

INDIGO COMMUNITY  
DEVELOPMENT DISTRICT

MAY 18, 2022

AGENDA PACKAGE

# *AGENDA*

# Indigo Community Development District

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.IndigoCDD.com

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May 11, 2022

Board of Supervisors  
Indigo Community Development District  
**Call In # 1-800-264-8432 Code 752807**

Dear Board Members:

The Indigo Community Development District Audit Committee and Board of Supervisors Meetings are scheduled to be held on **Wednesday, May 18, 2022 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida 32114.**

Following are the agendas for the meetings:

## Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of Proposals for Audit Services
- III. Other Business
- IV. Adjournment

## Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment (Limited to 3 minutes per person)
- III. Minutes
  - A. Approval of the Minutes of the March 23, 2022 Board of Supervisors Meeting
  - B. Acceptance of the Minutes of the March 23, 2022 Audit Committee Meeting
- IV. Acceptance of the Audit Committee's Recommendation
- V. Acceptance of the Draft Fiscal Year 2021 Audit Report
- VI. Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer

- C. District Manager
  - 1. Report on the Number of Registered Voters (1,926)
  - 2. Discussion of Meeting Location for June, August and September Meetings
- D. Field Operations Manager

VIII. Supervisors' Requests and Public Comment (Limited to 3 minutes per person)

IX. Approval of Check Register

X. Financial Statements as of April 30, 2022

XI. Next Scheduled Meeting – Wednesday, June 22, 2022 at 1:00 p.m., location TBD

XII. Adjournment

# *MINUTES*

*A.*

INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, March 23, 2022 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present and constituting a quorum were:

John McCarthy	Chairman
Mark McCommon	Vice Chairman
Kevin Kilian	Assistant Secretary
Ken Workowski	Assistant Secretary

Also Present were:

James Perry	District Manager
Katie Buchanan	District Counsel
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Ken Artin	Bryant Miller Olive

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 26, 2022 Meeting**

On MOTION by Mr. McCarthy seconded by Mr. Kilian with all in favor the minutes of the January 26, 2022 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Reducing/Waiving Delinquent Assessments for Parcel SW-8A, and Parcel NW 29 in Connection with the**

**Payment in Full of Outstanding Principal and Interest Assessments**

Mr. Perry stated item four is consideration of reducing/waiving delinquent assessments for Parcel SW-8A and Parcel NW-29 in connection with the payment in full of outstanding principal and interest assessments. Included in your agenda package was correspondence on this.

Mr. Artin stated several years ago the district undertook the process of cleaning up its books, starting the foreclosure action against all delinquent landowners. We have slowly one by one brought to the board different settlement agreements and some of those settlement agreements that have been approved have resulted in home builders buying that land and homes going up. The first example is Lennar building.

Today you have two property owners, one of which has been fighting the foreclosure and if these two settlement offers are favorably considered today, one of the big benefits that it brings is at this point in time is, the only remaining landowners that are delinquent are people walking away from their parcels. Doug Smith will have no opposition to get whatever he needs to finalize the foreclosure, take title to that land, and basically sell it to home builders. The reason we have been bringing these settlements piecemeal over the last couple years and if you look at the maps that were attached to my letter, you will see that all these lands that have been subject to settlement were supposed to be developed as one giant parcel. Once they started going into foreclosure, parcel by parcel they got sold off for tax certificates and tax deeds, you will see every parcel now has to be developed as a standalone, meaning roads have to be brought into that parcel, stormwater has to be retained on that parcel and it is pretty ad hoc as far as each of these parcels. Early on the bondholders were very cognizant of that fact and development plans were drawn up and if a parcel couldn't support 90-units because now we have stormwater, roads and parks, the number of units were adjusted, the bondholders took that into consideration, they knocked off some of the early settlement agreements, they knocked off half of the accrued and unpaid interest that was due on the bonds. Those settlement agreements worked well. The bondholders have gotten much more aggressive. There is no dealing with them right now. In fact, when we showed them the maps for these two landowners they basically said, we don't care; they pay them off in full or we take the land. All consideration for any sort of equitable settlement of the amounts is just not possible at this time. Both landowners said fine, enough is enough let's get out of foreclosure. One property owner, Galileo, will be selling that almost immediately to a home builder, EBP Properties will be holding on to it for future development. Since these two landowners have taken title to their land

about five-years ago the O&M assessments due to this board has been paid and they have been paid at the higher unit counts. Nobody has questioned it to be honest they didn't know anything about the prior assessments and everything, they just paid their tax bill. At this point in time given the inability to get any sort of concessions from the bondholders with respect to the settlement the question today is both landowners said, we will pay off 100% of the debt assessment at the old unit counts, pay off all the accrued interest, all they are asking the board to do is waive the penalties that you are allowed and in prior settlements have been waived and the O&M assessments that accrued to these parcels from almost five years prior to them taking ownership be waived. It is not a lot of money in either case and what they are asking is given the fact that for the last 5-7 years they have been paying at the higher unit counts that be taken into consideration in the waiver of the very old O&M assessments. If both proposals are accepted these will be the last landowners that will stand in your way of basically refunding your debt, which I think is the biggest benefit in getting rid of the 1999s accrued interest at 7%, the 2005s are at 5 ¾% with a little work with GMS we can get the assessment book back in order according to the new unit counts. Of course, these parcels won't have any debt assessments, they are paying them off in full. I think the district will be able to undertake a successful refunding of their outstanding bonds and slash the interest rates that are currently there and benefit all the homeowners within the district. I think it is a win/win for the district, for the homeowners and for these two landowners.

Ms. Buchanan asked do you remember what the interest rate when we did Lennar's? It would probably be potentially more favorable.

Mr. Artin stated given the short duration we have seen some refundings of sub 4 and your 1999s don't have that many years left and the 2005s are six years more than that. What you are looking at is going to be a very efficient bank loan to pay off those bonds.

Ms. Buchanan stated if we were to refund the bonds unless you wanted to do something differently, similar to refinancing your home take out equity and use that for improvements, it would probably reduce everyone's assessments, which I anticipate you would want to do.

Mr. McCommon stated if the bondholders foreclose are they responsible for the fees?

Ms. Buchanan stated we negotiate that every time. In this instance they have paid some and not paid others.

Mr. McCommon stated so we negotiated with the bondholders that if they foreclose, we would be somewhere around where we are.

Ms. Buchanan stated we are in foreclosure already.

Mr. McCommon stated is whoever takes over the property responsible for the delinquent fees?

Ms. Buchanan asked when you say delinquent fees you mean?

Mr. McCommon stated everything owed to us.

Mr. Buchanan stated yes, they will be responsible for O&M going forward.

Mr. Artin stated what happens in foreclosure and we have dealt with this in other districts is once foreclosure is complete and you take title to the land, under your master trust indenture you then sell it and if you get 50¢ on the dollar that is all the bondholders are entitled to. They get however much you have realized. The negotiation is how much of those net proceeds you get to offset the cost of that foreclosure but their collateral changes from an assessment on the dirt to the proceeds from a foreclosure sale. It may or may not realize enough to pay off the debt, O&M and legal fees.

Ms. Buchanan stated I don't think O&M was included in this one.

Mr. Artin stated you are right because O&M has been levied on the tax bill and both taxpayers have been paying O&M with their taxes.

Mr. McCommon asked are these properties already approved for development?

Mr. Artin responded no. They are zoned but they have to go through permitting. The wetlands haven't been delineated. If you remember the first settlement the reason, we got such favorable terms from the bondholders is because that landowner actually had engineering done, wetland lines delineated, and you knew half the land in that one big parcel was dry and you wrote off the assessments on SW-7. It takes that kind of background information to actually go in for the bondholders. These two parcels are individuals, they are not major land developers and they haven't taken it to that degree at this point.

Mr. Workowski asked what is the dollar amount of the fees we are being asked to waive?

Mr. Artin stated in relation to the bonds for the first parcel of SW-8A the penalties associated with that is \$195,000 for the bondholders that we are asking you to write off. That is the penalties; they are going to pay the principal and accrued interest.

Mr. McCommon stated but the bondholders make that decision not us.

Mr. Artin stated no, that is you. The bondholders leave that up to the district, as they should.

Mr. McCommon asked what about the O&M?

Mr. Perry stated is \$30,000 for one parcel. Both parcels are the same so each parcel is \$30,000 of which almost \$18,000 is penalties, so the real O&M is \$12,000 for each parcel. For Parcel NW-29 the penalties associated with that are \$339,000.

Mr. Artin stated that is the statutory 1%.

Mr. McCommon stated I'm trying to recollect what we did in the past, but I don't recall us every completely waiving both penalties and O&M on any of the properties. That's why I'm asking the question. In addition, I know there is a map in here but where exactly are these parcels located? Are they on LPGA?

Mr. von der Osten outlined the location of both parcels.

Mr. Perry stated in prior settlements if I recall correctly, on some of those the bondholders took a haircut regarding the debt and interest.

Mr. Artin stated all prior settlements the penalties were waived and in the early days they were taking concessions and the best one we were able to cut with the bondholders was a 50% haircut. The first two where we actually had engineering, they agreed to reduce unit counts to what could be developed that was assessed in full and the 50% haircut in interest that was due. You had some real equitable settlements from the bondholders recognizing what could be built on those parcels. All that is gone, there is no talking to them anymore, they believe that it is what it is, and they have to pay.

Mr. Perry stated in regard to O&M, if I recall correctly because there were so many more units involved, I think the O&M numbers were in the couple hundred-thousand-dollar range.

Mr. McCommon stated we made a big change in it, but what we are being asked today is to waive it completely. The penalty part I might be interested in, but I don't know if I'm convinced to waive it completely.

Mr. Artin stated the reason we went in for that waiver and it is not so much if the bondholders grab all the cash, you should suffer, it is that they have religiously paid at the higher unit counts for so many years if you were to basically give them a concession reduce those unit counts all those excess units it might come very close to making you whole if the units had been reduced from the day they acquired the property. We are asking for a waiver, but they have been paying at the higher unit counts since they took ownership.

Mr. Perry stated the only other thing I would offer in regard to this is the consideration you need to make with regards to refinancing the bonds. \$12,000 for each parcel or \$24,000 we probably get in the 4% or lower range and you will get that savings in probably one year.

Mr. Artini stated you can stop paying litigation fees. Doug Smith can wrap this up now, he has been waiting for EBP to get a new litigator to resume the action because their last counsel resigned. All of that just goes away and he is ready to wrap things up.

Mr. McCommon asked how much of the legal costs have we absorbed? Most of that is on the bondholders, is it not?

Ms. Buchanan stated it is something that should we refinance, we would address it with a cap.

Mr. Artin stated once the foreclosure is done all the land that is owned by Hayward Properties will be your land to sell. You will be able to sell it. I would argue you could net the cost of the foreclosure from your sale proceeds and all the bondholders get is what is left. You will have a source of payment with respect to recover legal fees in that regard.

Mr. McCommon stated we have two things to decide, one is the penalties on the debt and then the O&M.

Ms. Buchanan stated I think we have been consistent in waiving penalties in every settlement agreement you have had so far because as you note here, they exponentially increase and they are very high at this point.

Mr. McCarthy stated there is absolutely no impact to the current residents so no matter what our decision today is the current residents will not have to pay anything.

Mr. McCommon stated right, it just changes our balance sheet.

Mr. McCarthy stated let's move forward with it.

<p>On MOTION by Mr. McCarthy seconded by Mr. Kilian with all in favor the two proposals for waiving penalties on debt and O&amp;M assessments and waiving past due assessments for parcels SW-8A and NW-29 for the years 2010 and 2011 was approved.</p>
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**FIFTH ORDER OF BUSINESS**

**Acceptance of the Audit Committees Recommendation**

On MOTION by Mr. Workowski seconded by Mr. McCarthy with all in favor the recommendation of the audit committee of the selection criteria was accepted and staff was authorized to publish an RFP for audit services.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02 Designating a Registered Agent and Registered Office**

On MOTION by Mr. McCarthy seconded by Mr. McCommon with all in favor Resolution 2022-02 designating Katie Buchanan of Kutak Rock LLP as the registered agent and her office address as the District’s registered office was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager**

There being none, the next item followed.

**D. Field Operational Manager – Update on Replacement of Pavers at LPGA Entrance**

Mr. von der Osten stated the city is reconstructing the weir and they sent a memo forwarding the bill to the city for the total expense.

I had a conversation with FDOT regarding the widening of the boulevard and there was a letter that went out updating what is going on. Basically, it is announcing that it got funded and have begun the PD&E study, and the date listed was fall 2021. It was funded, then to being the initial design spring 2022. Both are underway, the design is also just getting started then you look further into the future right of way acquisition is not funded. I spoke with the project manager of the FDOT on this and while they put that in this letter what is actually happening is PD&E and design are being conducted concurrently. They realized this is an immediate need out here so right

now it is entering the design phase and they are targeting an August meeting to present it to the public. I explained the CDD is the most impacted group, and he is more than willing to update us with progress plans and not wait until August. It is so early he doesn't have anything to present to us.

Mr. McCommon asked does the design include the bridge?

Mr. von der Osten responded yes. To update you on an ongoing issue with the I-95 interchange that we maintain, we have been experiencing a lot of issues with the contractor that have damaged the electrical, water, irrigation. We met onsite about a month ago with FDOT's prime contractor and the person who is managing the I-95 widening and interchange. We had good conversations regarding some recent damage on underground electrical lines as they perform their directional bores under the interstate. A lot of cooperation in having the contractor that did the damage pay for the repairs. We have also been working with their representatives also.

Also, we are going back underground with the new parcels being developed in the community next to the clubhouse. I met onsite with the site contractor, and I brought Courteaux Electric in because they need to perform underground borings. There are two entrances into that neighborhood, the main entrance already had curb cuts then there is another one down from that. You are paying for water and irrigation on the opposite side of the road. They will be cutting out the sidewalk and the sidewalk will be blocked for two weeks depending on how fast they can get that done. To go underneath we have all our electrical there, the city has theirs on the other side and that will be a disturbance. We have several more situations coming up when they develop the other parcels along International Golf Drive. We have had this issue for years out here locating our underground lines, electrical, etc. and we spend a lot of money each year searching and digging for these lines and the problem is the agency will not locate these for us they only locate FP&L, Bellsouth, Comcast type public utilities. Every time there is a break Courteaux spends hours digging and searching for these. I would like to ask the board if we could purchase a locater/tracker and it locates all the lines underground because once again even with these bores at the preserve we don't have locates and we are hoping to miss the line. The locating device is right at \$1,000 and I think it will pay for itself in a year to expedite repairs and cutting down on hours with Courteaux.

On MOTION by Mr. Workowski seconded by Mr. Mr. Kilian with all in favor authorizing staff to purchase a locator/tracker in an estimated amount of \$1,000 was approved.

Mr. McCommon stated back to the overpass, it is looking a little rugged. What is our budget for maintenance on that area?

Mr. von der Osten stated we have the budget it is just a matter of when we want to spend the money with the work going on. We have performed several repairs. I will get in touch with FDOT and vendors to make sure it's not going to get torn right out.

The Five Sisters parcel behind Masters Glen between 1 and 2 that will become a construction road. I mentioned to the site manager this morning because I had a meeting with Masters Glen they are very concerned that they will use their neighborhood for construction traffic and it ties into Masters Glen. I talked to him and Masters Glen has asked me to talk to the city and the developer about making sure they have a designated construction entrance, which would probably be that road between no. 1 and no. 2, which is their main entrance anyway and to avoid traveling through a residential neighborhood.

Mr. McCommon asked do we anticipate them coming to us for a bond issuance?

Mr. Perry stated no.

Mr. McCommon stated if they pay for the development are we no longer able to assess them?

Mr. Perry stated we have bonds.

Mr. von der Osten stated they are paying for undeveloped and as soon as they build, they will be paying on developed, which means more revenue to the district.

Mr. Perry stated the 2009s they are all considered developed. They have the full load.

Mr. von der Osten stated we still have two problem lakes and Solitude is doing a water analysis to get Jubilee under control and the Centennial Lake now has a very bright color green algae on top and we are working on that also.

We sent a letter to a resident who over cleared in the back yard into CDD property.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Approval of check Register**

On MOTION by Mr. McCarthy seconded by Mr. McCommon with all in favor the check register was approved.

**TENTH ORDER OF BUSINESS**

**Financial Statements as of February 28, 2022**

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

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 25, 2022 at 1:00 p.m. @ Holiday Inn Daytona LPGA Boulevard, 137 Automall Circle, Daytona Beach, Florida**

Due to a quorum issue on May 25<sup>th</sup>, the next meeting will be held May 18, 2022 at 1:00 p.m.

On MOTION by Mr. McCommon seconded by Mr. Kilian with all in favor the meeting adjourned at 1:53 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The Indigo Community Development District Audit Committee Meeting was held Wednesday, March 23, 2022 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present were:

John McCarthy  
Mark McCommon  
Kevin Kilian  
Ken Workowski  
James Perry  
Katie Buchanan  
Kurt von der Osten  
Jamie Rountree  
Ken Artin

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the audit committee meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Selection of Auditor Selection Criteria**

Mr. Perry stated there are four criteria required by statute and the fifth criteria is price, which is optional. This board has always included price in the request for proposals. We also weighted them equally at 20 points each and that is consistent with what this board has done in prior years.

Mr. Workowski asked if no. five is optional and they choose not to include price, what happens?

Mr. Perry stated the proposals will have pricing and we typically have pricing for several years and some firms will keep the same price and others will have a scale up or down.

On MOTION by Mr. McCarthy seconded by Mr. Kilian with all in favor the audit selection criteria including price was approved.
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**THIRD ORDER OF BUSINESS**

**Other Business**

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The Audit Committee meeting was adjourned.

*FOURTH ORDER OF BUSINESS*

**Indigo Community Development District**  
Auditor Selection Evaluation Criteria

	<b>Ability of Personnel</b>	<b>Proposer's Experience</b>	<b>Understanding of Scope of Work</b>	<b>Ability to Furnish the Required Services</b>	<b>Price</b>	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	<b>Point Total</b>
<b>Proposer</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>100</b>
Berger, Toombs, Elam, Gaines & Frank						
Grau & Associates						

**INDIGO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSAL FOR AUDIT SERVICES**

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**PROPOSED BY:**

Berger, Toombs, Elam, Gaines & Frank  
CERTIFIED PUBLIC ACCOUNTANTS, PL

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600 Citrus Avenue, Suite 200  
Fort Pierce, Florida 34950

(772) 461-6120

**CONTACT PERSON:**

J. W. Gaines, CPA, Director

**DATE OF PROPOSAL:**

May 6, 2022

## TABLE OF CONTENTS

<u>DESCRIPTION OF SECTION</u>	<u>PAGE</u>
A. Letter of Transmittal	1-2
B. Profile of the Proposer	
Description and History of Audit Firm	3
Professional Staff Resources	4-5
Ability to Furnish the Required Services	5
Arbitrage Rebate Services	6
A. Governmental Auditing Experience	7-16
B. Fee Schedule	17
C. Scope of Work to be Performed	17
D. Resumes	18-35
E. Peer Review Letter	36
Instructions to Proposers	37-38
Evaluation Criteria	39



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

May 6, 2022

Indigo Community Development District  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Indigo Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Indigo Community Development District. We will provide you with top quality, responsive service.

## **Experience**

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Indigo Community Development District  
May 6, 2022

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Indigo Community Development District.

