/20	*	204.88	
				FEDEX			204.88 004612
8/06/20	00160	6/18/20 25576	202006 330-53800-46600	REST. OF ISLAND 15 MULCH	*	1,984.00	
		6/18/20 25576	202006 330-53800-46100	IRRIGATION REPAIRS	*	589.00	
		6/29/20 25574	202006 320-53800-46000	REPAIR TO MAINLINE	*	896.00	
		7/06/20 25575	202007 330-53800-46600	RPC MEDJOOOL PALM FRONT	*	3,486.00	
		7/06/20 25575	202007 330-53800-46600	ADDITIONAL MOWING LAKEBANK	*	1,053.00	
		7/19/20 25577	202007 320-53800-46600	RPC CREPE MYRTLE PLANTS	*	750.00	
		7/19/20 25577	202007 320-53800-46100	IRRIGATION REPAIRS	*	408.00	
		7/27/20 25578	202007 330-53800-46400	ACCLAIM WITH ROCK AND FIL	*	1,035.00	
		7/29/20 25579	202007 330-53800-63100	INSTALL 4 PALLETS OF SOD	*	1,400.00	
		8/05/20 25588	202008 320-53800-63100	INST. OF JASMINE AT I-95	*	6,600.00	
		8/05/20 25589	202008 330-53800-63100	JASMINE INST. ENT. HILLS	*	5,225.00	
				TEAM ROUNDTREE, INC.			23,426.00 004613
				INDI INDIGO	TVISCARRA		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/07/20	00093	8/01/20	212 202008 310-51300-34000 MANAGEMENT FEES AUG20		*	4,708.33	
		8/01/20	212 202008 310-51300-35100 INFORMATION TECH. AUG20		*	233.33	
		8/01/20	212 202008 310-51300-31300 DISSEMINATION FEES AUG20		*	250.00	
		8/01/20	212 202008 310-51300-51000 OFFICE SUPPLIES AUG20		*	18.37	
		8/01/20	212 202008 310-51300-42000 POSTAGE AUG 20		*	11.31	
		8/01/20	212 202008 310-51300-42500 COPIES AUG 20		*	120.15	
GOVERNMENTAL MANAGEMENT SERVICES							5,341.49 004614
8/10/20	00034	7/30/20	18312627 202007 330-53800-46000 RPLC FAULTY CONTACTOR		*	443.00	
COURTEAUX ELECTRIC, INC.							443.00 004615
8/10/20	00010	6/30/20	116342 202006 310-51300-31500 REV. MINUTES/ATT. BRD MTG		*	1,200.00	
		6/30/20	116343 202006 310-51300-31500 REV. COURT ORDER/EVAL EXH		*	3,935.25	
		6/30/20	116360 202006 310-51300-31500 REVIEW ANNUAL AUDIT		*	859.50	
HOPPING GREEN & SAMS							5,994.75 004616
8/10/20	00031	7/31/20	6142 202007 320-53800-46000 I95 TESTING/RPLCING BULBS		*	45.00	
		7/31/20	6142 202007 330-53800-46000 LPGA MTHLY MAINT/REPAIRS		*	518.42	
SKY'S THE LIMIT HANDYMAN SVCS, INC.							563.42 004617
TOTAL FOR BANK A						213,939.52	
TOTAL FOR REGISTER						213,939.52	

INDI INDIGO

TVISCARRA

TENTH ORDER OF BUSINESS



Indigo

Community Development District

Unaudited Financial Reporting
July 31, 2020



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6	<u>Debt Service Fund Series 2005 Income Statement</u>
7	<u>Capital Projects Fund Series 1999A Income Statement</u>
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10	<u>Assessment Receipt Schedule</u>