Very truly yours,



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

## **PROFILE OF THE PROPOSER**

### **Description and History of Audit Firm**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

## Professional Staff Resources

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	5
Principals (CPA)	1
Managers (CPA)	1
Senior/Supervisor Accountants (2 CPA's)	3
Staff Accountants (1 CPA)	7
Computer Specialist	1
Paraprofessional	6
Administrative	<u>4</u>
Total – all personnel	28

Following is a brief description of each employee classification:

**Staff Accountant** – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

**Senior Accountant** – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

**Managers** – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

**Principal** – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

**Partner/Director** – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

## **Professional Staff Resources (Continued)**

**Independence** – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Indigo Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

### **Ability to Furnish the Required Services**

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

## **ADDITIONAL SERVICES PROVIDED**

### **Arbitrage Rebate Services**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

## **GOVERNMENTAL AUDITING EXPERIENCE**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

### **Continuing Professional Education**

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

### **Quality Control Program**

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

### **Certificate of Achievement for Excellence in Financial Reporting (CAFR)**

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### References

Terracina Community Development  
District  
Jeff Walker, Special District Services  
(561) 630-4922

Gateway Community Development  
District  
Stephen Bloom, Severn Trent Management  
(954) 753-5841

The Reserve Community Development District  
  
Darrin Mossing, Governmental Management  
Services LLC  
(407) 841-5524

Port of the Islands Community Development  
District  
Cal Teague, Premier District Management  
  
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

### Community Development Districts

Aberdeen Community Development  
District

Beacon Lakes Community  
Development District

Alta Lakes Community Development  
District

Beaumont Community Development  
District

Amelia Concourse Community  
Development District

Bella Collina Community Development  
District

Amelia Walk Community  
Development District

Bonnet Creek Community  
Development District

Aqua One Community Development  
District

Buckeye Park Community  
Development District

Arborwood Community Development  
District

Candler Hills East Community  
Development District

Arlington Ridge Community  
Development District

Cedar Hammock Community  
Development District

Bartram Springs Community  
Development District

Central Lake Community  
Development District

Baytree Community Development  
District

Channing Park Community  
Development District

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Triple Creek Community  
Development District

Vizcaya in Kendall  
Development District

TSR Community Development  
District

Waterset North Community  
Development District

Turnbull Creek Community  
Development District

Westside Community Development  
District

Twin Creeks North Community  
Development District

WildBlue Community Development  
District

Urban Orlando Community  
Development District

Willow Creek Community  
Development District

Verano #2 Community  
Development District

Willow Hammock Community  
Development District

Viera East Community  
Development District

Winston Trails Community  
Development District

VillaMar Community  
Development District

Zephyr Ridge Community  
Development District

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

### Current or Recent Single Audits.

St. Lucie County, Florida  
Early Learning Coalition, Inc.  
Treasure Coast Food Bank, Inc.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

### Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River  
Martin  
Okeechobee  
Palm Beach

### Municipalities

City of Port St. Lucie  
City of Vero Beach  
Town of Orchid

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### Special Districts

Bannon Lakes Community Development District  
Boggy Creek Community Development District  
Capron Trail Community Development District  
Celebration Pointe Community Development District  
Coquina Water Control District  
Diamond Hill Community Development District  
Dovera Community Development District  
Durbin Crossing Community Development District  
Golden Lakes Community Development District  
Lakewood Ranch Community Development District  
Martin Soil and Water Conservation District  
Meadow Pointe III Community Development District  
Myrtle Creek Community Development District  
St. Lucie County – Fort Pierce Fire District  
The Crossings at Fleming Island  
St. Lucie West Services District  
Indian River County Mosquito Control District  
St. John's Water Control District  
Westchase and Westchase East Community Development Districts  
Pier Park Community Development District  
Verandahs Community Development District  
Magnolia Park Community Development District

### Schools and Colleges

Federal Student Aid Programs – Indian River Community College  
Indian River Community College  
Okeechobee County District School Board  
St. Lucie County District School Board

### State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)  
Florida School for Boys at Okeechobee  
Indian River Community College Crime Laboratory  
Indian River Correctional Institution

## **FEE SCHEDULE**

We propose the fee for our audit services described below to be \$4,515 for the years ended September 30, 2022 and 2023, \$4,810 for the year ended September 30, 2024, and \$4,930 for the years ended September 30, 2025 and 2026. The fee is contingent upon the financial records and accounting systems of Indigo Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

## **SCOPE OF WORK TO BE PERFORMED**

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Indigo Community Development District as of September 30, 2022, 2023, 2024, 2025, and 2026. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **J. W. Gaines, CPA, CITP**

Director – 41 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

#### **Professional Experience**

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**J. W. Gaines, CPA, CITP (Continued)**

Director

#### **Continuing Professional Education**

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations

# ***Commitment to Quality Service***

## **Personnel Qualifications and Experience**

### **David S. McGuire, CPA, CITP**

Accounting and Audit Principal – 18 years

Accounting and Audit Manager – 4 years

Staff Accountant – 11 years

### **Education**

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

### **Professional Experience**

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19<sup>th</sup> Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David S. McGuire, CPA, CITP (Continued)**

Accounting and Audit Principal

#### **Continuing Professional Education**

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

Not-for-Profit Auditing Financial Results and Compliance Requirements

Update: Government Accounting Reporting and Auditing

Annual Update for Accountants and Auditors

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA**

Accounting and Audit Manager – 30 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

#### **Professional Experience**

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

##### **Counties:**

St. Lucie County

##### **Municipalities:**

City of Fort Pierce

City of Stuart

# ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
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**David F. Haughton, CPA (Continued)**  
Accounting and Audit Manager

**Professional Experience (Continued)**

**Special Districts:**

- Bluewaters Community Development District
- Country Club of Mount Dora Community Development District
- Fiddler’s Creek Community Development District #1 and #2
- Indigo Community Development District
- North Springs Improvement District
- Renaissance Commons Community Development District
- St. Lucie West Services District
- Stoneybrook Community Development District
- Summerville Community Development District
- Terracina Community Development District
- Thousand Oaks Community Development District
- Tree Island Estates Community Development District
- Valencia Acres Community Development District

**Non-Profits:**

- The Dunbar Center, Inc.
- Hibiscus Children’s Foundation, Inc.
- Hope Rural School, Inc.
- Maritime and Yachting Museum of Florida, Inc.
- Tykes and Teens, Inc.
- United Way of Martin County, Inc.
- Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General’s Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

**Continuing Professional Education**

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Matthew Gonano, CPA**

Senior Staff Accountant – 10 years

#### **Education**

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

#### **Professional Affiliations/Community Service**

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Paul Daly**

Staff Accountant – 9 years

#### **Education**

- ◆ Florida Atlantic University, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Melissa Marlin, CPA**

Senior Staff Accountant – 8 years

#### **Education**

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Bryan Snyder**

Staff Accountant – 5 years

#### **Education**

- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

#### **Continuing Professional Education**

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Maritza Stonebraker, CPA**

Staff Accountant – 4 years

#### **Education**

- ◆ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

#### **Continuing Professional Education**

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jonathan Herman, CPA**

Senior Staff Accountant – 7 years

#### **Education**

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

#### **Professional Experience**

- ◆ Accounting graduate with five years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Sean Stanton, CPA**

Staff Accountant – 4 years

#### **Education**

- ◆ University of South Florida, B.S. – Accounting
- ◆ Florida Atlantic University, M.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

#### **Continuing Professional Education**

- ◆ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

### **Taylor Nuccio**

Staff Accountant – 3 years

#### **Education**

- ◆ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Nuccio participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Nuccio is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

**Tifanee Terrell**  
Staff Accountant

**Education**

- ◆ Florida Atlantic University, M.B.A. – Accounting

**Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Terrell is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Mathew Spinosa**

Staff Accountant

#### **Education**

- ◆ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Spinosa participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Spinosa is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Dylan Dixon**

Staff Accountant

#### **Education**

- ◆ Indian River State College, A.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Dixon is currently pursuing a bachelor's degree in Accounting.
- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Dominic DeCambre**

Staff Accountant

#### **Education**

- ◆ Indian River State College, B.S.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. DeCambre participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. DeCambre is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



Judson B. Baggett    6815 Dairy Road  
MBA, CPA, CVA, Partner    Zephyrhills, FL 33542  
Marci Reutimann    (813) 788-2155  
CPA, Partner    (813) 782-8606

### Report on the Firm's System of Quality Control

To the Partners  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

October 30, 2019

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Judson B. Baggett, Reutimann & Associates, CPAs, PA, 10/30/19 10:01:00 AM jrb@braggett.com

Member American Institute of Certified Public Accountants (AICPA) and Florida Institute of Certified Public Accountants (FICPA)  
National Association of Certified Valuation Analysts (NACVA)

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2022**  
Volusia County, Florida

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** An electronic copy of the proposal must be received no later than Friday, May 6, 2022, 2:00 p.m., at the email address of the District's Recording Secretary, Courtney Hogge, [chogge@gmsnf.com](mailto:chogge@gmsnf.com). Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit an electronic copy of the Proposal Documents, and other requested attachments at the time and e-mail address indicated herein, which shall include the subject line "Auditing Services - Indigo Community Development District".

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents must be filed in writing, at the offices of the District Manager, GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**INDIGO CDD  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1. Ability of Personnel. (20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. Proposer's Experience. (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

**3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

**5. Price. (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

**INDIGO**

**COMMUNITY DEVELOPMENT DISTRICT**

Proposal Due: May 06, 2022  
2:00PM

**Submitted to:**

Indigo  
Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



**Table of Contents**

**Page**

EXECUTIVE SUMMARY / TRANSMITTAL LETTER ..... 1

FIRM QUALIFICATIONS.....3

FIRM & STAFF EXPERIENCE.....6

REFERENCES..... 11

SPECIFIC AUDIT APPROACH..... 13

COST OF SERVICES ..... 17

SUPPLEMENTAL INFORMATION ..... 19



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

May 06, 2022

Indigo Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Indigo Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

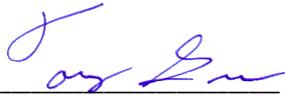
### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or Racquel McIntosh, CPA ([rmcintosh@graucpa.com](mailto:rmcintosh@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



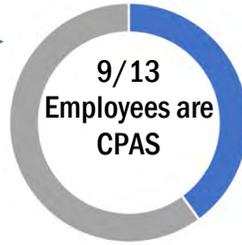
**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Grau's Focus and Experience

## Our Team



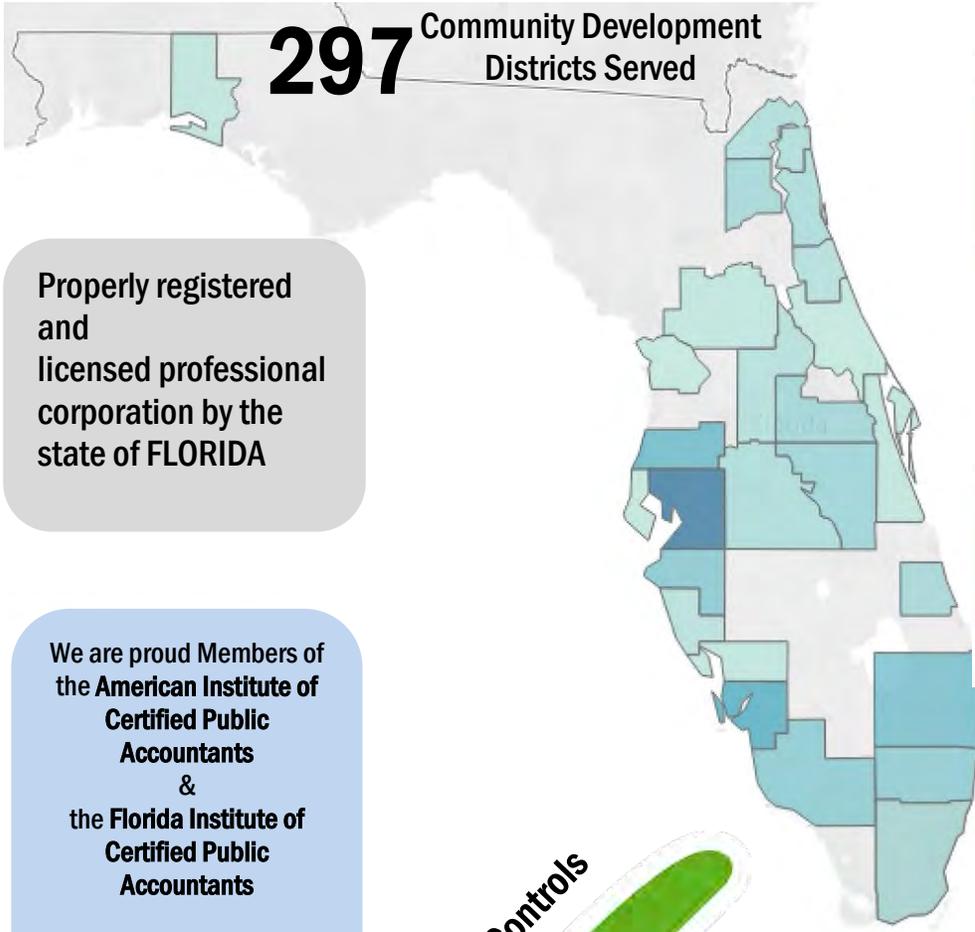
**3** Partners  
**10** Professional Staff  
**2** Administrative Professionals



# 2005

Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



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



Peer Review  
Program

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

February 20, 2020

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,  
*FICPA Peer Review Committee*

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

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

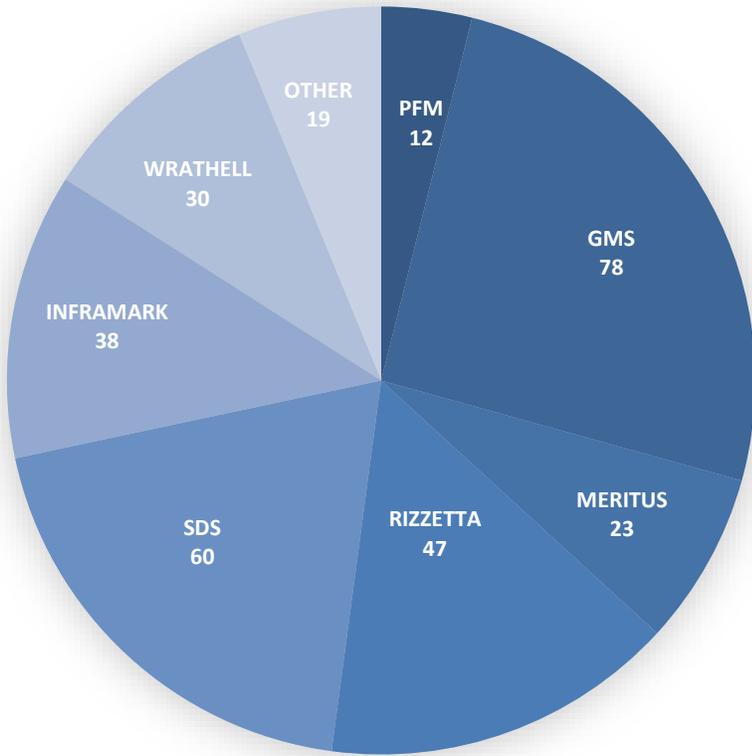
3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.6190 | [www.ficpa.org](http://www.ficpa.org)

# Firm & Staff Experience



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### *Profile Briefs:*

**Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 30+*  
*CPE (last 2 years): Government Accounting, Auditing: 40 hours; Accounting, Auditing and Other: 53 hours*  
*Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

**Racquel McIntosh, CPA (Partner)**

*Years Performing Audits: 14+*  
*CPE (last 2 years): Government Accounting, Auditing: 61 hours; Accounting, Auditing and Other: 30 hours*  
*Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

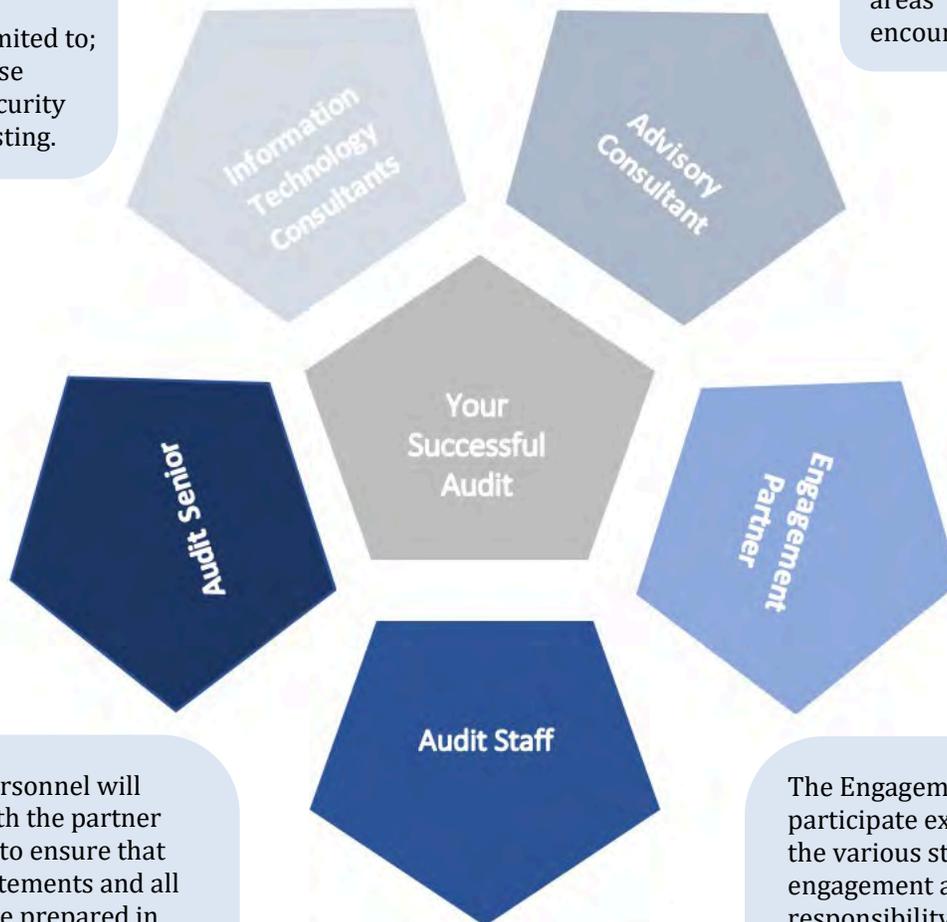
-Racquel McIntosh

# YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



# Antonio 'Tony' J. Grau, CPA Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

## Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

## Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

---

## Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I, II, IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

## Professional Associations/Memberships

American Institute of Certified Public Accountants    Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants    Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

## Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	40
Accounting, Auditing and Other	<u>53</u>
Total Hours	<u>93</u> (includes of 4 hours of Ethics CPE)



# Racquel C. McIntosh, CPA

## Partner

Contact : [rmcintosh@graucpa.com](mailto:rmcintosh@graucpa.com) | (561) 939-6669

### Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm’s quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

### Education

Florida Atlantic University (2004)

Master of Accounting

Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

### Clients Served (partial list)

(>300) Various Special Districts, including:  
Carlton Lakes Community Development District  
Golden Lakes Community Development District  
Rivercrest Community Development District  
South Fork III Community Development District  
TPOST Community Development District

Westchase Community Development District  
Monterra Community Development District  
Palm Coast Park Community Development District  
Long Leaf Community Development District  
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities  
Indian Trail Improvement District  
Pinellas Park Water Management District  
Ranger Drainage District  
South Trail Fire Protection and Rescue Service District

### Professional Associations/ Memberships

American Institute of Certified Public Accountants  
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee  
FGFOA Palm Beach Chapter

### Professional Education (over the last two years)

#### Course

Government Accounting and Auditing  
Accounting, Auditing and Other

Total Hours

#### Hours

61

30

91 (includes of 4 hours of Ethics CPE)

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

## Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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## Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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## Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



### **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

#### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## **Phase II – Execution of Audit Plan**

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

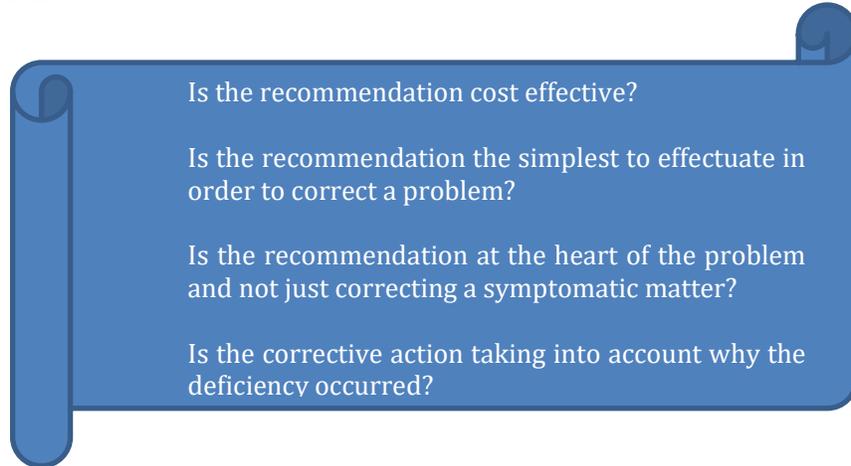
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# Cost of Services



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2022	\$6,300
2023	\$6,500
2024	\$6,700
2025	\$6,900
2026	<u>\$7,100</u>
<b>TOTAL (2022-2026)</b>	<b><u>\$33,500</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# Supplemental Information



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## PARTIAL LIST OF CLIENTS

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
<b>TOTAL</b>	<b>333</b>	<b>5</b>	<b>3</b>	<b>328</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing **Indigo Community Development District** with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**

*FIFTH ORDER OF BUSINESS*

**INDIGO  
COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**DRAFT**

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-23
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	24
Notes to Required Supplementary Information	25
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	26
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	27-28
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	30-32

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Indigo Community Development District, Volusia County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

**DRAFT**

## **Emphasis of Matter**

As discussed in Notes 6 and other notes to the basic financial statements, the debt service fund had a deficit fund balance of (\$2,436,391) at September 30, 2021. Major landowners within the District failed to pay their share of the current and prior fiscal year assessments. As a result, the District did not have sufficient funds to make certain scheduled debt service payments and, as a result, the payments were not made. The District's failures to make its scheduled debt service payments when they are due are considered events of default. The District is economically dependent on its major Landowners. Our opinion is not modified with respect to this matter.

## **Other Matters**

### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated **Xxxx, 2022**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

**Xxxx, 2022**

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Indigo Community Development District, Volusia County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the fiscal year ended September 30, 2021 resulting in a (deficit) net position balance of (\$8,305,569).
- The change in the District's total net position in comparison with the prior fiscal year was (\$731,237), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,329,679, an increase of \$1,872,978 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for capital projects, unassigned deficit debt service fund balance, assigned for subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Current and other assets	\$ 7,282,800	\$ 4,510,502
Capital assets, net of depreciation	3,323,427	3,597,031
Total assets	<u>10,606,227</u>	<u>8,107,533</u>
Current liabilities	5,306,589	4,408,436
Long-term liabilities	13,605,207	11,273,429
Total liabilities	<u>18,911,796</u>	<u>15,681,865</u>
Net position		
Net investment in capital assets	(10,281,780)	(7,676,398)
Restricted	2,618,461	148,226
Unrestricted	(642,250)	(46,160)
Total net position	<u>\$ (8,305,569)</u>	<u>\$ (7,574,332)</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,796,494	\$ 2,079,781
Operating grants and contributions	17,819	10,885
Capital grants and contributions	7	124
General revenues		
Unrestricted investment earnings	3,530	30,637
Total revenues	<u>1,817,850</u>	<u>2,121,427</u>
Expenses:		
General government	247,070	276,047
Maintenance and operations	1,215,001	1,216,886
Interest on long-term debt	854,741	857,336
Bond issue costs	232,275	-
Total expenses	<u>2,549,087</u>	<u>2,350,269</u>
Change in net position	<u>(731,237)</u>	<u>(228,842)</u>
Net position - beginning	<u>(7,574,332)</u>	<u>(7,345,490)</u>
Net position - ending	<u>\$ (8,305,569)</u>	<u>\$ (7,574,332)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,549,087. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased from the prior fiscal year primarily as a result of collecting a large portion of delinquent assessments during the prior fiscal year. Expenses increased largely due to bond issue costs incurred during the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2021, the District had \$7,622,700 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$4,299,273 has been taken, which resulted in a net book value of \$3,323,427. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2021, the District had \$16,005,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

As discussed in the notes to the basic financial statements, the debt service fund had a deficit fund balance of (\$2,436,391) as of September 30, 2021. Major landowners within the District failed to pay their share of the current and prior fiscal year assessments. As a result, the District did not have sufficient funds to make certain scheduled debt service payments and, as a result, the payments were not made. The District's failures to make its scheduled debt service payments when they are due are considered events of default.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Indigo Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 46,524
Investments	2,115,122
Due from bondholders	8,775
Assessments receivable	6,739
Prepaid items	22,201
Restricted assets:	
Investments	5,083,439
Capital assets:	
Nondepreciable	2,507,717
Depreciable, net	815,710
Total assets	10,606,227
 <b>LIABILITIES</b>	
Accounts payable	51,752
Accrued interest payable	353,468
Due to Bondholders:	
Interest	2,491,369
Principal	2,410,000
Non-current liabilities:	
Due within one year*	600,000
Due in more than one year	13,005,207
Total liabilities	18,911,796
 <b>NET POSITION</b>	
Net investment in capital assets	(10,281,780)
Restricted for capital projects	2,618,461
Unrestricted	(642,250)
Total net position	\$ (8,305,569)

\* The missed debt service payments due for the Series 1999C and 2005 Bonds are reflected in the due to Bondholders account.

See notes to the financial statements

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 247,070	\$ 247,070	\$ -	\$ -	\$ -
Maintenance and operations	1,215,001	440,776	17,642	7	(756,576)
Interest on long-term debt	854,741	1,108,648	177	-	254,084
Bond issue costs	232,275	-	-	-	(232,275)
Total governmental activities	2,549,087	1,796,494	17,819	7	(734,767)
General revenues:					
Unrestricted investment earnings					3,530
Total general revenues					3,530
Change in net position					(731,237)
Net position - beginning					(7,574,332)
Net position - ending					\$ (8,305,569)

See notes to the financial statements

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash and cash equivalents	\$ 46,524	\$ -	\$ -	\$ 46,524
Investments	2,115,122	2,464,978	2,618,461	7,198,561
Due from bondholders	8,775	-	-	8,775
Assessments receivable	6,739	-	-	6,739
Prepaid items	22,201	-	-	22,201
Total assets	<u>\$ 2,199,361</u>	<u>\$ 2,464,978</u>	<u>\$ 2,618,461</u>	<u>\$ 7,282,800</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 51,752	\$ -	\$ -	\$ 51,752
Due to Bondholders	-	4,901,369	-	4,901,369
Total liabilities	<u>51,752</u>	<u>4,901,369</u>	<u>-</u>	<u>4,953,121</u>
Fund balances:				
Nonspendable:				
Prepaid items	22,201	-	-	22,201
Restricted for:				
Capital projects	-	-	2,618,461	2,618,461
Assigned for:				
Subsequent year's expenditures	550,000	-	-	550,000
Unassigned	1,575,408	(2,436,391)	-	(860,983)
Total fund balances	<u>2,147,609</u>	<u>(2,436,391)</u>	<u>2,618,461</u>	<u>2,329,679</u>
Total liabilities and fund balances	<u>\$ 2,199,361</u>	<u>\$ 2,464,978</u>	<u>\$ 2,618,461</u>	<u>\$ 7,282,800</u>

See notes to the financial statements

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

Total fund balance - governmental funds \$ 2,329,679

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	7,622,700	
Accumulated depreciation	<u>(4,299,273)</u>	3,323,427

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(353,468)	
Bonds payable *	<u>(13,605,207)</u>	<u>(13,958,675)</u>
Net position of governmental activities		<u>\$ (8,305,569)</u>

\* The missed debt service payments due for the Series 1999C and 2005 Bonds are reflected in the due to Bondholders account.

See notes to the financial statements

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 687,846	\$ 1,108,648	\$ -	\$ 1,796,494
Miscellaneous income	17,642	-	-	17,642
Interest	3,530	177	7	3,714
Total revenues	<u>709,018</u>	<u>1,108,825</u>	<u>7</u>	<u>1,817,850</u>
<b>EXPENDITURES</b>				
Current:				
General government	170,499	76,571	-	247,070
Maintenance and operations	941,397	-	-	941,397
Debt service:				
Principal	-	560,000	-	560,000
Interest	-	851,125	-	851,125
Bond issue costs	-	-	232,275	232,275
Total expenditures	<u>1,111,896</u>	<u>1,487,696</u>	<u>232,275</u>	<u>2,831,867</u>
Excess (deficiency) of revenues over (under) expenditures	(402,878)	(378,871)	(232,268)	(1,014,017)
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond proceeds	-	184,492	2,630,508	2,815,000
Original issue premium	-	-	71,995	71,995
Total other financing sources (uses)	<u>-</u>	<u>184,492</u>	<u>2,702,503</u>	<u>2,886,995</u>
Net change in fund balances	(402,878)	(194,379)	2,470,235	1,872,978
Fund balances - beginning	<u>2,550,487</u>	<u>(2,242,012)</u>	<u>148,226</u>	<u>456,701</u>
Fund balances - ending	<u>\$ 2,147,609</u>	<u>\$ (2,436,391)</u>	<u>\$ 2,618,461</u>	<u>\$ 2,329,679</u>

See notes to the financial statements

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 1,872,978
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(273,604)
Expenditures related to debt service payments must be recognized in governmental funds in the period in which they become due, therefore amounts not paid were recorded as a liability in the fund financial statements. The liability has already been recorded on the statement of net position.	560,000
Bond proceeds are recorded as other financing source on the fund financial statements, while the amount is recorded as long term debt on the government wide financial statements.	(2,815,000)
Governmental funds report the effect of Bond issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	(71,995)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	1,167
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(4,783)
Change in net position of governmental activities	<u>\$ (731,237)</u>

See notes to the financial statements

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Indigo Community Development District ("District") was created January 3, 1995 by Rule 42U-1.001 - 1.003, Florida Administrative Code of the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors were elected by residents registered to vote within the District through the general election process. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for, among other responsibilities:

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

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

### Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

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

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Entry feature and other improvements	10-20
Infrastructure	10-30

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the District's appropriation resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market Fund	\$ 2,888,239	N/A	N/A
Fidelity Govt Portfolio	2,228,698	N/A	N/A
Florida PRIME	2,081,624	S&P AAAm	Weighted average maturity: 48 days
	<u>\$ 7,198,561</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2021, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,507,717	\$ -	\$ -	\$ 2,507,717
Total capital assets, not being depreciated	<u>2,507,717</u>	<u>-</u>	<u>-</u>	<u>2,507,717</u>
Capital assets, being depreciated				
Entrance and other improvements	1,872,969	-	-	1,872,969
Infrastructure	3,242,014	-	-	3,242,014
Total capital assets, being depreciated	<u>5,114,983</u>	<u>-</u>	<u>-</u>	<u>5,114,983</u>
Less accumulated depreciation for:				
Entrance and other improvements	1,679,978	151,594	-	1,831,572
Infrastructure	2,345,691	122,010	-	2,467,701
Total accumulated depreciation	<u>4,025,669</u>	<u>273,604</u>	<u>-</u>	<u>4,299,273</u>
Total capital assets, being depreciated, net	<u>1,089,314</u>	<u>(273,604)</u>	<u>-</u>	<u>815,710</u>
Governmental activities capital assets, net	<u>\$ 3,597,031</u>	<u>\$ (273,604)</u>	<u>\$ -</u>	<u>\$ 3,323,427</u>

The District is bifurcated into two distinct development areas known as the North Assessment Area and the South Assessment Area. The District’s Series 1999C funded all of the Community Wide Capital Improvements situated in the North Assessment Area and a portion of the Community Wide Capital Improvements situated in the South Assessment Area. The remaining costs of the Community Wide Capital Improvements for the South Assessment Areas have been estimated at \$35 million. A portion of the costs was to be funded with the proceeds from the Series 2005 Bonds (the “2005 Project”) and the remaining costs were to be funded with proceeds from a future bond issuance and by the Developer.

## NOTE 5 – CAPITAL ASSETS (Continued)

The 2005 Project was originally estimated at \$12 million and included roadway, utility, and landscape projects located in the South Assessment Area. However, due to economic reasons, the scope of the project was revised and improvements costing a total of \$6,306,958 were declared completed (“2005 Completed Project”) in a prior fiscal year. Also in a prior fiscal year, the Series 1999C Project was declared completed. The Series 1999C project was also revised and the total cost of the improvements completed under the Series 1999C Project (“1999C Completed Project”) was approximately \$7,183,238. The Engineer certified that the Series 1999C and 2005 Completed Projects will be capable of performing the functions for which they were intended. Due to the default of the Series 1999C and 2005 Special Assessments by the Developer and subsequent landowners, the overall timeline for the plan of development has changed and it has been determined that it is economically infeasible to continue expanding the public infrastructure at the present time.

Also in a prior fiscal year, subsequent to the declaration of completion of the 1999C and 2005 projects, \$6,800,000 of excess fund remaining in the Construction Accounts were used to pay down the outstanding principal on Series 2005 Bonds.

During the current fiscal year the District issued bonds related to the construction of infrastructure associated with the LPGA Phase 1A project. The project is estimated to cost approximately \$9,500,000 and is expected to include Roadway improvements, stormwater management systems, water and sewer utilities, landscaping, irrigation, signage, and electrical improvements. The stormwater management system, landscaping, and signage are intended to belong to the District while the other infrastructure improvements are intended to be conveyed to other entities for ownership and maintenance. . A portion of the costs is to be funded with the proceeds from the Series 2021 Bonds and the remaining costs were to be funded by the Developer.

Depreciation expense was charged to the maintenance and operations function.

## NOTE 6 – LONG-TERM LIABILITIES

At September 30, 2021, the District had Bond issues as follows:

Series	Issue Date	Original Face Amount	Interest Rate	Maturity
Capital Improvement Bonds:				
Series 1999A	December 20, 1999	\$ 980,000	7.00%	May 1, 2031
Series 1999C	December 20, 1999	8,515,000	7.00%	May 1, 2030
Series 2005	February 1, 2005	14,710,000	5.75%	May 1, 2036
Series 2021	September 15, 2021	2,815,000	2.20%-4.00%	May 1, 2052

The Capital Improvement Bonds, Series 1999A, 1999C, 2005 and 2021 were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Interest is to be paid semiannually for each Bond Series on each May 1 and November 1. Principal is to be paid serially for each Bond Series on each May 1.

The Series 1999A, 1999C, 2005 and 2021 Bonds are subject to redemption at the option of the District prior to maturity. Each Bond Series is subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed at the time of issuance to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements and has agreed to collect the same. The Series 1999A and 2021 debt service reserve requirements were met at September 30, 2021. However, the Series 1999C and 2005 debt service reserve requirements were not met at September 30, 2021.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

During prior and current fiscal years, there were significant delinquent assessments, and, as a result, certain scheduled debt service payments due on the Series 1999C and 2005 during prior fiscal years were made, in part, by draws on the respective debt service reserve account. Also, default related expenses were paid from funds in the debt service reserve accounts. As a result of these payments, there are deficits of approximately \$644,000 and \$354,000 in the Series 1999C and Series 2005 debt service reserve accounts, respectively. Furthermore, certain scheduled debt service payments due on the Series 1999C and 2005 were not made, resulting in events of default. The amounts due have been reported in the financial statements as Due to Bondholders and reflects unpaid principals of \$1,590,000 and \$820,000 for the Series 1999C and 2005, respectively, and unpaid interest of \$5,075 and \$2,486,294 for the Series 1999C and 2005, respectively.

During the current fiscal year the District made interest payments of \$466,200 for the Series 1999C Bonds.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 1999 A	\$ 595,000	\$ -	\$ 35,000	\$ 560,000	\$ 40,000
Series 1999 C	6,660,000	-	-	6,660,000	1,950,000 *
Series 2005	5,970,000	-	-	5,970,000	1,020,000 *
Less: Original issue discount	(66,571)	-	4,783	(61,788)	-
Series 2021		2,815,000	-	2,815,000	-
Plus: Original issue premium		71,995	-	71,995	-
Total	<u>\$ 13,158,429</u>	<u>\$ 2,886,995</u>	<u>\$ 39,783</u>	<u>\$ 16,015,207</u>	<u>\$ 3,010,000</u>

\* Includes the missed debt service payments due for the Series 1999C and 2005 Bonds which were not paid.

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 3,010,000 *	\$ 3,197,448 *	\$ 6,207,448
2023	705,000	798,375	1,503,375
2024	740,000	758,525	1,498,525
2025	790,000	716,063	1,506,063
2026	850,000	670,925	1,520,925
2027-2031	5,185,000	2,202,938	7,387,938
2032-2036	2,890,000	607,775	3,497,775
2037-2041	460,000	319,219	779,219
2042-2046	550,000	233,000	783,000
2047-2051	675,000	113,000	788,000
2052	150,000	6,000	156,000
Total	<u>\$ 16,005,000</u>	<u>\$ 9,623,268</u>	<u>\$ 25,628,268</u>

\* Includes the missed debt service payments due for the Series 1999C and 2005 Bonds which were not paid.

## NOTE 7 – ASSESSMENTS

### Settlement Agreement with Cardinal Servicing Company, LLC

During the fiscal year ended September 30, 2018, the District entered into a settlement agreement with a new Landowner, Cardinal Servicing Company, LLC (“Cardinal”) whereby Cardinal would pay the District for a portion of the past due assessments on the lots owned and make the delinquent assessments on such lots current. Pursuant to the agreement, the District collected delinquent assessments for the general and 1999C and 2005 debt service funds in the amounts of \$411,175, \$1,560,963, and \$1,268,988, respectively.

## **NOTE 7 – ASSESSMENTS (Continued)**

### **Settlement Agreement with SW-30 Investments, LLC**

During the prior fiscal year the District entered a settlement agreement with SW-30 Investments, LLC (“American”) which recently took ownership of delinquent parcels 30 and 32. Pursuant to the agreement, the District received delinquent assessments on such parcels from American as follows: \$33,890 for Series 1999C debt assessments, \$69,094 for Series 2005 debt assessments, and \$65,000 for O&M assessments. The District also received \$9,500 for currently due O&M assessments. The remaining delinquent O&M assessments on the parcels were forgiven while the remaining delinquent debt assessments were assumed by American excluding all penalties and past due accrued and unpaid interest on such debt assessments which was waived. The District also agreed to forbear on the foreclosure of delinquent parcels as long as American remains current on its obligations per the agreement. During the current fiscal year the District received \$23,538 for Series 1999C debt assessments and \$51,074 for Series 2005 debt assessments.