Indigo
Community Development District
Combined Balance Sheet
As of July 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 Fixed Assets</u>	<u>General Long-Term Debt</u>	(memorandum only) <u>2020</u>
Assets						
Cash	\$94,166	----	----	----	----	\$94,166
Assessment Receivable	\$3,000	----	----	----	----	\$3,000
Prepaid Expense	\$500	----	----	----	----	\$500
Investments						
Operating Account	\$101,942	----	----	----	----	\$101,942
State Board of Administration - Operating	\$430,135	----	----	----	----	\$430,135
State Board of Administration - Reserve	\$2,146,421	----	----	----	----	\$2,146,421
Series 1999A						
Reserve Account	----	\$80,675	----	----	----	\$80,675
Revenue Account	----	\$46,191	----	----	----	\$46,191
Construction	----	----	\$148,224	----	----	\$148,224
Series 1999C						
Reserve Account	----	\$59,586	----	----	----	\$59,586
Revenue Account	----	\$671,300	----	----	----	\$671,300
Redemption Account	----	\$339	----	----	----	\$339
Remedial Expenditure	----	\$0	----	----	----	\$0
Series 2005						
Reserve Account	----	\$60,203	----	----	----	\$60,203
Escrow Deposit Fund	----	\$9,847	----	----	----	\$9,847
Prepayment Account	----	\$1,978	----	----	----	\$1,978
Revenue Account	----	\$860,376	----	----	----	\$860,376
Fixed Assets	----	----	----	\$8,305,270	----	\$8,305,270
Amount Available/Long-Term Debt	----	----	----	----	\$1,790,495	\$1,790,495
Amount to be Provided/Long Term Debt 1999A	----	----	----	----	\$468,134	\$468,134
Amount to be Provided/Long Term Debt 1999C	----	----	----	----	\$5,928,774	\$5,928,774
Amount to be Provided/Long Term Debt 2005	----	----	----	----	\$5,037,596	\$5,037,596
Total Assets	\$2,776,164	\$1,790,495	\$148,224	\$8,305,270	\$13,225,000	\$26,245,154
Liabilities						
Accounts Payable	\$18,807	----	----	----	----	\$18,807
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	----	\$126,866	----	----	----	\$126,866
Restricted for Debt Service 1999C	----	(\$218,849)	----	----	----	(\$218,849)
Restricted for Debt Service 2005	----	(\$1,307,340)	----	----	----	(\$1,307,340)
Restricted for Capital Projects 1999A/B	----	----	\$148,224	----	----	\$148,224
Assigned for General Fund	\$300,000	----	----	----	----	\$300,000
Unassigned General Fund	\$2,457,357	----	----	----	----	\$2,457,357
Total Liabilities, Fund Equity	\$2,776,164	\$1,790,495	\$148,224	\$8,305,270	\$13,225,000	\$26,245,154

INDIGO

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures As of July 31, 2020

	General Fund Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
<u>REVENUES:</u>				
Maintenance Assessments	\$713,368	\$713,368	\$899,471	\$186,103
City of Daytona Funding	\$8,100	\$8,100	\$0	(\$8,100)
Interest Income	\$50,000	\$41,667	\$29,095	(\$12,572)
TOTAL REVENUES	\$771,468	\$763,135	\$928,565	\$165,431
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$10,000	\$4,600	\$5,400
FICA Expense	\$918	\$765	\$352	\$413
Engineering	\$5,000	\$4,167	\$0	\$4,167
Attorney	\$32,000	\$26,667	\$17,323	\$9,343
Annual Audit	\$6,500	\$4,900	\$4,900	\$0
Arbitrage	\$1,350	\$1,350	\$1,350	\$0
Trustee	\$4,089	\$4,089	\$8,942	(\$4,853)
Dissemination Agent	\$3,100	\$2,583	\$2,500	\$83
Special Assessment Roll Preparation	\$20,000	\$20,000	\$20,000	\$0
Management Fees	\$56,500	\$47,083	\$47,083	\$0
Information Technology	\$4,000	\$3,333	\$2,333	\$1,000
Telephone	\$300	\$250	\$49	\$201
Postage	\$1,500	\$1,250	\$1,090	\$160
Insurance	\$20,300	\$20,300	\$19,378	\$922
Printing & Binding	\$1,750	\$1,458	\$647	\$812
Legal Advertising	\$2,500	\$2,083	\$4,475	(\$2,392)
Other Current Charges	\$1,000	\$833	\$913	(\$80)
Office Supplies	\$350	\$292	\$90	\$202
Foreclosure Costs	\$0	\$0	\$9,675	(\$9,675)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Office Expense	\$6,000	\$5,000	\$5,000	\$0
TOTAL ADMINISTRATIVE	\$179,332	\$156,579	\$150,876	\$5,703
<u>FIELD:</u>				
<i>Operating Expenses I-95</i>				
Landscape Maintenance	\$50,400	\$42,000	\$42,000	(\$0)
Landscape Contingency	\$2,000	\$1,667	\$1,236	\$431
Irrigation Repairs & Maintenance	\$10,000	\$8,333	\$11,705	(\$3,372)
Mowing	\$8,100	\$6,750	\$0	\$6,750
Lakes	\$5,156	\$4,297	\$4,208	\$89
Plant Replacement & Annuals	\$8,000	\$6,667	\$1,750	\$4,917
Utilities	\$18,000	\$15,000	\$11,642	\$3,358
Repairs	\$10,000	\$8,333	\$13,693	(\$5,360)
Miscellaneous	\$2,000	\$1,667	\$7,013	(\$5,346)
Operating Expenses I-95	\$113,656	\$94,713	\$93,247	\$1,466