### **Settlement Agreement with Thoroughbred Classics, LLC**

During the current fiscal year, the District entered into a settlement agreement with a new Landowner, Thoroughbred Classics, LLC (“TC”) whereby TC would pay the District for a portion of the past due assessments on the lots owned and make the delinquent assessments on such lots current. Pursuant to the agreement, the District is to collect delinquent assessments for the 1999C and 2005 debt service funds in the amounts of \$19,896, \$61,154, and \$60,000 for unpaid accrued interest. The agreement provides for TC to pay O & M assessments on the 34 units beginning with the subsequent fiscal year. The amounts were collected subsequent to year end.

### **Settlement Agreement with INA Group, LLC**

During the current fiscal year, the District entered into a settlement agreement with a new Landowner, INA Group, LLC (“INA”) whereby INA would pay the District for a portion of the past due assessments on the lots owned and make the delinquent assessments on such lots current. Pursuant to the agreement, the District is to collect delinquent assessments for the 1999C, 2005 debt service funds and the general fund in the amounts of \$102,239, \$314,901, and \$96,174, respectively. In addition, the District is to collect an additional \$1,281,966 for unpaid principal and interest on the District’s Bonds. The agreement provides for INA to pay O & M assessments on the 411 units beginning with the subsequent fiscal year. The amounts were collected subsequent to year end.

## **NOTE 8 – FORECLOSURE ACTION AND LITIGATION**

During the prior fiscal year, the District commenced foreclosure proceedings against delinquent property owners within the District, excluding parcels owned by Cardinal and American. The Trustee was informed of the District’s foreclosure options and directed the District to move forward with the foreclosure on delinquent parcels that had not been subject to tax deed sales.

The District has also been named as defendant in one or more quiet title actions following the acquisition of lands by tax deed sales. The District has responded that its lien may not be extinguished via quiet title action, which the District believes to be a valid defense.

## **NOTE 9 – CONCENTRATION**

A significant portion of the District’s activity is dependent upon the continued involvement of the major landowners and the Developer, Lennar Homes, LLC. As such, the nonpayment of assessments by some of the major landowners in the prior, current, and subsequent fiscal years has resulted in the deterioration of the District’s financial conditions. The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

## **NOTE 10 – MANAGEMENT AGREEMENTS**

The District has contracted with management companies to perform management advisory services, which include financial and accounting services, and field management services. Certain employees of one of the management companies also serve as officers of the District. Under the agreements, the District compensates one of the management companies for management, accounting, financial reporting, computer and other administrative costs and the other management company for field operations management services.

## **NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## **NOTE 12 – SUBSEQUENT EVENTS**

### **Missed Debt Service Payments**

Subsequent to fiscal year end, certain scheduled debt service payments were due on the Series 1999C and 2005 Bonds. The current payments due were made by the District.

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
<b>REVENUES</b>			
Assessments	\$ 639,785	\$ 687,846	\$ 48,061
Miscellaneous revenue	8,100	17,642	9,542
Interest	25,000	3,530	(21,470)
Total revenues	672,885	709,018	36,133
<b>EXPENDITURES</b>			
Current:			
General government	187,743	170,499	17,244
Maintenance and operations	935,142	941,397	(6,255)
Total expenditures	1,122,885	1,111,896	10,989
Excess (deficiency) of revenues over (under) expenditures	(450,000)	(402,878)	47,122
<b>OTHER FINANCING SOURCES (USES)</b>			
Carryforward	450,000	-	(450,000)
Total other financing sources (uses)	450,000	-	(450,000)
Net change in fund balance	\$ -	(402,878)	\$ (402,878)
Fund balance - beginning		2,550,487	
Fund balance - ending		\$ 2,147,609	

See notes to required supplementary information

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**INDIGO COMMUNITY DEVELOPMENT DISTRICT  
VOLUSIA COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

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

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Indigo Community Development District, Volusia County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated Xxxx, 2022, which includes an emphasis of matter paragraph.

### **Internal Control Over Financial Reporting**

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

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

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

### **Compliance and Other Matters**

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

We noted certain matters that we reported to management of the District in a separate letter dated Xxxx, 2022.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

## **Purpose of this Report**

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

Xxxx, 2022

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

We have examined Indigo Community Development District, Volusia County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Indigo Community Development District, Volusia County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2022

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Indigo Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated **Xxxx, 2022**, which includes an emphasis of matter paragraph.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **Xxxx, 2022**, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Indigo Community Development District, Volusia County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

**Xxxx, 2022**

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2021-01: Financial Condition Assessment**

Observation: The District's financial conditions continue to deteriorate. The debt service fund had a deficit fund balance of (\$2,436,391) at September 30, 2021. In the prior and current, fiscal years, major landowners in the District failed to pay significant portions of their assessments. As a result, certain debt service payments were not made. In addition, the District has not met the debt service reserve requirement for the Series 1999C and 2005 Bonds. The non-payment of interest and principal payments, when due, are considered events of default. The District is economically dependent on the major landowners of the District.

Recommendation: The District should take the necessary steps to alleviate the deteriorating financial condition.

Reference Numbers for Prior Year Findings: 2020-01, 2019-01, 2018-01, 2017-01, 2016-01, 2015-01, 2014-01, 2013-2, 2012-02, 2011-02

Management Response: The District continues to work with the Trustee, the Bondholders, and the land owners of delinquent properties for the collection of debt service assessments. Due to the cost and other issues surrounding the foreclosure of the delinquent assessment properties, the District continues to take direction from the Trustee and the Bondholders.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### **2020-01: Financial Condition Assessment**

Current Status: See finding 2021-01 above.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

## REPORT TO MANAGEMENT (Continued)

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA (Continued)

5. In connection with our audit, we determined that the District has met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes. The District failed to make certain scheduled debt service payments due on the Series 1999C and 2005 Bonds, as a result of a lack of funds. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and determined that a deteriorating financial condition was noted. See Findings section above for additional information. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
6. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Indigo Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 24, 2022

HOUR: 1:00 p.m.

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Daytona Beach and Volusia County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18TH DAY OF MAY, 2022.**

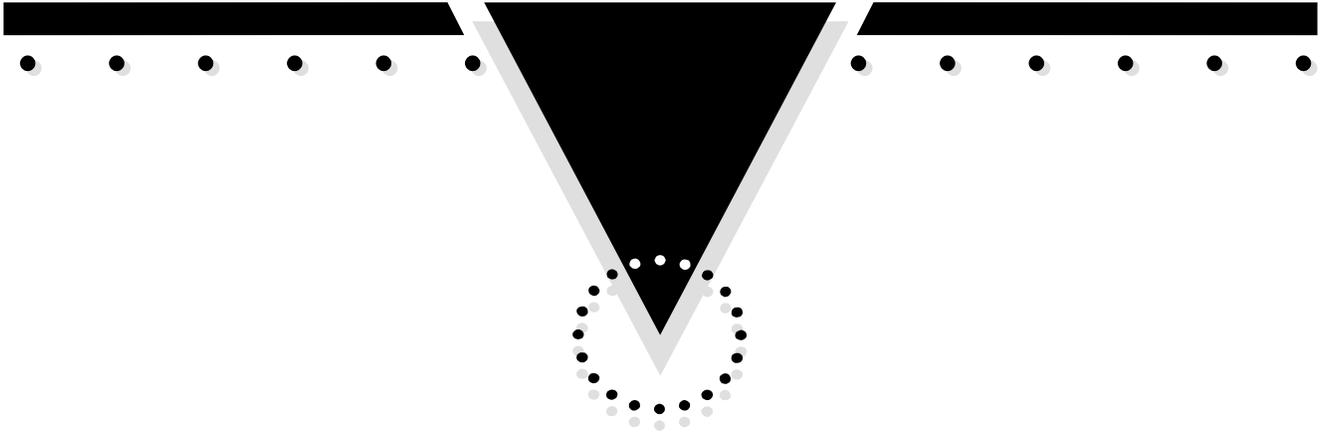
ATTEST:

**INDIGO COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Proposed Budget



# **Indigo Community Development District**

## **Proposed Budget FY 2023**



**INDIGO**  
**Community Development District**  
**FY2023 Proposed Budget**

TABLE OF CONTENTS

**GENERAL FUND BUDGET**

** Summary Revenues and Expenditures	Page 1-3
** Narrative – Administrative and Maintenance	Page 4-11

**DEBT SERVICE FUND BUDGET**

** Series 1999A	Page 12-13
** Series 1999C	Page 14
** Series 2005	Page 15
** Series 2021	Page 16-17

**ADDITIONAL SCHEDULE**

**Comparison of Assessments Proposed for FY2023	Page 18
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# Indigo Community Development District

## General Fund Operating & Maintenance

Description	Adopted Budget FY2022	Actual Thru 4/30/22	Projected Next 5 Months	Total as of 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Maintenance Assessments	\$576,274	\$409,628	\$166,646	\$576,274	\$576,274
Assessments - Prepayment	\$0	\$125	\$0	\$125	\$0
Interest Income	\$3,000	\$2,117	\$883	\$3,000	\$3,000
I-95 City of Daytona Funding	\$8,100	\$0	\$8,100	\$8,100	\$8,100
Carry Forward Surplus	\$550,000	\$0	\$0	\$0	\$589,135
<b>Total Revenues</b>	<b>\$1,137,374</b>	<b>\$411,870</b>	<b>\$175,629</b>	<b>\$587,499</b>	<b>\$1,176,509</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$2,200	\$3,000	\$5,200	\$12,000
FICA Expense	\$918	\$168	\$230	\$398	\$918
Engineering	\$5,000	\$0	\$15,000	\$15,000	\$5,000
Attorney	\$32,000	\$8,013	\$7,987	\$16,000	\$32,000
Annual Audit	\$5,100	\$6,100	\$0	\$6,100	\$6,100
Arbitrage	\$1,350	\$1,350	\$0	\$1,350	\$1,350
Trustee Fees	\$14,000	\$4,089	\$4,250	\$8,339	\$8,500
Dissemination Agent	\$3,100	\$2,058	\$4,792	\$6,850	\$6,600
Assessment Administration	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Management Fees	\$56,500	\$32,958	\$23,542	\$56,500	\$59,325
Information Technology	\$2,800	\$1,633	\$1,167	\$2,800	\$2,800
Website Administration	\$1,200	\$700	\$500	\$1,200	\$1,200
Telephone	\$300	\$93	\$97	\$190	\$300
Postage	\$1,500	\$100	\$500	\$600	\$1,000
Insurance	\$23,050	\$21,701	\$0	\$21,701	\$26,050
Printing & Binding	\$1,750	\$774	\$726	\$1,500	\$1,750
Legal Advertising	\$2,500	\$7,694	\$2,306	\$10,000	\$2,500
Other Current Charges	\$1,000	\$414	\$359	\$773	\$1,000
Office Supplies	\$350	\$95	\$65	\$160	\$350
Foreclosure Costs	\$0	\$666	\$0	\$666	\$0
Special District Fee	\$175	\$175	\$0	\$175	\$175
Office Expense	\$6,000	\$3,500	\$2,500	\$6,000	\$6,000
<b>Administrative Expenses</b>	<b>\$190,593</b>	<b>\$114,481</b>	<b>\$67,020</b>	<b>\$181,501</b>	<b>\$194,918</b>
<i>Maintenance Expenses I-95</i>					
Landscape Maintenance	\$50,400	\$29,400	\$21,000	\$50,400	\$52,920
Landscape Contingency	\$3,500	\$1,285	\$1,285	\$2,570	\$3,500
Irrigation Repairs & Maintenance	\$20,000	\$22,281	\$3,719	\$26,000	\$20,000
Mowing	\$8,100	\$0	\$0	\$0	\$8,100
Lakes	\$5,475	\$3,246	\$2,144	\$5,390	\$5,862
Plant Replacement & Annuals	\$8,000	\$0	\$8,000	\$8,000	\$8,000
Utilities	\$18,000	\$7,493	\$5,352	\$12,845	\$18,000
Repairs	\$10,000	\$2,185	\$7,815	\$10,000	\$10,000
Miscellaneous	\$2,000	\$1,394	\$1,025	\$2,420	\$2,461
<b>Total I-95 Maintenance Expenses</b>	<b>\$125,475</b>	<b>\$67,285</b>	<b>\$50,340</b>	<b>\$117,625</b>	<b>\$128,843</b>

# Indigo Community Development District

## General Fund Operating & Maintenance

Description	Adopted Budget FY2022	Actual Thru 4/30/22	Projected Next 5 Months	Total as of 9/30/22	Proposed Budget FY2023
<i>Maintenance Expenses - Community Wide</i>					
On-Site Manager	\$31,800	\$18,550	\$13,250	\$31,800	\$33,390
Landscape Maintenance	\$418,884	\$251,949	\$184,035	\$435,984	\$441,684
Landscape Contingency	\$26,912	\$8,215	\$2,625	\$10,840	\$26,912
Irrigation Repairs & Maintenance	\$30,000	\$30,001	\$9,999	\$40,000	\$30,000
Lakes	\$38,548	\$23,036	\$17,104	\$40,140	\$41,049
Plant Replacement & Annuals	\$35,000	\$11,548	\$18,452	\$30,000	\$35,000
Utilities	\$40,000	\$20,141	\$15,000	\$35,141	\$40,000
Repairs	\$65,972	\$30,171	\$15,000	\$45,171	\$65,972
Stormwater System	\$3,158	\$0	\$1,579	\$1,579	\$3,158
Sidewalks	\$3,000	\$0	\$1,500	\$1,500	\$3,000
Miscellaneous	\$20,000	\$3,147	\$1,025	\$4,172	\$20,000
Conservation Easement Maintenance	\$47,832	\$27,902	\$19,930	\$47,832	\$50,224
Tree Trimming	\$43,200	\$25,200	\$18,000	\$43,200	\$45,360
Pressure Washing	\$17,000	\$0	\$8,500	\$8,500	\$17,000
<b>Total Maintenance Expenses - Community Wide</b>	<b>\$821,306</b>	<b>\$449,860</b>	<b>\$325,999</b>	<b>\$775,859</b>	<b>\$852,749</b>
<b>Total Maintenance Expenses</b>	<b>\$946,781</b>	<b>\$517,144</b>	<b>\$376,339</b>	<b>\$893,484</b>	<b>\$981,591</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,137,374</b>	<b>\$631,626</b>	<b>\$443,359</b>	<b>\$1,074,985</b>	<b>\$1,176,509</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$0</b>	<b>(\$219,755)</b>	<b>(\$267,730)</b>	<b>(\$487,485)</b>	<b>(\$0)</b>

	<u>FY2022</u>	<u>FY2023</u>
Net Assessment	\$576,274	\$576,274
Add: Discount & Collections 6%	\$36,783	\$36,783
Gross Assessments	<u>\$613,057</u>	<u>\$613,057</u>

**Indigo  
Community Development District**

**Exhibit "A"**

**Allocation of Operating Reserves  
Estimated Funds Available**

(1) Beginning Fund Balance - Fiscal Year 2022	\$2,147,609
(2) Estimated Excess/(Deficit) - Fiscal Year 2022	(\$487,485)
<b>Total Estimated Funds Available - 9/30/2022</b>	<b><u>\$1,660,123</u></b>

**Allocation of Funds Available**

(3) Operating Reserve - First Quarter Operating Capital	\$294,127
Unassigned Fund Balance	\$1,365,996
<b>Total Allocation of Funds</b>	<b><u>\$1,660,123</u></b>
<b>Total Undesignated Cash</b>	<b><u><u>\$0</u></u></b>

(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**  
**FY2023 Proposed 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.

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**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, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. 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**  
**FY2023 Proposed Budget**

**Attorney**

The District's attorney, Kutak Rock LLP, 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 by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

**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, 2005 & 2021 Capital Improvement Revenue Bonds are held with a Trustee at US Bank. Series 1999A and 2021 bonds are processed through general fund as the default Series 1999C and 2005 are processed through debt service funds.

**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.

**Assessment Administration**

The District has contracted with Governmental Management Services, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

**INDIGO**  
**Community Development District**  
**FY2023 Proposed Budget**

**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.

**Information Technology**

The District has contracted with Governmental Management Services, LLC for cost related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Maintenance**

The District has contracted with Governmental Management Services, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

The District incurs charges for mailing of Board meeting agendas, overnight deliveries, 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.

**INDIGO**  
**Community Development District**  
**FY2023 Proposed Budget**

**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**

The District incurs charges for 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.

**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
<b>TOTAL</b>		<b>\$6,000</b>

**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
Contingency		\$2,520
<b>TOTAL</b>		<b>\$52,920</b>

**INDIGO**  
**Community Development District**  
**FY2023 Proposed Budget**

**Landscape Contingency**

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

**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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Inspections with Treatment - I-95	\$429	\$5,146
Semi-Annual Fountain/Aeration Maintenance		\$716
<b>TOTAL</b>		<b>\$5,862</b>

**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.

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

**Repairs**

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

**INDIGO**  
**Community Development District**  
**FY2023 Proposed Budget**

**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 Solaris Management Inc. for field management services.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Field Management Services	\$2,650	\$31,800
Contingency		\$1,590
<b>TOTAL</b>		<b>\$33,390</b>

**Landscape Maintenance**

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape Maintenance - Community Wide	\$34,907	\$418,884
Mowing	\$1,900	\$22,800
<b>TOTAL</b>		<b>\$441,684</b>

**Landscape Contingency**

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

**Irrigation Repairs & Maintenance**

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

**INDIGO**  
**Community Development District**  
**FY2023 Proposed Budget**

**Lakes**

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Inspections with Treatment - North & South	\$3,421	\$41,049
<b>TOTAL</b>		<b>\$41,049</b>

**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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Decorative Lighting # Grand Champion	\$700	\$8,400
1 Champions Dr # Entrance	\$175	\$2,100
230 Champions Dr	\$110	\$1,320
579 Champions Dr # Site Lights	\$110	\$1,320
654 Champions Dr # Site Lights	\$60	\$720
795 Champions Dr # Site Lights	\$65	\$780
937 Champions Dr # Site Lights	\$55	\$660
977 Champions Dr # Site Lights	\$100	\$1,200
10 Champion Ridge Dr # Fountain	\$630	\$7,560
105 Grand Champion Blvd # Sign	\$130	\$1,560
106 Glen Eagle Grand Dr # Irrigation	\$15	\$180
100 International Golf Dr # Lights	\$250	\$3,000
399 International Golf Dr # Site Lights	\$85	\$1,020
248 Tournament Dr # Site Lights	\$50	\$600
360 Tournament Dr # Irrigation Pump	\$75	\$900
499 Tournament Dr # Entrance	\$75	\$900
Contingency		\$7,780
<b>TOTAL</b>		<b>\$40,000</b>

**INDIGO**  
**Community Development District**  
**FY2023 Proposed 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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Conservation Easement Maintenance Underbrush	\$3,986	\$47,832
Contingency		\$2,392
<b>TOTAL</b>		<b>\$50,224</b>

**Tree Trimming**

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Tree Trimming	\$3,600	\$43,200
Contingency		\$2,160
<b>TOTAL</b>		<b>\$45,360</b>

**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 FY2022	Actual Thru 4/30/22	Projected Next 5 Months	Total as of 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$79,064	\$76,833	\$2,231	\$79,064	\$79,064
Assessments - Prepayments	\$0	\$41,876	\$0	\$41,876	\$0
Carry Forward Surplus	\$49,419	\$49,420	\$0	\$49,420	\$46,168
Interest	\$0	\$5	\$3	\$8	\$0
<b>TOTAL REVENUES</b>	<b>\$128,483</b>	<b>\$168,134</b>	<b>\$2,234</b>	<b>\$170,368</b>	<b>\$125,232</b>
<b>Expenditures</b>					
<u>Series 1999A</u>					
Interest - 11/1	\$19,600	\$19,600	\$0	\$19,600	\$16,625
Interest - 5/1	\$40,000	\$0	\$40,000	\$40,000	\$40,000
Principal - 5/1	\$19,600	\$0	\$19,600	\$19,600	\$16,625
Special Call - 5/1	\$0	\$0	\$45,000	\$45,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$79,200</b>	<b>\$19,600</b>	<b>\$104,600</b>	<b>\$124,200</b>	<b>\$73,250</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$49,283</b>	<b>\$148,534</b>	<b>(\$102,366)</b>	<b>\$46,168</b>	<b>\$51,982</b>

Nov. 1, 2023	\$15,225
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
11/1/22	\$ 475,000.00	7.00%	\$ -	\$ 16,625.00	\$ 16,625.00
5/1/23	\$ 475,000.00	7.00%	\$ 40,000	\$ 16,625.00	\$ -
11/1/23	\$ 435,000.00	7.00%	\$ -	\$ 15,225.00	\$ 71,850.00
5/1/24	\$ 435,000.00	7.00%	\$ 40,000	\$ 15,225.00	\$ -
11/1/24	\$ 395,000.00	7.00%	\$ -	\$ 13,825.00	\$ 69,050.00
5/1/25	\$ 395,000.00	7.00%	\$ 45,000	\$ 13,825.00	\$ -
11/1/25	\$ 350,000.00	7.00%	\$ -	\$ 12,250.00	\$ 71,075.00
5/1/26	\$ 350,000.00	7.00%	\$ 50,000	\$ 12,250.00	\$ -
11/1/26	\$ 300,000.00	7.00%	\$ -	\$ 10,500.00	\$ 72,750.00
5/1/27	\$ 300,000.00	7.00%	\$ 50,000	\$ 10,500.00	\$ -
11/1/27	\$ 250,000.00	7.00%	\$ -	\$ 8,750.00	\$ 69,250.00
5/1/28	\$ 250,000.00	7.00%	\$ 55,000	\$ 8,750.00	\$ -
11/1/28	\$ 195,000.00	7.00%	\$ -	\$ 6,825.00	\$ 70,575.00
5/1/29	\$ 195,000.00	7.00%	\$ 60,000	\$ 6,825.00	\$ -
11/1/29	\$ 135,000.00	7.00%	\$ -	\$ 4,725.00	\$ 71,550.00
5/1/30	\$ 135,000.00	7.00%	\$ 65,000	\$ 4,725.00	\$ -
11/1/30	\$ 70,000.00	7.00%	\$ -	\$ 2,450.00	\$ 72,175.00
5/1/31	\$ 70,000.00	7.00%	\$ 70,000	\$ 2,450.00	\$ 72,450.00
<b>Total</b>			<b>\$ 475,000</b>	<b>\$ 182,350.00</b>	<b>\$ 657,350.00</b>

**Indigo**  
Community Development District

**Debt Service Fund**  
**Series 1999C**

Description	Adopted Budget FY2022	Actual Thru 4/30/22	Projected Next 5 Months	Total as of 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$567,166	\$412,191	\$154,975	\$567,166	\$567,166
Assessments - Prepayments	\$0	\$1,147,402	\$0	\$1,147,402	\$0
Assessments - Settlement	\$0	\$532,066	\$0	\$532,066	\$0
Interest	\$0	\$140	\$100	\$240	\$100
Other Income Source	\$375,434	\$0	\$0	\$0	\$375,434
<b>TOTAL REVENUES</b>	<b>\$942,600</b>	<b>\$2,091,799</b>	<b>\$155,075</b>	<b>\$2,246,875</b>	<b>\$942,700</b>
<b>Expenditures</b>					
<u>Series 1999C</u>					
Debt Service Obligation	\$942,600	\$241,728	\$233,100	\$474,828	\$924,225
<b>TOTAL EXPENDITURES</b>	<b>\$942,600</b>	<b>\$241,728</b>	<b>\$233,100</b>	<b>\$474,828</b>	<b>\$924,225</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$0</b>	<b>\$1,850,072</b>	<b>(\$78,025)</b>	<b>\$1,772,047</b>	<b>\$18,475</b>

Nov. 1, 2023      \$179,200

Net Assessments	\$567,166
Add: Discount & Collections 6%	\$36,202
<b>Gross Assessments</b>	<b>\$603,368</b>

**Indigo**  
Community Development District

**Debt Service Fund**  
**Series 2005**

Description	Adopted Budget FY2022	Actual Thru 4/30/22	Projected Next 5 Months	Total as of 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$268,908	\$169,223	\$0	\$169,223	\$268,908
Assessments - Prepayments	\$0	\$678,729	\$0	\$678,729	\$0
Assessments - Settlements	\$0	\$1,003,351	\$0	\$1,003,351	\$0
Interest	\$0	\$152	\$100	\$252	\$150
Other Income Source	\$310,567	\$0	\$0	\$0	\$310,567
<b>TOTAL REVENUES</b>	<b>\$579,475</b>	<b>\$1,851,455</b>	<b>\$100</b>	<b>\$1,851,555</b>	<b>\$579,625</b>
<b>Expenditures</b>					
<u>Series 2005</u>					
Debt Service Obligation	\$579,475	\$179,685	\$171,638	\$351,323	\$571,231
<b>TOTAL EXPENDITURES</b>	<b>\$579,475</b>	<b>\$179,685</b>	<b>\$171,638</b>	<b>\$351,323</b>	<b>\$571,231</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$0</b>	<b>\$1,671,770</b>	<b>(\$171,538)</b>	<b>\$1,500,233</b>	<b>\$8,394</b>

Nov. 1, 2023      \$150,075

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

# Indigo

Community Development District

## Debt Service Fund Series 2021

Description	Proposed Budget FY2022	Actual Thru 4/30/22	Projected Next 5 Months	Total as of 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - On Roll	\$0	\$0	\$0	\$0	\$156,614
Carry Forward Surplus*	\$106,185	\$106,185	\$0	\$106,185	\$48,149
Interest	\$0	\$5	\$3	\$8	\$0
<b>TOTAL REVENUES</b>	<b>\$106,185</b>	<b>\$106,190</b>	<b>\$3</b>	<b>\$106,193</b>	<b>\$204,763</b>
<b>Expenditures</b>					
<u>Series 2021</u>					
Interest - 11/1	\$0	\$0	\$0	\$0	\$48,144
Interest - 5/1	\$58,041	\$0	\$58,041	\$58,041	\$60,000
Principal - 5/1	\$0	\$0	\$0	\$0	\$48,144
Transfer Out	\$0	\$2	\$2	\$4	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$58,041</b>	<b>\$2</b>	<b>\$58,042</b>	<b>\$58,044</b>	<b>\$156,289</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$48,144</b>	<b>\$106,188</b>	<b>(\$58,039)</b>	<b>\$48,149</b>	<b>\$48,474</b>
*FY22 budgeted amount less Reserves				Nov. 1, 2023	\$47,484
				Net Assessments	\$156,614
				Add: Discount & Collections 6%	\$9,997
				Gross Assessments	<u>\$166,611</u>

**Indigo**  
**Series 2021, Capital Improvement Revenue Bonds**  
**(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/22	\$ 2,815,000	\$ -	\$ 58,040.72	\$ -
11/1/22	\$ 2,815,000	\$ -	\$ 48,144.38	\$ 106,185.10
5/1/23	\$ 2,815,000	\$ 60,000	\$ 48,144.38	\$ -
11/1/23	\$ 2,755,000	\$ -	\$ 47,484.38	\$ 155,628.75
5/1/24	\$ 2,755,000	\$ 60,000	\$ 47,484.38	\$ -
11/1/24	\$ 2,695,000	\$ -	\$ 46,824.38	\$ 154,308.75
5/1/25	\$ 2,695,000	\$ 60,000	\$ 46,824.38	\$ -
11/1/25	\$ 2,635,000	\$ -	\$ 46,164.38	\$ 152,988.75
5/1/26	\$ 2,635,000	\$ 65,000	\$ 46,164.38	\$ -
11/1/26	\$ 2,570,000	\$ -	\$ 45,449.38	\$ 156,613.75
5/1/27	\$ 2,570,000	\$ 65,000	\$ 45,449.38	\$ -
11/1/27	\$ 2,505,000	\$ -	\$ 44,571.88	\$ 155,021.25
5/1/28	\$ 2,505,000	\$ 65,000	\$ 44,571.88	\$ -
11/1/28	\$ 2,440,000	\$ -	\$ 43,694.38	\$ 153,266.25
5/1/29	\$ 2,440,000	\$ 70,000	\$ 43,694.38	\$ -
11/1/29	\$ 2,370,000	\$ -	\$ 42,749.38	\$ 156,443.75
5/1/30	\$ 2,370,000	\$ 70,000	\$ 42,749.38	\$ -
11/1/30	\$ 2,300,000	\$ -	\$ 41,804.38	\$ 154,553.75
5/1/31	\$ 2,300,000	\$ 70,000	\$ 41,804.38	\$ -
11/1/31	\$ 2,230,000	\$ -	\$ 40,859.38	\$ 152,663.75
5/1/32	\$ 2,230,000	\$ 75,000	\$ 40,859.38	\$ -
11/1/32	\$ 2,155,000	\$ -	\$ 39,687.50	\$ 155,546.88
5/1/33	\$ 2,155,000	\$ 75,000	\$ 39,687.50	\$ -
11/1/33	\$ 2,080,000	\$ -	\$ 38,515.63	\$ 153,203.13
5/1/34	\$ 2,080,000	\$ 80,000	\$ 38,515.63	\$ -
11/1/34	\$ 2,000,000	\$ -	\$ 37,265.63	\$ 155,781.25
5/1/35	\$ 2,000,000	\$ 80,000	\$ 37,265.63	\$ -
11/1/35	\$ 1,920,000	\$ -	\$ 36,015.63	\$ 153,281.25
5/1/36	\$ 1,920,000	\$ 85,000	\$ 36,015.63	\$ -
11/1/36	\$ 1,835,000	\$ -	\$ 34,687.50	\$ 155,703.13
5/1/37	\$ 1,835,000	\$ 85,000	\$ 34,687.50	\$ -
11/1/37	\$ 1,750,000	\$ -	\$ 33,359.38	\$ 153,046.88
5/1/38	\$ 1,750,000	\$ 90,000	\$ 33,359.38	\$ -
11/1/38	\$ 1,660,000	\$ -	\$ 31,953.13	\$ 155,312.50
5/1/39	\$ 1,660,000	\$ 90,000	\$ 31,953.13	\$ -
11/1/39	\$ 1,570,000	\$ -	\$ 30,546.88	\$ 152,500.00
5/1/40	\$ 1,570,000	\$ 95,000	\$ 30,546.88	\$ -
11/1/40	\$ 1,475,000	\$ -	\$ 29,062.50	\$ 154,609.38
5/1/41	\$ 1,475,000	\$ 100,000	\$ 29,062.50	\$ -
11/1/41	\$ 1,375,000	\$ -	\$ 27,500.00	\$ 156,562.50
5/1/42	\$ 1,375,000	\$ 100,000	\$ 27,500.00	\$ -
11/1/42	\$ 1,275,000	\$ -	\$ 25,500.00	\$ 153,000.00
5/1/43	\$ 1,275,000	\$ 105,000	\$ 25,500.00	\$ -
11/1/43	\$ 1,170,000	\$ -	\$ 23,400.00	\$ 153,900.00
5/1/44	\$ 1,170,000	\$ 110,000	\$ 23,400.00	\$ -
11/1/44	\$ 1,060,000	\$ -	\$ 21,200.00	\$ 154,600.00
5/1/45	\$ 1,060,000	\$ 115,000	\$ 21,200.00	\$ -
11/1/45	\$ 945,000	\$ -	\$ 18,900.00	\$ 155,100.00
5/1/46	\$ 945,000	\$ 120,000	\$ 18,900.00	\$ -
11/1/46	\$ 825,000	\$ -	\$ 16,500.00	\$ 155,400.00
5/1/47	\$ 825,000	\$ 125,000	\$ 16,500.00	\$ -
11/1/47	\$ 700,000	\$ -	\$ 14,000.00	\$ 155,500.00
5/1/48	\$ 700,000	\$ 130,000	\$ 14,000.00	\$ -
11/1/48	\$ 570,000	\$ -	\$ 11,400.00	\$ 155,400.00
5/1/49	\$ 570,000	\$ 135,000	\$ 11,400.00	\$ -
11/1/49	\$ 435,000	\$ -	\$ 8,700.00	\$ 155,100.00
5/1/50	\$ 435,000	\$ 140,000	\$ 8,700.00	\$ -
11/1/50	\$ 295,000	\$ -	\$ 5,900.00	\$ 154,600.00
5/1/51	\$ 295,000	\$ 145,000	\$ 5,900.00	\$ -
11/1/51	\$ 150,000	\$ -	\$ 3,000.00	\$ 153,900.00
5/1/52	\$ 150,000	\$ 150,000	\$ 3,000.00	\$ 153,000.00
<b>Totals</b>		<b>\$ 2,815,000</b>	<b>\$ 1,927,720.72</b>	<b>\$ 4,742,720.72</b>

**Indigo CDD**  
**Assessments Allocation FY 2023**

**FY23 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	\$194,918	\$67,447	\$21,426	\$106,045
Net Operating Exp I-95 net of city funding	\$120,743	\$71,474	\$22,706	\$26,563
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	\$852,749	\$504,786	\$160,359	\$187,605
<b>Sub Total</b>	<b>\$1,168,410</b>	<b>\$643,706</b>	<b>\$204,490</b>	<b>\$320,213</b>
Allocation of carryforward fund balance	(\$589,135)	(\$311,736)	(\$99,037)	(\$178,362)
Interest earnings	(\$3,000)	(\$2,278)	(\$722)	\$0
Reserves - Administrative	\$0	\$0	\$0	\$0
Reserves - Field Community Wide	\$0	\$0	\$0	\$0
<b>Total Assessments</b>	<b>\$576,275</b>	<b>\$329,692</b>	<b>\$104,731</b>	<b>\$141,851</b>
Units	1,932.90	1,466.90	466.00	2,306.38
Assessment per unit (South undev per unit) FY 2023		\$224.75	\$224.75	\$61.50
Assessment per unit (South undev per unit) FY 2022		\$224.75	\$224.75	\$61.50

<b>Total units</b>	<b>4,239.28</b>
--------------------	-----------------

Platted Units	825.00	466.00	
LPGA	17.85		
Unplatted	624.05		2,306.38
	<u>1,466.90</u>	<u>466.00</u>	<u>2,306.38</u>

1. 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.
2. Administrative expenses allocated against all units to be developed.
3. 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.
4. Reserves administrative allocated against all units equally, field allocated based on subtotal of expenses as a % for each category.
5. FY 18 reduction of 45 units in North with land sold to city of Daytona Beach.
6. 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.

*SEVENTH ORDER OF BUSINESS*

*C.*

*1.*



*Lisa Lewis*  
*Supervisor of Elections*  
*County of Volusia*

April 18, 2022

Ms. Courtney Hogge, Secretary  
Indigo Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Dear Ms. Hogge:

Please accept this letter regarding the number of registered voters within the boundaries of Indigo Community Development District. There are 1,926 registered voters in this district as of April 15, 2022.

Please feel free to contact me if you have any questions.

Regards,

Lisa Lewis  
Supervisor of Elections

1750 S. Woodland Blvd., DeLand, FL 32720-7915  
(386) 736-5930 • FAX (386) 822-5715  
[www.volusiaelections.gov](http://www.volusiaelections.gov)

If your signature has changed, please update your signature by completing a new Florida voter registration application. It is important to keep your signature updated, so that ballots and/or petition signatures can be counted.

2.

*NINTH ORDER OF BUSINESS*

# Indigo Community Development District

## Summary of Invoices

March 15, 2022 to May 11, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/22/22	4861-4863	\$ 44,142.14
	3/28/22	4864-4868	\$ 41,983.34
	4/4/22	4869-4870	\$ 5,478.13
	4/11/22	4871-4872	\$ 750.00
	4/19/22	4873	\$ 2,405.00
	4/25/22	4874-4878	\$ 59,648.25
	5/2/22	4879-4880	\$ 5,012.28
	5/10/22	4881-4887	\$ 24,533.05
			\$ 183,952.19
Payroll	<u>March 2022</u>		
	John McCarthy	50595	\$ 184.70
	Kenneth Workowski	50596	\$ 184.70
	Kevin Kilian	50597	\$ 184.70
	Robert Welsh	50598	\$ 164.70
			\$ 718.80
			\$ 184,670.99

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/22	00165	3/01/22	1133	202203	300-15500-10000			OFFICE LEASE APR22 C.L.O. MANAGEMENT LLC	*	500.00	500.00	004861
3/22/22	00160	3/01/22	27107	202203	330-53800-46200			MTLHY GROUNDS MAINT MAR22	*	34,907.00		
		3/01/22	27107	202203	320-53800-46200			MTLHY GROUNDS MAINT MAR22	*	4,200.00		
		3/01/22	27107	202203	330-53800-46600			PRESS.WASH 4 MONUMENTS	*	525.00		
		3/01/22	27107	202203	330-53800-47000			MTHLY OAK TRIMMING MAR22 TEAM ROUNTREE, INC.	*	3,600.00	43,232.00	004862
3/22/22	00130	3/17/22	90133829	202203	320-53800-49000			RENT STORAGE 03/17-04/16	*	205.07		
		3/17/22	90133829	202203	330-53800-49000			RENT STORAGE 03/17-04/16 WILLIAMS SCOTSMAN, INC.	*	205.07	410.14	004863
3/28/22	00015	3/01/22	PI-A7717	202203	330-53800-46800			LAKE/WETLAND SRVCS-MAR22	*	3,420.78		
		3/01/22	PI-A7719	202203	320-53800-46800			LAKE/WETLAND SRVCS-MAR22 SOLITUDE LAKE MANAGEMENT LLC	*	428.86	3,849.64	004864
3/28/22	00034	2/28/22	18316062	202202	330-53800-46000			TROUBLESHT/RPLC 3 TREE LT	*	540.00		
		3/11/22	18316171	202203	330-53800-46000			INST.200AMP SIEMENS PANEL	*	998.00		
		3/16/22	18316183	202203	330-53800-46000			RPLC POLARIS LUGS/TRBLSHT	*	912.00		
		3/16/22	18316184	202203	330-53800-46000			RPLC 12 BOXES/RAISE BOXES COURTEAUX ELECTRIC, INC.	*	1,359.18	3,809.18	004865
3/28/22	00159	3/25/22	33122	202203	330-53800-12000			SITE MGMT SERVICES-MAR22 SOLARIS MANAGEMENT INC.	*	2,650.00	2,650.00	004866
3/28/22	99999	3/28/22	VOID	202203	000-00000-00000			VOID CHECK *****INVALID VENDOR NUMBER*****	C	.00	.00	004867
3/28/22	00160	1/01/22	26960	202201	330-53800-46900			CONSRV.EASE.MAINT.UDRBRSH	*	3,986.00		