INDIGO COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

	General Fund Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
<i>Operating Expenses Community Wide</i>				
Site Manager	\$31,800	\$26,500	\$26,500	\$0
Landscape Maintenance	\$462,084	\$385,070	\$349,070	\$36,000
Landscape Contingency	\$26,912	\$22,427	\$27,548	(\$5,122)
Irrigation Repairs & Maintenance	\$30,000	\$25,000	\$35,052	(\$10,052)
Lakes	\$37,212	\$31,010	\$31,568	(\$558)
Plant Replacement & Annuals	\$35,000	\$29,167	\$42,256	(\$13,089)
Utilities	\$45,000	\$37,500	\$24,683	\$12,817
Repairs	\$65,972	\$54,977	\$43,117	\$11,859
Stormwater System	\$3,750	\$3,125	\$1,035	\$2,090
Sidewalks	\$3,000	\$2,500	\$0	\$2,500
Miscellaneous	\$15,000	\$12,500	\$7,836	\$4,664
Conservation Easement Maintenance	\$28,000	\$23,333	\$36,180	(\$12,847)
Tree Trimming	\$43,200	\$36,000	\$36,000	\$0
Pressure Washing	\$17,000	\$14,167	\$17,535	(\$3,368)
Operating Expenses Community Wide	\$843,930	\$703,275	\$678,380	\$24,895
TOTAL FIELD	\$957,586	\$797,988	\$771,627	\$26,361
TOTAL EXPENDITURES	\$1,136,918	\$954,567	\$922,503	\$32,064
EXCESS REVENUES/ (EXPENDITURES) AND OTHER SOURCES	(\$365,450)	----	\$6,062	----
FUND BALANCE - BEGINNING	\$365,450	----	\$2,751,295	----
FUND BALANCE - ENDING	\$0	----	\$2,757,357	----

INDIGO COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 1999A

Statement of Revenues & Expenditures

As of July 31, 2020

REVENUES:

	Debt Service Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
Special Assessments	\$80,675	\$80,675	\$79,889	(\$786)
Interest Income	\$0	\$0	\$116	\$116
TOTAL REVENUES	\$80,675	\$80,675	\$80,005	(\$670)

EXPENDITURES:

Interest Expense - 11/01	\$22,050	\$22,050	\$22,050	\$0
Principal Expense - 5/01	\$35,000	\$35,000	\$35,000	\$0
Interest Expense - 5/01	\$22,050	\$22,050	\$22,050	\$0
TOTAL EXPENDITURES	\$79,100	\$79,100	\$79,100	\$0

OTHER SOURCES/(USES)

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

EXCESS REVENUES/ (EXPENDITURES) AND OTHER SOURCES

	\$1,575	----	\$905	----
FUND BALANCE - BEGINNING	\$42,614	----	\$125,961	----
FUND BALANCE - ENDING	\$44,189	----	\$126,866	----

Fund Balance Calculation

Reserve Account	\$80,675
Revenue Account	\$46,191
Total Series 1999A Funds Available	\$126,866

INDIGO COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 1999C

Statement of Revenues & Expenditures

As of July 31, 2020

REVENUES:

	Debt Service Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
Special Assessments - Tax Collector	\$541,407	\$541,407	\$732,932	\$191,525
Settlement Agreement	\$0	\$0	\$25,760	\$25,760
Interest Income	\$0	\$0	\$4,505	\$4,505
TOTAL REVENUES	\$541,407	\$541,407	\$763,198	\$221,791

EXPENDITURES:

Interest - 11/1	\$233,100	\$233,100	\$233,100	\$0
Interest - 05/1	\$233,100	\$233,100	\$233,100	\$0
Debt Service Obligation	\$75,207	\$0	\$0	\$0
TOTAL EXPENDITURES	\$541,407	\$466,200	\$466,200	\$0

OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	(\$49,099)	(\$49,099)
TOTAL OTHER	\$0	\$0	(\$49,099)	(\$49,099)

EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES

FUND BALANCE - BEGINNING	\$0	----	(\$466,748)	----
FUND BALANCE - ENDING	\$0	----	(\$218,849)	----

Fund Balance Calculation

Reserve Account	\$59,586
Revenue Account	\$671,300
Redemption Account	\$339
Remedial Expenditure	\$0
Accrued Interest Payable	(\$5,075)
Accrued Principal Payable	(\$945,000)
Total Series 1999C Funds Available	(\$218,849)

INDIGO COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2005

Statement of Revenues & Expenditures

As of July 31, 2020

REVENUES:

	Debt Service Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
Special Assessments - Tax Collector	\$213,014	\$213,014	\$284,830	\$71,816
Special Assessments - Prepayments	\$0	\$0	\$4,853	\$4,853
Settlement Agreement	\$0	\$0	\$55,896	\$55,896
Interest Income	\$0	\$0	\$6,232	\$6,232
TOTAL REVENUES	\$213,014	\$213,014	\$351,812	\$138,798

EXPENDITURES:

Debt Service Obligation	\$213,014	\$0	\$0	\$0
TOTAL EXPENDITURES	\$213,014	\$0	\$0	\$0

OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	(\$43,723)	(\$43,723)
TOTAL OTHER	\$0	\$0	(\$43,723)	(\$43,723)

EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES

	\$0	----	\$308,089	----
FUND BALANCE - BEGINNING	\$0	----	(\$1,615,429)	----
FUND BALANCE - ENDING	\$0	----	(\$1,307,340)	----

Fund Balance Calculation

Reserve Account	\$60,203
Escrow Deposit Fund	\$9,847
Prepayment Account	\$1,978
Revenue Account	\$860,376
Remedial Expenditure	\$0
Accrued Interest Payable	(\$1,799,744)
Accrued Principal Payable	(\$440,000)
Total Series 2005 Funds Available	(\$1,307,340)

INDIGO COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 1999A

Statement of Revenues & Expenditures

As of July 31, 2020

	Capital Projects Budget	Prorated Budget 7/31/20	Actual 7/31/20	Variance
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$123	\$123
TOTAL REVENUES	\$0	\$0	\$123	\$123
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$123	\$123
FUND BALANCE - BEGINNING	\$0	----	\$148,102	----
FUND BALANCE - ENDING	\$0	----	\$148,224	----

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Month to Month Income Statement FY2020

REVENUES:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$29,942	\$302,029	\$66,169	\$142,301	\$5,956	\$99,605	\$12,272	\$205,186	\$36,011	\$0	\$0	\$899,471
City of Daytona Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$4,657	\$4,040	\$3,972	\$3,955	\$3,617	\$2,995	\$2,019	\$1,687	\$1,203	\$949	\$0	\$0	\$29,095
TOTAL REVENUES	\$4,657	\$33,982	\$306,000	\$70,125	\$145,918	\$8,951	\$101,624	\$13,960	\$206,388	\$36,961	\$0	\$0	\$928,565

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$2,000	\$1,000	\$0	\$0	\$4,600
FICA Expense	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$153	\$77	\$0	\$0	\$352
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$1,888	\$2,357	\$1,793	\$743	\$1,342	\$703	\$479	\$2,024	\$5,995	\$0	\$0	\$0	\$17,323
Annual Audit	\$500	\$0	\$3,000	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,900
Arbitrage	\$0	\$0	\$900	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,350
Trustee	\$0	\$0	\$0	\$4,089	\$4,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,942
Dissemination Agent	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$2,500
Special Assessment Roll Preparation	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Management Fees	\$4,708	\$4,708	\$4,708	\$4,708	\$4,708	\$4,708	\$4,708	\$4,708	\$4,708	\$4,708	\$0	\$0	\$47,083
Information Technology	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$0	\$0	\$2,333
Telephone	\$15	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49
Postage	\$27	\$5	\$270	\$8	\$8	\$12	\$21	\$258	\$272	\$208	\$0	\$0	\$1,090
Insurance	\$19,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,378
Printing & Binding	\$34	\$57	\$2	\$245	\$9	\$14	\$0	\$2	\$213	\$70	\$0	\$0	\$647
Legal Advertising	\$233	\$233	\$767	\$0	\$697	\$238	\$801	\$654	\$438	\$414	\$0	\$0	\$4,475
Other Current Charges	\$52	\$171	\$194	\$52	\$177	\$66	\$50	\$50	\$48	\$54	\$0	\$0	\$913
Office Supplies	\$0	\$20	\$0	\$21	\$1	\$1	\$0	\$1	\$20	\$26	\$0	\$0	\$90
Foreclosure Costs	\$70	\$323	\$0	\$618	\$1,576	\$2,524	\$4,565	\$0	\$0	\$0	\$0	\$0	\$9,675
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Office Expense	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$5,000
TOTAL ADMINISTRATIVE	\$48,925	\$8,857	\$13,479	\$12,868	\$14,839	\$9,248	\$11,608	\$8,680	\$14,831	\$7,541	\$0	\$0	\$150,876

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Month to Month Income Statement FY2020

FIELD:

Operating Expenses I-95

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Landscape Maintenance	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$0	\$0	\$42,000
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$486	\$0	\$0	\$0	\$750	\$0	\$0	\$1,236
Irrigation Repairs & Maintenance	\$0	\$0	\$2,045	\$0	\$813	\$4,052	\$0	\$0	\$2,245	\$2,551	\$0	\$0	\$11,705
Mowing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes	\$385	\$385	\$385	\$385	\$385	\$385	\$743	\$385	\$385	\$385	\$0	\$0	\$4,208
Plant Replacement & Annuals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$1,750
Utilities	\$890	\$1,123	\$1,277	\$1,490	\$1,301	\$879	\$1,508	\$1,369	\$1,805	\$0	\$0	\$0	\$11,642
Repairs	\$45	\$85	\$45	\$234	\$45	\$45	\$45	\$8,973	\$1,093	\$3,083	\$0	\$0	\$13,693
Miscellaneous	\$109	\$2,881	\$131	\$131	\$131	\$131	\$3,103	\$131	\$131	\$131	\$0	\$0	\$7,013
OPERATING EXPENSES I-95	\$5,629	\$8,674	\$8,084	\$6,440	\$6,875	\$10,178	\$9,599	\$15,059	\$11,609	\$11,100	\$0	\$0	\$93,247

Operating Expenses Community Wide

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Site Manager	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$0	\$0	\$26,500
Landscape Maintenance	\$34,907	\$34,907	\$34,907	\$34,907	\$34,907	\$34,907	\$34,907	\$34,907	\$34,907	\$34,907	\$0	\$0	\$349,070
Landscape Contingency	\$6,737	\$525	\$4,208	\$850	\$1,335	\$525	\$2,961	\$2,410	\$2,659	\$5,339	\$0	\$0	\$27,548
Irrigation Repairs & Maintenance	\$5,169	\$7,601	\$2,293	\$6,289	\$5,936	\$3,224	\$3,952	\$0	\$589	\$0	\$0	\$0	\$35,052
Lakes	\$3,101	\$3,163	\$3,163	\$3,163	\$3,163	\$3,163	\$3,163	\$3,163	\$3,163	\$3,163	\$0	\$0	\$31,568
Plant Replacement & Annuals	\$0	\$0	\$7,902	\$0	\$1,100	\$6,076	\$4,136	\$2,500	\$14,906	\$5,636	\$0	\$0	\$42,256
Utilities	\$2,685	\$2,539	\$2,601	\$2,752	\$2,623	\$2,590	\$2,474	\$1,879	\$2,186	\$2,354	\$0	\$0	\$24,683
Repairs	\$1,023	\$946	\$2,231	\$17,456	\$9,622	\$2,720	\$524	\$948	\$2,914	\$4,731	\$0	\$0	\$43,117
Stormwater System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,035	\$0	\$0	\$1,035
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$109	\$131	\$131	\$131	\$131	\$131	\$131	\$363	\$5,930	\$646	\$0	\$0	\$7,836
Conservation Easement Maintenance	\$3,250	\$3,250	\$3,250	\$3,250	\$3,250	\$3,250	\$4,722	\$3,986	\$3,986	\$3,986	\$0	\$0	\$36,180
Tree Trimming	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$0	\$0	\$36,000
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,535	\$0	\$0	\$0	\$17,535
OPERATING EXPENSES COMMUNITY WIDE	\$63,232	\$59,311	\$66,937	\$75,048	\$68,318	\$62,836	\$63,220	\$56,406	\$95,025	\$68,047	\$0	\$0	\$678,380

TOTAL EXPENDITURES

	\$117,786	\$76,843	\$88,500	\$94,356	\$90,032	\$82,262	\$84,427	\$80,145	\$121,466	\$86,687	\$0	\$0	\$922,503
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EXCESS REVENUES/ (EXPENDITURES)