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/22	26979	202112	330-53800-63100	INSTALLATION OF PETUNIAS		*	1,353.95		
1/10/22	26979	202112	320-53800-46100	I-95 MAINLN RPR NW QUAD		*	562.50		
1/10/22	26979	202112	330-53800-46100	RPR TIMER C AT CG/TOURNMT		*	4,371.50		
1/10/22	26979	202112	330-53800-46100	RPR TIMR B LPGA/ICDD CHMP		*	3,186.32		
1/10/22	26979	202112	330-53800-46100	RPR TIMR B CHAMP.DR/LIONS		*	2,179.50		
1/10/22	26979A	202201	330-53800-63100	ANNUAL PLANT ROTATION		*	4,261.15		
2/01/22	27030	202202	330-53800-46900	CONSRV.EASE.MAINT.UDRBRSH		*	3,986.00		
3/01/22	27105	202203	330-53800-46900	CONSRV.EASE.MAINT.UDRBRSH		*	3,986.00		
3/01/22	27106	202203	330-53800-46200	MONTHLY MOWING MAR22		*	1,900.00		
3/02/22	27121	202203	330-53800-46100	RPR SLIPFIX/COUPLING/ELBW		*	614.00		
3/16/22	27139	202203	330-53800-46100	INST.SLIP FIX/VALVE/COUPL		*	494.00		
3/17/22	27136	202203	330-53800-46100	CLEAN TIMER B DRAIN SYSTM		*	180.00		
3/22/22	27140	202203	330-53800-46100	RPLC POPUP/NOZZ/PGP ROTOR		*	613.60		
								31,674.52	004868
----- TEAM ROUNTREE, INC. -----									
4/04/22	00093	4/01/22	235	202204 310-51300-34000	MANAGEMENT FEES APR22	*	4,708.33		
4/01/22	235	202204	310-51300-35200	WEBSITE ADMIN APR22		*	100.00		
4/01/22	235	202204	310-51300-35100	INFORMATION TECH APR22		*	233.33		
4/01/22	235	202204	310-51300-31300	DISSEMINATION FEE APR22		*	258.33		
4/01/22	235	202204	310-51300-51000	OFFICE SUPPLIES		*	20.21		
4/01/22	235	202204	310-51300-42000	POSTAGE		*	2.73		
4/01/22	235	202204	310-51300-42500	COPIES		*	55.20		
								5,378.13	004869
----- GOVERNMENTAL MANAGEMENT SERVICES -----									
4/04/22	00181	3/24/22	3024443	202202 310-51300-31500	BOS ELECT/FEBRUARY CONVO	*	100.00		
								100.00	004870
----- KUTAK ROCK LLP -----									
					INDI INDIGO	TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/11/22	00165	4/01/22	1136	202204	300-15500-10000		OFFICE LEASE MAY22 C.L.O. MANAGEMENT LLC	*	500.00	500.00	004871
4/11/22	00171	4/08/22	2	202204	310-51300-31300		REV.AMORT SCHED SER1999A DISCLOSURE SERVICES, LLC	*	250.00	250.00	004872
4/19/22	00182	3/08/22	490572	202202	310-51300-31500		POTENTIAL SETTLMNT/GC LND	*	518.00		
		4/12/22	490891	202203	310-51300-31500		REV.JUDGEMENT/AFFIDAVIT MESSER CAPARELLO, P.A.	*	1,887.00	2,405.00	004873
4/25/22	00015	4/01/22	PI-A7889	202204	320-53800-46800		LAKE/WETLAND SRVCS-APR22 SOLITUDE LAKE MANAGEMENT LLC	*	428.86	428.86	004874
4/25/22	00034	3/28/22	18316270	202203	330-53800-46000		SVC CALL-EMRG.D&R/RESTORE COURTEAUX ELECTRIC, INC.	*	560.00	560.00	004875
4/25/22	00031	3/31/22	6874	202203	330-53800-46000		LPGA MTHLY REPAIRS/MAINT	*	640.14		
		3/31/22	6874	202203	320-53800-46000		I-95 TSTING/RPLCING BULBS SKY'S THE LIMIT HANDYMAN SVCS, INC.	*	85.00	725.14	004876
4/25/22	00160	1/25/22	26713	202201	330-53800-46100		RPLC NODE CTRL/WIRE/SOLND	*	1,796.00		
		3/08/22	27080	202202	330-53800-46100		RPR MAINLINE-SLIPFIX/FLNG	*	2,466.06		
		3/29/22	27147	202201	330-53800-46000		GRND TIMER/DRAIN TNK/CLN	*	2,344.50		
		3/31/22	27084	202202	330-53800-46600		INST.10"OF ROCK/DRAINAGE	*	155.00		
		4/01/22	27169	202204	330-53800-46900		CONSRV.EASE.MAINT.UDRBRSH	*	3,986.00		
		4/01/22	27170	202204	330-53800-46200		MONTHLY MOWING APR22	*	1,900.00		
		4/01/22	27171	202204	330-53800-46200		MTHLY GROUNDS MAINT APR22	*	34,907.00		
		4/01/22	27171	202204	320-53800-46200		MTHLY GROUNDS MAINT APR22	*	4,200.00		
		4/01/22	27171	202204	330-53800-46600		PRESS.WASH 4 MONUMENTS	*	525.00		

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/22		27171	202204	330-53800-47000	MTHLY OAK TRIMMING APR22	*	3,600.00		
4/12/22		27197	202204	330-53800-63100	FILL SCHILLNG/GARLIC PLNT	*	723.00		
4/20/22		27206	202204	330-53800-46100	RPLC NODE/POPOP/BATT/ROTR	*	700.60		
4/21/22		27209	202204	330-53800-46100	RPLC POPUP/PVC/COUPLING	*	220.95		
								57,524.11	004877
4/25/22	00130	4/17/22	90136753	202204 320-53800-49000	RENT STORAGE 04/17-05/16	*	205.07		
		4/17/22	90136753	202204 330-53800-49000	RENT STORAGE 04/17-05/16	*	205.07		
								410.14	004878
5/02/22	00146	4/04/22	22289	202203 310-51300-32200	FY21 AUDIT FINAL PAYMENT	*	3,075.00		
								3,075.00	004879
5/02/22	00181	4/30/22	3040162	202203 310-51300-31500	BRD MTG/AMND.12 IMP/AUDIT	*	1,937.28		
								1,937.28	004880
5/10/22	00015	4/01/22	PI-A7888	202204 330-53800-46800	LAKE/WETLAND SRVCS-APR22	*	3,420.78		
								3,420.78	004881
5/10/22	00183	5/02/22	52286	202205 310-51300-49000	8X10 ROSEWOOD PLAQUE AWRD	*	83.30		
								83.30	004882
5/10/22	00093	5/01/22	236	202205 310-51300-34000	MANAGEMENT FEES MAY22	*	4,708.33		
		5/01/22	236	202205 310-51300-35200	WEBSITE ADMIN MAY22	*	100.00		
		5/01/22	236	202205 310-51300-35100	INFORMATION TECH MAY22	*	233.33		
		5/01/22	236	202205 310-51300-31300	DISSEMINATION FEE MAY22	*	258.33		
		5/01/22	236	202205 310-51300-42500	COPIES	*	.90		
								5,300.89	004883
5/10/22	00182	5/10/22	491188	202204 310-51300-31500	ABP DISMISSAL/TERMINATION	*	703.00		
								703.00	004884

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/10/22	00031	4/30/22	6913	202205 330-53800-46000	LPGA MTHLY REPAIRS/MAINT	*	531.82		
		4/30/22	6913	202205 320-53800-46000	I-95 TSTING/RPLCING BULBS	*	45.00		
								576.82	004885
-----									
5/10/22	00159	4/30/22	43022	202204 330-53800-12000	SITE MGMT SERVICES-APR22	*	2,650.00		
								2,650.00	004886
-----									
5/10/22	00160	3/28/22	27149	202203 330-53800-63100	INST.ANGELNIA/BEGONIA/SAL	*	4,852.26		
		4/05/22	27187	202204 320-53800-46600	DELIVER 2 PALLETS OF SOD	*	675.00		
		4/27/22	27221	202204 320-53800-46600	1 PALLET OF BAHIA SOD	*	385.00		
		5/01/22	27240	202205 330-53800-46900	CONSRV.EASE.MAINT.UDRBRSH	*	3,986.00		
		5/01/22	27241	202205 330-53800-46200	MONTHLY MOWING MAY22	*	1,900.00		
								11,798.26	004887
-----									
							TOTAL FOR BANK A	183,952.19	
							TOTAL FOR REGISTER	183,952.19	

INDI INDIGO

TVISCARRA

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

RECEIVED  
 MAR 21 2022  
 BY: \_\_\_\_\_

# Invoice

Date	Invoice #
3/1/2022	1133

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

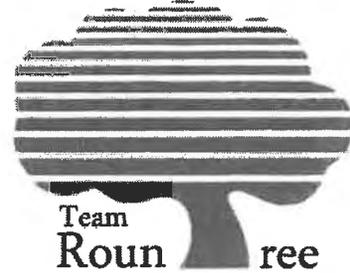
#165  
 Office Lease Apr 22  
 300.155.1

Quantity	Description	Rate	Amount
1	Rent / Record Keeping April 2022 1617 Ridgewood Ave, Suite D Daytona Beach, FL 32117	500.00	500.00
Please remit to above address.		<b>Total</b>	\$500.00

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

**386-274-4050 FAX 386-236-1270**

# Invoice



www.teamroutree.net

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

Service Address

Date	Invoice #
3/1/2022	27107

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

Description	#1601d Mar 22	Amount
Monthly Contract Grounds Maintenance - Community	320-578-462	34,907.00 38,507.00
Monthly Contract Grounds Maintenance - I-95 Overpass	220-578-462	4,200.00
Monthly Charge for Pressure Washing of Four Monuments	770-578-466	525.00
Mthly Oak Trimming Mar 22	330-578-47	3600.00

MAR 01 2022  
BY: \_\_\_\_\_

Thank you for choosing Team Rountree!

**Total \$43,232.00**

We accept Visa, MasterCard & Discover

# WILLSCOT

901 SOUTH BOND ST., SUITE 600  
BALTIMORE MD 21231

(800) 782-1500, Option 1  
customersuccess@willscot.com  
www.willscot.com  
Fed ID# 52-0665775



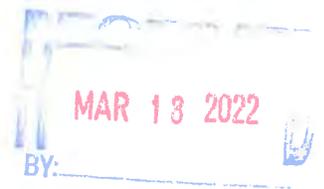
INDIGO COMMUNITY DEVELOPMENT DISTR  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

## INVOICE

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9013382959	3/17/2022	011	DUE NOW
<b>PAYMENT DUE</b>			<b>\$410.14</b>	
<b>INVOICE DUE DATE</b>			<b>3/17/2022</b>	

**BRANCH:**

ORLANDO  
801 JETSTREAM DRIVE  
ORLANDO FL 32824  
(407) 851-9030



Contract #	Previous Customer #	Bill to ID	Customer PO	Ordered By	Rental Period	Job Location
W579986	13056695	164785		Curt von der Osten 9046871255	3/17/2022 - 4/16/2022	INDIGO COMMUNITY DEVELOPMENT DISTR 105 GRANDE CHAMPION BLVD. DAYTONA BEACH FL 32124

Quantity	Item #/Description	Price/Rate	Amount
1	RENT STORAGE OWL-31257	\$398.19 Rental	\$398.19 N*
1	PERSONAL PROPERTY EXPENSES	\$11.95	\$11.95 N*
Sub-total			\$410.14
<b>INVOICE TOTAL</b>			<b>\$410.14</b>

#130  
Rent Storage  
320-538-49 \$205.07  
330-538-49 \$205.07

Invoice in USD T\* - Denotes taxable item, N\* - Denotes non-taxable item.



**PAYMENT OPTIONS**

Welcome to the WillScot | Mobile Mini customer portal! Register today to make online payments, sign up for Auto-Pay, or view invoices and statements.

<https://portal.mobilemini.com>

(800) 782-1500, Option 1

You remain responsible for the invoice balance if there is an issue with your method of payment. Late fees and interest charges may be assessed if payment is not made within terms.

**Thank you for your business!**

**PLEASE REMIT WITH PAYMENT**

**INVOICE TOTAL** \$410.14  
**Invoice #:** 9013382959  
**Due Date:** 3/17/2022  
**Customer:** INDIGO COMMUNITY DEVELOPMENT DISTR  
**Customer #:** 10447642

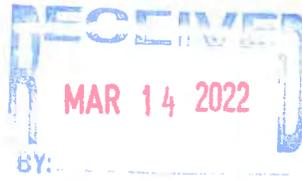
**PLEASE REMIT TO:**

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

# SOLITUDE

LAKE MANAGEMENT

Voice: (888) 480-LAKE • Fax: (888) 358-0088



## INVOICE

Invoice Number: PI-A00771755

Invoice Date: 03/01/22

PROPERTY: Indigo CDD

**SOLD TO:** Indigo CDD  
 C/O Solaris Management Service  
 1408 Hamlin Ave Unit E  
 St Cloud, FL 34771



Customer ID 7830	Customer PO	Payment Terms Net 30	
Sales Rep ID Mychal Manolatos	Shipping Method	Ship Date	Due Date 03/31/22

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR52323 03/01/22 - 03/31/22 Lake & Pond Management Services	3,420.78	3,420.78

#15  
 Lake/Wetland Svcs - Mar 22  
 330.538-468

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
 1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

Subtotal	3,420.78
Sales Tax	0.00
Total Invoice	3,420.78
Payment Received	0.00
<b>TOTAL</b>	<b>3,420.78</b>



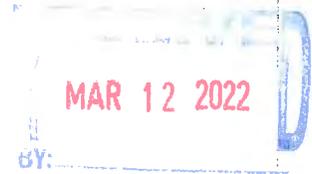
INVOICE

Invoice Number: PI-A00771900  
 Invoice Date: 03/01/22

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: Lpga I95 Interchange

SOLD TO: Lpga I95 Interchange  
 Indigo Community Development District  
 1408 Hamlin Ave Unit E  
 St Cloud, FL 34771



CUSTOMER ID	CUSTOMER PO	Payment Terms	
8028		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			03/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR50092 03/01/22 - 03/31/22 Lake & Pond Management Services		428.86	428.86

#15  
 Lake/Wetland Svcs - Mar 22  
 320-578-468

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

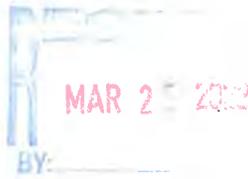
Subtotal	428.86
Sales Tax	0.00
Total Invoice	428.86
Payment Received	0.00
<b>TOTAL</b>	<b>428.86</b>

COURTEAUX ELECTRIC INC.

85 N YONGE ST  
ORMOND BEACH FL 32174

Phone (386) 672-4900

Fax (386) 676-7472



# INVOICE

Date	Invoice #
2/28/2022	18316062

<b>Bill To</b>
INDIGO CDD 1408 HAMLIN AVE UNIT E ST. CLOUD FLORIDA

Customer Phone	
Customer Fax	

Terms	JOB NAME
Due on receipt	ICDD LPGA

Description	Qty	Rate	Amount
<p>ATTENTION KURT TROUBLESHOOT, REPLACE LIGHTS WE REMOVED AND REPLACE 3 BAD LED TREE LIGHTS. WE ALSO HAVE A BAD CIRCUIT AT THE CHAMPIONS ENTRANCE. WE FOUND A BAD TIMER AND PHOTO CELL AT THE SERVICE THAT SERVICE THAT CONTROLS LIGHTS AROUND PROMENADE..TIMER,PHOTO CELL, AND BAD CIRCUIT TO BE FIXED AS SOON AS PARTS COME IN.</p> <p>#34 330-53800-46000 <i>[Signature]</i></p>		540.00	540.00

<b>Total</b>	\$540.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$540.00

COURTEAUX ELECTRIC INC.

85 N YONGE ST  
ORMOND BEACH FL 32174

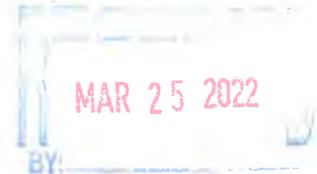
Phone (386) 672-4900

Fax (386) 676-7472

# INVOICE

Date	Invoice #
3/11/2022	18316171

Bill To
INDIGO CDD 1408 HAMLIN AVE UNIT E ST. CLOUD FLORIDA



Terms	JOB NAME
Due on receipt	TOURNAMENT DRIVE ELECTRIC...

Description	Qty	Rate	Amount
<p>ATTENTION KURT TOURNAMENT DRIVE ELECTRICAL SERVICE D&amp;R WE RAISED THE SERVICE RACK SO THAT WHEN WE REPLACE THE RUSTED OUT PANEL WE COULD RAISE IT FROM THE GROUND MORE, AS IT WAS TOO LOW AND IN CONSTANT CONTACT WITH THE SPRINKLER WATER. WE INSTALLED A NEW 200 AMP SINGLE PHASE NEMA 3 SIEMENS PANEL</p> <p>#31 330-53800-46000 <i>[Signature]</i></p>		998.00	998.00
<b>Total</b>			\$998.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$998.00

COURTEAUX ELECTRIC INC.

85 N YONGE ST  
ORMOND BEACH FL 32174

Phone (386) 672-4900

Fax (386) 676-7472



# INVOICE

Date	Invoice #
3/16/2022	18316183

Bill To
Indigo Community Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

Terms	JOB NAME
Due on receipt	CHAMPION TREE LIGHTS NEAR ...

Description	Qty	Rate	Amount
<p>WE FOUND 4 LIGHTS IN A ROW ON THE EAST SIDE OF THE CHAMPION ENTRY NOT WORKING. AFTER OPENING SOME OF THE JUNCTION BOXES IN THIS AREA, WE DETERMINED THAT THERE WAS A DEAD LEG. WE FOUND A BAD POLARIS LUG IN THE MAIN J BOX SO WE CHANGED IT ONLY GAINED 1 LIGHT WITH THAT. WE NEEDED TO FURTHER TROUBLESHOOT AND FOUND 3 MORE J BOXES THAT HAD A BAD POLARIS LUG IN IT REPLACE THESE LUGS, AND ALL LIGHTS ARE WORKING AND NOW THESE J BOX ARE CLOSE TO THE TREES AND BURIED UNDER YEARS OF ROOTS AND MULCH WILL NEED TO EXTEND THESE BOXES UP WITH ROUND IN-GROUND BOXES. THIS WILL HELP KEEP THE BOXES EXPOSE TO REDUCE FUTURE TROUBLESHOOTING TIME.</p> <p>#34 330-53800-46000</p>		912.00	912.00
<b>Total</b>			\$912.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$912.00

COURTEAUX ELECTRIC INC.

85 N YONGE ST  
ORMOND BEACH FL 32174

Phone (386) 672-4900

Fax (386) 676-7472

MAR 25 2022  
BY:

# INVOICE

Date	Invoice #
3/16/2022	18316184

<b>Bill To</b>
Indigo Community Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

<b>Terms</b>	<b>JOB NAME</b>
Due on receipt	GROUND BOX REPLACEMENT

Description	Qty	Rate	Amount
AFTER REPAIRS WERE MADE TO TREE LIGHT CIRCUITS ON THE EAST SIDE OF THE ROAD, SOME OF THE IN GROUND BOXES THAT HOUSE THE WIRING FOR THESE LIGHTS WERE IN DISREPAIR. WEATHER BROKEN FROM TREE ROOT GROWTH OR MISSING OR BROKEN COVERS, THESE BOXES NEEDED REPLACING. SOME OF THESE BOXES WERE BURIED UNDER AND GROWN OVER WITH TREE ROOTS. THESE BOXES WERE RAISED UP TO MAKE ACCESSIBLE AGAIN. IN TOTAL WE REPLACE 11 BOXES, 10 ON THE EAST SIDE TO TOURNAMENT AND 1 ON THE WEST SIDE NEAR TOURNAMENT.		1,359.18	1,359.18

#34  
330-53800-46000

<b>Total</b>	\$1,359.18
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,359.18

**From:**  
Solaris Management Inc.  
1617 Ridgewood Ave. Ste D  
Daytona Beach FL 32117  
(904) 687-1255

MAR 25 2022  
BY: \_\_\_\_\_

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

**INVOICE**

Date	Invoice #
3/25/22	33122

<u>Description</u>	Amount
<u>Site Management Services - March 2022</u> #159 330-538-12	\$2,650.00
<b>TOTAL DUE</b>	<b>\$2,650.00</b>

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

386-274-4050 FAX 386-236-1270

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

Service Address

# Invoice



www.teamroutree.net

Date	Invoice #
1/1/2022	26960

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

#	Description	Amount
#160 330-578 469	<u>Conservation easement maintenance underbrushing</u>	3,986.00
Thank you for choosing Team Rountree!		<b>Total</b> \$3,986.00

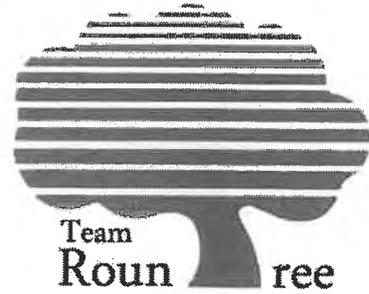
RECEIVED  
JAN 05 2022  
BY: \_\_\_\_\_

We accept Visa, MasterCard & Discover

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

# Invoice

**386-274-4050    FAX 386-236-1270**



www.teamroutree.net

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

<b>Date</b>	<b>Invoice #</b>
1/10/2022	26979

<b>Service Address</b>

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

Description	Amount
12/09/21 - Installation of petunias	\$160 330-538-631 1,353.95
12/10/21 - I-95 Mainline repair NW Quad off ramp	320-538-461 562.50
12/26/21 - Repair to timer C at Champions and Tournament Dr.	330-538-461 4,371.50
12/30/21 - Repairs to Timer B LPGA/ICDD Champions Blvd.	330-538-461 3,186.32
12/30/21 - Repairs to Timer B at Champions Dr. and Lionspaw hills	330-538-461 2,179.50
01/06/22 - Annual Plant Rotation	330-538-631 4,261.15
<b>Total</b>	<b>\$15,914.92</b>

RECEIVED  
JAN 10 2022  
By: \_\_\_\_\_

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

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

**386-274-4050    FAX 386-236-1270**

# Invoice



www.teamroutree.net

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

Date	Invoice #
2/1/2022	27030

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

Description	Amount
<u>Conservation easement maintenance underbrushing</u>  #160 n/d 330-528-4609	3,986.00
Thank you for choosing Team Rountree!	<b>Total</b> \$3,986.00

**RECEIVED**  
**FEB 01 2022**  
BY: \_\_\_\_\_

We accept Visa, MasterCard & Discover

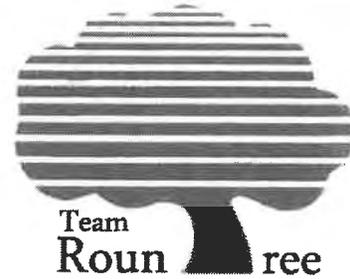
**Team Rountree, Inc.**  
**P.O. Box 730506**  
**Ormond Beach, FL 32173**

**386-274-4050 FAX 386-236-1270**

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

Service Address

# Invoice



www.teamroutree.net

Date	Invoice #
3/1/2022	27105

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

#	Description	Amount
#60hd 320-578-4604	Conservation easement maintenance underbrushing	3,986.00
Thank you for choosing Team Rountree!		<b>Total</b> \$3,986.00



We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270

# Invoice



www.teamroutree.net

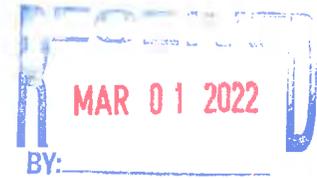
Bill To
Indigo Community Development District c/o Government Management Services-CF,LLC 1408 Hamlin Ave., Unit E St. Cloud, FL 34771

Service Address
Centennial Commons

Date	Invoice #
3/1/2022	27106

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

#	Description	Amount
#160hd	Monthly Mowing <i>Mar 22</i>	1,900.00
330-578 412		
Thank you for choosing Team Rountree!		<b>Total</b> \$1,900.00



We accept Visa, MasterCard & Discover

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

**386-274-4050 FAX 386-236-1270**

# Invoice



www.teamroutree.net

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

Service Address

Date	Invoice #
3/2/2022	27121

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

Description	Amount
03/01/22 - Grand Champion Main Entrance 2-12" Main Line Leak	
Installed (1) 2-1/2" Slip fix	48.00
Installed (2) 2-1/2" Couplings	10.00
Installed (2) 2-1/2" Elbows	16.00
Labor	540.00
#160nd 770-578-461	
Thank you for choosing Team Rountree!	
<b>Total</b>	<b>\$614.00</b>

**We accept Visa, MasterCard & Discover**

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

MAR 22 2022  
 BY: \_\_\_\_\_

**Invoice**



**Team Roun ree**

www.teamrountree.net

**386-274-4050 FAX 386-236-1270**

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

**Service Address**  
 Main Entrance  
 Zone #1

Date	Invoice #
3/16/2022	27139

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

Description	Amount
Installed (1) 2" Slip fix	40.00
Installed (1) 2" Valve	180.00
Installed (1) 2" Coupling	4.00
Labor	270.00
<p>Approved            #160            330-53800-46100  <i>106</i></p>	
<b>Total</b>	<b>\$494.00</b>

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

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

RECEIVED  
MAR 22 2022  
BY:

# Invoice

386-274-4050 FAX 386-236-1270



www.teamrountree.net

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

Date	Invoice #
3/17/2022	27136

Service Address

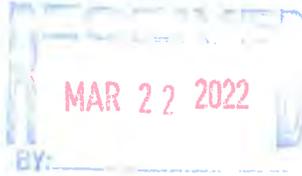
Need additional services? Please call our office, so your request can be recorded and scheduled in a timely manner!

Description	Amount
03/16/22 - At timer B the drainage system was clogged by the rain and needed to be cleaned  (4) Hrs. Labor  #160 Approved 330-53800-46100 <i>[Signature]</i>	180.00
<b>Total</b>	<b>\$180.00</b>

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

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



# Invoice

386-274-4050 FAX 386-236-1270



Team  
Roun ree

www.teamroutree.net

Bill To  
Indigo Community Development District  
c/o Government Management Services-CF, LLC  
1468 Hamlin Ave., Unit E  
St. Cloud, FL 34771

Service Address

Date	Invoice #
3/22/2022	27140

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

Description	Amount
03/21/22 - Irrigation Issues with Timer A - B	
Replaced (8) 6' Pop-ups	127.60
Replaced (20) Clogged nozzles	40.00
Replaced (8) PGP Rotors	176.00
Labor	270.00
Approved 3/25/22	
#166	
330-53800-46100	
Thank you for choosing Team Rountree!	
<b>Total</b>	<b>\$613.60</b>

We accept Visa, MasterCard & Discover

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 235  
Invoice Date: 4/1/22  
Due Date: 4/1/22  
Case:  
P.O. Number:

**Bill To:**

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

Description	#93	Hours/Qty	Rate	Amount
Management Fees - April 2022	21033.24		4,708.33	4,708.33
Website Administration - April 2022	352		100.00	100.00
Information Technology - April 2022	351		233.33	233.33
Dissemination Agent Services - April 2022	213		258.33	258.33
Office Supplies	51		20.21	20.21
Postage	42		2.73	2.73
Copies	425		55.20	55.20
<b>Total</b>				<b>\$5,378.13</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$5,378.13</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2022

#181  
310-513 JS

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

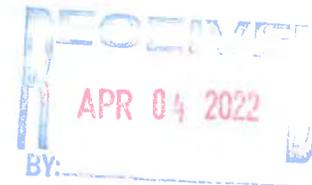
ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

Reference: Invoice No. 3024443

Client Matter No. 10823-1



Mr. Jim Perry  
Indigo Community Development  
Governmental Management Services – St. Augustine  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

Invoice No. 3024443  
10823-1

Re: Indigo - General Counsel

For Professional Legal Services Rendered

02/04/22	J. Gillis	0.10	12.50	Prepare and distribute Capitol Conversations for week of February 4
02/11/22	J. Gillis	0.10	12.50	Prepare and distribute Capitol Conversations for week of February 11
02/13/22	J. Gillis	0.20	25.00	Confer with district staff regarding board supervisor seats up for election
02/20/22	J. Gillis	0.10	12.50	Prepare and distribute Capitol Conversations for week of February 18
02/25/22	J. Gillis	0.10	12.50	Prepare and distribute Capitol Conversations for week of February 25
02/27/22	J. Gillis	0.20	25.00	Draft resolution designating registered agent
<b>TOTAL HOURS</b>		<b>0.80</b>		

**KUTAK ROCK LLP**

Indigo Community Development

March 24, 2022

Client Matter No. 10823-1

Invoice No. 3024443

Page 2

TOTAL FOR SERVICES RENDERED \$100.00

TOTAL CURRENT AMOUNT DUE \$100.00

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



# Invoice

Date	Invoice #
4/1/2022	1136

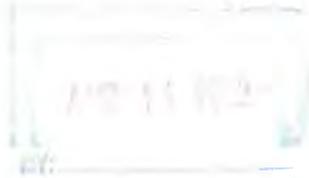
<b>Bill To</b>
Indigo Community Development District GMS, James Perry, District Mgr. 475 West Town Place Suite 114 St Augustine, FL 32092

#165  
 Office Lease May 22  
 200-155-1

Quantity	Description	Rate	Amount
1	Rent / Record Keeping May 2022 1617 Ridgewood Ave, Suite D Daytona Beach, FL 32117	500.00	500.00
Please remit to above address.		<b>Total</b>	\$500.00

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763



# Invoice

Date	Invoice #
4/8/2022	2

Bill To
Indigo CDD C/O GMS

#171  
Rev. Amort Sched Ser 1999A  
210 512712

Terms	Due Date
Net 30	5/8/2022

Description	Amount
Amortization Schedule Series 1999A 5-1-22 Prepay 45,000	250.00
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

<b>Total</b>	\$250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



MESSER CAPARELLO, P.A.  
 2618 CENTENNIAL PLACE  
 TALLAHASSEE, FLORIDA 32308  
 TELEPHONE (850)222-0720  
 E.I.N. 59-2921100

INDIGO COMMUNITY DEVELOPMENT DISTRICT

#182  
 510 1132

Page: 1  
 March 08, 2022  
 Account No: 6008-26430  
 Invoice No: 490572

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

Fees

		Hours	
02/15/2022	DMS Email from Artin regarding GC Land; follow up regarding stipulation.	0.30	
02/16/2022	DMS Emails to/from Artin on GC Land issues.	0.40	
02/17/2022	DMS Review claims in complaint; emails regarding potential settlement; email to Buchanan.	0.70	
	For Current Services Rendered	1.40	<u>518.00</u>

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DOUG SMITH	1.40	\$370.00	\$518.00

Total Current Work	518.00
Previous Balance	\$1,147.00

Payments

02/24/2022	Payment Received, Thank You.	-1,147.00
	Balance Due	<u>\$518.00</u>
	Please Remit	<u>\$518.00</u>

ALL INVOICES DUE UPON RECEIPT.  
 TO PAY ONLINE USE THE FOLLOWING LINK:  
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>  
 THANK YOU FOR YOUR PROMPT PAYMENT.

MESSER CAPARELLO, P.A.  
2618 CENTENNIAL PLACE  
TALLAHASSEE, FLORIDA 32308  
TELEPHONE (850)222-0720  
E.I.N. 59-2921100

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Page: 1  
March 08, 2022  
Account No: 6008

PLEASE INCLUDE THIS PAGE WITH PAYMENT

Previous Balance	Fees	Expenses	Advances	Payments	Balance
6008-26430 INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL					
1,147.00	518.00	0.00	0.00	-1,147.00	<u>\$518.00</u>

ALL INVOICES DUE UPON RECEIPT.  
TO PAY ONLINE USE THE FOLLOWING LINK:  
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>  
THANK YOU FOR YOUR PROMPT PAYMENT.



MESSER CAPARELLO, P.A.  
 2618 CENTENNIAL PLACE  
 TALLAHASSEE, FLORIDA 32308  
 TELEPHONE (850)222-0720  
 E.I.N. 59-2921100

INDIGO COMMUNITY DEVELOPMENT DISTRICT

4182  
 310.513.315

Page: 1  
 April 12, 2022  
 Account No: 6008-26430  
 Invoice No: 490891

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

Fees

		Hours	
03/02/2022	DMS Review email regarding ownership of GC parcels; follow research.	0.40	
03/03/2022	DMS Review public records; follow up regarding HWCDC; email to Buchanan on strategy.	0.50	
03/16/2022	DMS Revise motion for summary judgment; revise affidavit; review/follow up on email from Artin; follow up with Buchanan.	2.60	
03/23/2022	DMS Review and respond to emails from Artin; review partial dismissal and termination of notice of lis pendens; follow up.	0.20	
	For Current Services Rendered	3.70	1,369.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DOUG SMITH	3.70	\$370.00	\$1,369.00

Total Current Work	1,369.00
Previous Balance	\$518.00
Balance Due	<u>\$1,887.00</u>
Please Remit	<u>\$1,887.00</u>

ALL INVOICES DUE UPON RECEIPT.  
 TO PAY ONLINE USE THE FOLLOWING LINK:  
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>  
 THANK YOU FOR YOUR PROMPT PAYMENT.

MESSER CAPARELLO, P.A.  
2618 CENTENNIAL PLACE  
TALLAHASSEE, FLORIDA 32308  
TELEPHONE (850)222-0720  
E.I.N. 59-2921100

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Page: 1  
April 12, 2022  
Account No: 6008

PLEASE INCLUDE THIS PAGE WITH PAYMENT

Previous Balance	Fees	Expenses	Advances	Payments	Balance
6008-26430 INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL					
518.00	1,369.00	0.00	0.00	0.00	<u>\$1,887.00</u>

ALL INVOICES DUE UPON RECEIPT.  
TO PAY ONLINE USE THE FOLLOWING LINK:  
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>  
THANK YOU FOR YOUR PROMPT PAYMENT.



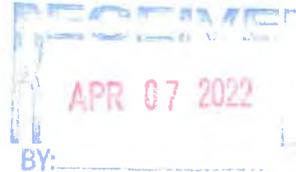
**INVOICE**

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00788961  
 Invoice Date: 04/01/22

PROPERTY: Lpga I95 Interchange

**SOLD TO:** Lpga I95 Interchange  
 Indigo Community Development District  
 1408 Hamlin Ave Unit E  
 St Cloud, FL 34771



CUSTOMER ID	CUSTOMER PO	Payment Terms	
8028		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			05/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR50092 04/01/22 - 04/30/22 Lake & Pond Management Services		428.86	428.86

#1shd  
 320.578.468

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

Subtotal	428.86
Sales Tax	0.00
Total Invoice	428.86
Payment Received	0.00
<b>TOTAL</b>	<b>428.86</b>

COURTEAUX ELECTRIC INC.

85 N YONGE ST  
ORMOND BEACH FL 32174

Phone (386) 672-4900  
Fax (386) 676-7472

**INVOICE**

Date	Invoice #
3/28/2022	18316270

Bill To
INDIGO CDD 1408 HAMLIN AVE UNIT E ST. CLOUD FLORIDA

**RECEIVED**  
APR 21 2022  
BY: \_\_\_\_\_

Terms	JOB NAME
Due on receipt	LPGA (CENTENNIAL METER)

Description	Qty	Rate	Amount
ATTENTION KURT DESCRIPTION OF WORK SERVICE CALL FOR METER AND CAN THAT WAS DAMAGE. WE CALLED A FPL FOR AN EMERGENCY D & R TO REPLACE THE CAN FPL RESTORED POWER WITH A NEW METER.  #34 330-53800-46000		560.00	560.00
<b>Total</b>			\$560.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$560.00

# Sky's the Limit Handyman Service, Inc.

1507 S. Central Ave.  
Flagler Beach, FL 32136

# Invoice

DATE	INVOICE #
3/31/2022	6874

BILL TO
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

**RECEIVED**  
APR 21 2022  
BY: \_\_\_\_\_

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. March jobs in the Community of LPGA International and Grande Champion.		
	March / Monthly maintenance of all four fountains and it's surrounding areas in the LPGA International Community.	120.00	120.00
	Monthly maintenance of ground lighting and streetlights throughout the LPGA International Community.	230.00	230.00
	Replacing of bulbs to misc. light fixtures at the following locations: 1. Bulb to streetlight at the intersection of LPGA Boulevard and Tournament Drive on the exit side.	0.00	0.00
	Misc. repairs of all lighting fixtures in LPGA International. 1. Resetting of 20 lighting and fountain timers throughout LPGA International and Grande Champion due to daylight savings time. ( 7:45pm - 2:00am ) ( 7:45pm - 7:30am )	85.00	85.00
	Misc. jobs in the Community of LPGA International. 1. All OK	0.00	0.00
32	3" Chlorine tablet	4.25	136.00
8	Gallon Chlorine	3.98	31.84
1	175wt Metal Halide medium based bulb	37.30	37.30
	( LPGA Community total: \$640.14 )		
Please make check payable to STLHS Inc.		<b>Total</b>	

**Sky's the Limit Handyman Service, Inc.**

1507 S. Central Ave.  
 Flagler Beach, FL 32136

**Invoice**

<b>DATE</b>	<b>INVOICE #</b>
3/31/2022	6874

<b>BILL TO</b>
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

<b>P.O. NO.</b>	<b>TERMS</b>	<b>PROJECT</b>

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. jobs at the I-95 overpass		
	Testing and replacing of bulbs to palm trees and LPGA lettering flood fixtures at the following locations: 1. All OK	45.00	45.00
	Misc. repairs to palm tree and LPGA lettering flood fixtures at the I-95 overpass. 1. All OK	0.00	0.00
	Reset 8 lighting and fountain timers at the I-95 overpass due to daylight savings time.	40.00	40.00
	( I-95 Overpass Total \$85.00 )		
	#21 330-53800-46000 \$ 640.14 LPGA Mthly Repairs/Maint		
	320-53800-46000 \$ 85.00 I-95 Testing / Replacing Bulbs		
Please make check payable to STLHS Inc.		<b>Total</b>	\$725.14

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

**386-274-4050 FAX 386-236-1270**

**Invoice**



Team  
**Roun ree**

[www.teamrountree.net](http://www.teamrountree.net)

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

Date	Invoice #
1/25/2022	26713

Service Address  
 Valve Bank at  
 Champions Dr. and  
 ING Intersection

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

Description	Amount
Replaced (1) Node controller 2sr	240.00
Replaced (3) Node Controllers 1sr	540.00
Replaced (4) Latching solenoids	192.00
Installed (16) Wire nuts	64.00
Installed (20) ft. Wire	240.00
(8) Hours Labor	520.00
#166 330-53800-46100	
<b>RECEIVED</b> <b>APR 21 2022</b> BY: _____	
<b>Total</b>	<b>\$1,796.00</b>

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

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

# Invoice

**386-274-4050    FAX 386-236-1270**



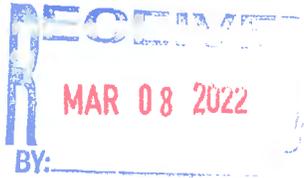
www.teamroutree.net

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

<b>Date</b>	<b>Invoice #</b>
3/8/2022	27080

<b>Service Address</b>

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

Description	Amount
02/16/22 - Champions Blvd. Timer #B	
Repaired 2" mainline at Champions Dr. & Int'l Golf and installed 2" slip fix and fittings	190.00
Installed 4 x 96" grounding plate, (27) ft. 5/8" copper wire, ground clamp, and 8 ft ground rod	807.00
02/16/22 - Front Entrance at Grand Champion	
Repaired 4" mainline - Installed 4" brass gate valve, 4" ball valve above ground, and a 4" flange kit at 4" backflow	1,469.06
#160hd 390-528-461	
	
Thank you for choosing Team Rountree!	<b>Total      \$2,466.06</b>

**We accept Visa, MasterCard & Discover**

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

MAR 29 2022  
 BY:

# Invoice

**386-274-4050 FAX 386-236-1270**



www.teamroutree.net

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

Date	Invoice #
3/29/2022	27147

Service Address

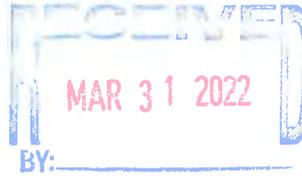
**Need additional services? Please call our office, so your request can be recorded and scheduled in a timely manner!**

Description	Amount
Upon auditing our vendor's invoices, it was found that several services rendered had not been billing out to our customers	
01/15/22 - LPGA ICDD Timer #C Grounding Grounded timer and field with 4" x 96" copper grounding plate and bonded with 8' grounding rod and copper 5/8" wire and clamp	844.50
01/15/22 - Maintain LPGA fountains #1 - #4 Drain tank; cleaned fountain ump and sump pump filters; pressure wash inside of tank and circle refill tank; test continuity/voltage to pump and lights; program lights to season; apply 16 oz. per tank of algae D-Solv to each tank; apply chlorine tabs	1,500.00
<b>Total</b>	<b>\$2,344.50</b>

Thank you for choosing Team Rountree!