	(\$113,129)	(\$42,861)	\$217,501	(\$24,231)	\$55,886	(\$73,311)	\$17,197	(\$66,185)	\$84,922	(\$49,727)	\$0	\$0	\$6,062
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**INDIGO COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT RECEIPTS - FY2020**

TAX COLLECTOR

UNITS

NET TAX ROLL ASSESSED	4,912.20	\$ 722,158.93	\$ 79,064.20	\$ 567,166.29	\$ 268,908.34	\$ 1,637,297.76
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TAX ROLL RECEIVED	RECEIPTS	O&M	1999A	1999C	2005A	REVENUE
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11/12/19	\$ 20,277.56	\$ 10,600.39	\$ 968.54	\$ 8,708.63	\$ -	\$ 20,277.56
11/19/19	\$ 42,561.18	\$ 19,341.74	\$ 4,553.91	\$ 16,691.61	\$ 1,973.92	\$ 42,561.18
12/2/19	\$ 203,954.30	\$ 94,249.55	\$ 16,570.05	\$ 75,943.07	\$ 17,191.63	\$ 203,954.30
12/6/19	\$ 8,271.40	\$ 8,271.40	\$ -	\$ -	\$ -	\$ 8,271.40
12/12/19	\$ 370,749.70	\$ 169,733.54	\$ 35,167.74	\$ 124,678.23	\$ 41,170.19	\$ 370,749.70
12/20/19	\$ 65,111.82	\$ 29,774.18	\$ 4,866.08	\$ 22,295.56	\$ 8,176.00	\$ 65,111.82
1/7/20	\$ 17,410.08	\$ 7,558.53	\$ 1,689.80	\$ 6,459.08	\$ 1,702.67	\$ 17,410.08
1/8/20	\$ 14,752.91	\$ 14,752.91	\$ -	\$ -	\$ -	\$ 14,752.91
1/22/20	\$ 134,173.86	\$ 43,857.87	\$ 739.42	\$ 31,044.04	\$ 58,532.53	\$ 134,173.86
2/3/20	\$ 10,552.14	\$ 4,192.43	\$ 1,480.41	\$ 4,303.90	\$ 575.40	\$ 10,552.14
2/4/20	\$ 271,903.99	\$ 134,226.80	\$ -	\$ 137,677.19	\$ -	\$ 271,903.99
2/19/20	\$ 7,838.31	\$ 3,881.51	\$ 467.51	\$ 1,475.39	\$ 2,013.90	\$ 7,838.31
3/3/20	\$ 4,917.44	\$ 2,265.38	\$ 675.36	\$ 1,686.07	\$ 290.63	\$ 4,917.44
3/17/20	\$ 8,878.86	\$ 3,690.57	\$ 1,221.55	\$ 3,385.48	\$ 581.26	\$ 8,878.86
3/30/20	\$ 221,805.41	\$ 99,604.84	\$ 794.90	\$ 121,333.54	\$ 72.13	\$ 221,805.41
5/5/20	\$ 10,740.98	\$ 4,939.83	\$ 805.76	\$ 4,189.84	\$ 805.55	\$ 10,740.98
5/12/20	\$ 11,372.35	\$ 7,332.44	\$ 573.31	\$ 2,879.46	\$ 587.14	\$ 11,372.35
6/4/20	\$ 2,061.57	\$ 886.08	\$ 141.21	\$ 731.90	\$ 302.38	\$ 2,061.57
6/17/20	\$ 8,879.03	\$ 3,689.47	\$ 888.91	\$ 3,393.51	\$ 907.14	\$ 8,879.03
6/23/20	\$ 438,325.51	\$ 200,609.95	\$ 8,284.82	\$ 139,226.77	\$ 90,203.97	\$ 438,325.51
7/10/20	\$ 122,584.00	\$ 36,011.09	\$ -	\$ 26,828.92	\$ 59,743.99	\$ 122,584.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -

TOTAL TAX ROLL RECEIVED	\$ 1,997,122.40	\$ 899,470.50	\$ 79,889.28	\$ 732,932.19	\$ 284,830.43	\$ 1,997,122.40
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BALANCE DUE TAX ROLL	\$ (177,311.57)	\$ (825.08)	\$ (165,765.90)	\$ (15,922.09)	\$ (359,824.64)
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PERCENT COLLECTED	124.55%	101.04%	129.23%	105.92%	121.98%
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