**We accept Visa, MasterCard & Discover**

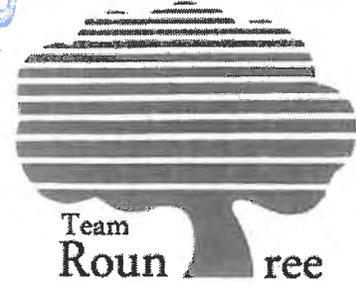
**Team Rountree, Inc.**  
**P.O. Box 730506**  
**Ormond Beach, FL 32173**



# Invoice

**386-274-4050 FAX 386-236-1270**

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



www.teamroutree.net

Date	Invoice #
3/31/2022	27084

Service Address

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

Description	Amount
02/23/22 - Drainage Please note, this was inadvertently sent to the wrong customer in February - error was just found	
Installation of (10") of Rock Labor	20.00 135.00
Thank you for choosing Team Rountree!	<b>Total</b> \$155.00

**We accept Visa, MasterCard & Discover**



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

**386-274-4050    FAX 386-236-1270**

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

Service Address
Centennial Commons



Date	Invoice #
4/1/2022	27170

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

Description	Amount
Monthly Mowing  #166 330-578-462	1,900.00
	APR 01 2022 BY: _____
Thank you for choosing Team Rountree!	<b>Total</b> \$1,900.00

We accept Visa, MasterCard & Discover

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

**386-274-4050 FAX 386-236-1270**

# Invoice



www.teamroutree.net

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

Service Address

Date	Invoice #
4/1/2022	27171

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

Description	#160hd	Amount
Monthly Contract Grounds Maintenance - Community	330.538.462	\$34,007.00 38,507.00
Monthly Contract Grounds Maintenance - I-95 Overpass	320.578.462	\$4,200.00 4,200.00
Monthly Charge for Pressure Washing of Four Monuments	330.578.466	\$525.00 525.00
Monthly Oak Trimming Apr 22	330.578.467	\$3600.00
<p>Thank you for choosing Team Rountree!</p>		<p>APR 01 2022</p> <p>BY: _____</p>
<p><b>Total</b></p>		<p><b>\$43,232.00</b></p>

We accept Visa, MasterCard & Discover

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

**386-274-4050 FAX 386-236-1270**

**Invoice**



[www.teamroutree.net](http://www.teamroutree.net)

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

<b>Date</b>	<b>Invoice #</b>
4/12/2022	27197

<b>Service Address</b>
Tournament Dr. LPGA Entrance

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

Description	Amount
04/08/22	
Fill gaps on beds with society garlic plants and schilling plants	166.75
Put sod	232.00
and evergreen plants	96.25
Installed (1/2) yd. of Red Mulch	174.00
	54.00
<b>RECEIVED</b> APR 21 2022 BY: _____	
<p>#160  330-53800-63100</p>	
<b>Total</b>	<b>\$723.00</b>

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

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

# Invoice

386-274-4050 FAX 386-236-1270



Team  
**Roun ree**

www.teamroutree.net

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

Date	Invoice #
4/20/2022	27206

Service Address  
Zone #1  
Timer A - Main Entrance

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

Description	Amount
04/19/22 - Irrigation issues. Zone #1 not coming on timer A - Main Entrance	
Replaced (1) PGP 4" rotor	22.00
Replaced (8) 6" Pop-ups	127.60
Replaced (12) Nozzles	24.00
Installed (8) 9-volt batteries	72.00
Replaced (1) Latching solenoid battery	45.00
Replaced (1) Hunter NODE 1-station controller	185.00
(5) Hrs. Labor	225.00
#160 330-53800-46100	
<b>RECEIVED</b> APR 21 2022 BY: _____	
Thank you for choosing Team Rountree!	<b>Total</b> \$700.60

We accept Visa, MasterCard & Discover

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

**386-274-4050 FAX 386-236-1270**

**Invoice**



[www.teamrountree.net](http://www.teamrountree.net)

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

<b>Service Address</b>
Timer D Zone #21

<b>Date</b>	<b>Invoice #</b>
4/21/2022	27209

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

Description	Amount
04/20/22 - Irrigation issues - Timer D Zone #21 (a truck go on the island and caused damage)	
Installed (1) 1" Tee	3.00
Replaced (1) 6" Pop-up	15.95
Replaced (1) Nozzle	2.00
Installed (10) ft. 1" PVC	10.00
Installed (2) 1" Coupling	6.00
Installed (1) 1" x 1/2" Reducer	2.00
Installed (1) 1/2" Coupling	2.00
(4) Hrs. Labor	180.00
 #160 330-53800-46100	
	<b>Total</b>
	\$220.95

**RECEIVED**  
**APR 21 2022**  
 BY: \_\_\_\_\_

Thank you for choosing Team Rountree!

**We accept Visa, MasterCard & Discover**

# WILLSCOT

901 SOUTH BOND ST., SUITE 600  
BALTIMORE MD 21231

(800) 782-1500, Option 1  
customersuccess@willscot.com  
www.willscot.com  
Fed ID# 52-0665775

**RECEIVED**  
APR 18 2022  
BY: \_\_\_\_\_

## INVOICE

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9013675379	4/17/2022	012	DUE NOW
PAYMENT DUE			\$436.80	
INVOICE DUE DATE			4/17/2022	



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

**BRANCH:**  
ORLANDO  
801 JETSTREAM DRIVE  
ORLANDO FL 32824  
(407) 851-9030

Contract #	Previous Customer #	Bill to ID	Customer PO	Ordered By	Rental Period	Job Location
W579986	13056695	164785		Curt von der Osten 9046871255	4/17/2022 - 5/16/2022	INDIGO COMMUNITY DEVELOPMENT DISTR 105 GRANDE CHAMPION BLVD. DAYTONA BEACH FL 32124

Quantity	Item #/Description	Price/Rate	Amount
1	RENT STORAGE OWL-31257	\$398.19 Rental	\$398.19 T*
1	PERSONAL PROPERTY EXPENSES	\$11.95	\$11.95 T*
Sub-total			\$410.14
Tax			\$26.66

#130  
320-538-449 \$ 205.07  
330-538-449 \$ 205.07

**INVOICE TOTAL \$436.80**

\*4/25: Called to confirm sales tax exempt. Advised by Delord to pay amount less tax.  
Ref# 2644504

Invoice in USD T\* - Denotes taxable item, N\* - Denotes non-taxable item.

**mm CONNECT PAYMENT OPTIONS**

Welcome to the WillScot | Mobile Mini customer portal! Register today to make online payments, sign up for Auto-Pay, or view invoices and statements.

<https://portal.mobilemini.com>

(800) 782-1500, Option 1

You remain responsible for the invoice balance if there is an issue with your method of payment. Late fees and interest charges may be assessed if payment is not made within terms.

**Thank you for your business!**

**PLEASE REMIT WITH PAYMENT**

**INVOICE TOTAL \$436.80**

**Invoice #: 9013675379**

**Due Date: 4/17/2022**

**Customer: INDIGO COMMUNITY DEVELOPMENT DISTR**

**Customer #: 10447642**

**PLEASE REMIT TO:**

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

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Indigo Community Development District  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

Invoice No. 22289  
Date 04/04/2022



---

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>4,600.00</u>
Current Amount Due	\$ <u>4,600.00</u>

#146 hcl  
5y21 Audit Final Payment  
210.517.322

5/2/22 - Partial Payment \$3,075

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,600.00	0.00	0.00	0.00	0.00	4,600.00

Payment due upon receipt.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2022

#181  
210-517-315

Mr. Jim Perry  
Indigo Community Development  
Governmental Management Services – St. Augustine  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**Wire Transfer Remit To:**  
ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
[REDACTED]

Reference: Invoice No. 3040162  
Client Matter No. 10823-1



Invoice No. 3040162  
10823-1

Re: Indigo - General Counsel

For Professional Legal Services Rendered

03/04/22	J. Gillis	0.10	12.50	Prepare and distribute Capitol Conversations for week of March 4
03/06/22	C. Stuart	1.50	630.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/07/22	J. Gillis	0.10	12.50	Work session with staff regarding election status
03/11/22	K. Haber	0.20	45.00	Prepare budget resolution; forward same to Perry and Hogge
03/16/22	K. Buchanan	0.20	49.00	Review audit letter
03/16/22	K. Buchanan	0.20	49.00	Confer with engineer regarding conveyance of improvements
03/17/22	J. Gillis	0.10	12.50	Prepare and distribute Capitol Conversations End of 2022 Legislative Session Report
03/21/22	J. Gillis	0.30	37.50	Draft general election resolution and notice
03/23/22	K. Buchanan	3.20	784.00	Prepare for and attend board meeting; confer with Artin regarding proposed settlement agreements

**KUTAK ROCK LLP**

Indigo Community Development

April 30, 2022

Client Matter No. 10823-1

Invoice No. 3040162

Page 2

03/28/22	K. Haber	0.20	45.00	Prepare appropriation resolution
03/29/22	J. Gillis	0.30	37.50	Coordinate response to auditor letter

TOTAL HOURS 6.40

TOTAL FOR SERVICES RENDERED \$1,714.50

DISBURSEMENTS

Meals	1.64
Travel Expenses	221.14

TOTAL DISBURSEMENTS 222.78

TOTAL CURRENT AMOUNT DUE \$1,937.28

# SOLITUDE

LAKE MANAGEMENT

INVOICE

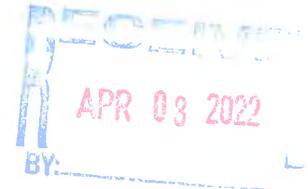
Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice Number: PI-A00788819

Invoice Date: 04/01/22

PROPERTY: Indigo CDD

SOLD TO: Indigo CDD  
 C/O Solaris Management Service  
 1408 Hamlin Ave Unit E  
 St Cloud, FL 34771  
 United States



Customer ID 7830	Customer PO	Payment Terms Net 30
Sales Rep ID Mychal Manolatos	Shipping Method	Ship Date
		Due Date 05/01/22

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR52323 04/01/22 - 04/30/22 Lake & Pond Management Services	3,420.78	3,420.78

#1 bid  
 Lake/Wetland Svcs - Apr 22  
 330-538-468

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
 1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

Subtotal	3,420.78
Sales Tax	0.00
Total Invoice	3,420.78
Payment Received	0.00
<b>TOTAL</b>	<b>3,420.78</b>

QUALITY  
AND  
SERVICE  
FIRST  
Since 1952

**BOB McGARITY ADVERTISING & FLAG CO.**

Drawer 9057  
Daytona Beach, Florida 32120

(386) 252-6655  
Fax (386) 253-1910

INVOICE DATE: Dec. 20, 2021

INVOICE #: 21--0399

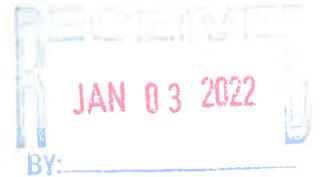
Indigo Community Dev. District  
1617 N. Ridgewood Ave., Ste 116, Holly Hill, FL 32117

Kurt 904-710-0799

TERMS NET 10 DAYS - PLEASE PAY FROM THIS INVOICE - 1.5% per month after 30 days (18% per annum)

4 U.S. PR. Nylon 4' X 6' & 4 ea Nylon 3' X 5' Flags: Australia, Canada, Japan, Scotland  
w/Lion, S. Korea, Sweden, & United Kingdom w/10% disc.

\$1326.60



MANY THANKS

#94

330-53800-49000

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 236  
Invoice Date: 5/1/22  
Due Date: 5/1/22

Case:

P.O. Number:

**Bill To:**

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



Description	#	Hours/Qty	Rate	Amount
Management Fees - May 2022	310.513.34		4,708.33	4,708.33
Website Administration - May 2022	252		100.00	100.00
Information Technology - May 2022	351		233.33	233.33
Dissemination Agent Services - May 2022	313		258.33	258.33
Copies	425		0.90	0.90
<b>Total</b>				<b>\$5,300.89</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$5,300.89</b>

MESSER CAPARELLO, P.A.  
 2618 CENTENNIAL PLACE  
 TALLAHASSEE, FLORIDA 32308  
 TELEPHONE (850)222-0720  
 E.I.N. 59-2921100

RECEIVED  
 MAY 10 2022  
 BY: \_\_\_\_\_

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Page: 1  
 May 10, 2022

Account No: 6008-26430  
 Invoice No: 491188

#182  
 310-513-215

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

Fees

			Hours	
04/04/2022	DMS	Correspondence regarding settlement; revise dismissal and termination of notice of lis pendens	0.50	
04/08/2022	DMS	Confer with Natirboff; follow up with KSB.	0.40	
04/12/2022	DMS	Follow up on EBP dismissal.	0.10	
04/13/2022	DMS	Follow up with Buchanan; follow up regarding EBP dismissal; emails to district manager regarding motion for summary judgment.	0.60	
04/29/2022	DMS	Follow-up regarding request for estoppel letter.	0.30	
		For Current Services Rendered	1.90	<u>703.00</u>

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DOUG SMITH	1.90	\$370.00	\$703.00

Total Current Work	703.00
Previous Balance	\$1,887.00

Payments

04/28/2022	Payment Received, Thank You.	-1,887.00
	Balance Due	<u>\$703.00</u>

Your trust account balance is

04/27/2022	Opening balance	\$0.00
	check #004873	2,405.00
04/28/2022	Attorney fees	-
	PAYEE: Messer Caparello, PA	-1,887.00
	Closing balance	<u>\$518.00</u>

INDIGO COMMUNITY DEVELOPMENT DISTRICT

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

Page: 2  
May 10, 2022

Account No: 6008-26430  
Invoice No: 491188

Please Remit

\$703.00

**ALL INVOICES DUE UPON RECEIPT.  
TO PAY ONLINE USE THE FOLLOWING LINK:  
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>  
THANK YOU FOR YOUR PROMPT PAYMENT.**

**Sky's the Limit Handyman Service, Inc.**

1507 S. Central Ave.  
 Flagler Beach, FL 32136

**Invoice**

<b>DATE</b>	<b>INVOICE #</b>
4/30/2022	6913

<b>BILL TO</b>
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

**RECEIVED**  
 MAY 10 2022  
 BY: \_\_\_\_\_

<b>P.O. NO.</b>	<b>TERMS</b>	<b>PROJECT</b>

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. April jobs in the Community of LPGA International and Grande Champion.		
	April / Monthly maintenance of all four fountains and it's surrounding areas in the LPGA International Community.	120.00	120.00
	Monthly maintenance of ground lighting and streetlights throughout the LPGA International Community.	240.00	240.00
	Replacing of bulbs to misc. light fixtures at the following locations: 1. All OK	0.00	0.00
	Misc. repairs of all lighting fixtures in LPGA International. 1. All OK	0.00	0.00
	Misc. jobs in the Community of LPGA International. 1. All OK	0.00	0.00
32	3" Chlorine tablet	4.25	136.00
9	Gallon Chlorine	3.98	35.82
#31 LPGA Mthly Repairs/Maint 330-53900 - 46000 (LPGA Community total: \$531.82)			
Please make check payable to STLHS Inc.		<b>Total</b>	

**Sky's the Limit Handyman Service, Inc.**

1507 S. Central Ave.  
 Flagler Beach, FL 32136

**Invoice**

DATE	INVOICE #
4/30/2022	6913

BILL TO
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. jobs at the I-95 overpass		
	Testing and replacing of bulbs to palm trees and LPGA lettering flood fixtures at the following locations: 1.	45.00	45.00
	Misc. repairs to palm tree and LPGA lettering flood fixtures at the I-95 overpass. 1. All OK	0.00	0.00
	(I-95 Overpass Total \$45.00)		
	<i>I-95 Testing/Replacing Bulbs                      320-53800-46000</i>		
Please make check payable to STLHS Inc.		<b>Total</b>	\$576.82

**From:**  
Solaris Management Inc.  
1617 Ridgewood Ave. Ste D  
Daytona Beach FL 32117  
(904) 687-1255

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

**INVOICE**

Date	Invoice #
4/30/22	43022

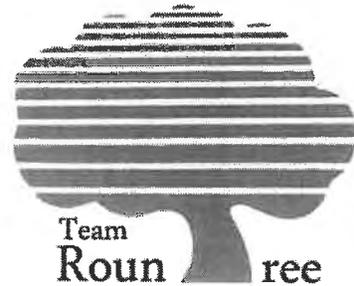
RECEIVED  
MAY 10 2022  
BY: \_\_\_\_\_

<u>Description</u>	Amount
<u>Site Management Services - April 2022</u>	\$2,650.00
#199 330-578-12	
<b>TOTAL DUE</b>	<b>\$2,650.00</b>

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

**386-274-4050 FAX 386-236-1270**

# Invoice



www.teamroutree.net

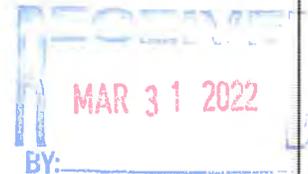
Bill To
Indigo Community Development District c/o Government Management Services CF,LLC 1408 Hamlin Ave., Unit E St. Cloud, FL 34771

Service Address

Date	Invoice #
3/28/2022	27149

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

Description	Amount
Installation of flowers; 4" Angelonia Serena Purple 4.5" Begonia Big Bronze Leaf Rose 4" Marigolds Durango Mix 4" Salvia Vista Red	4,852.26
Thank you for choosing Team Rountree!	<b>Total</b> \$4,852.26



We accept Visa, MasterCard & Discover

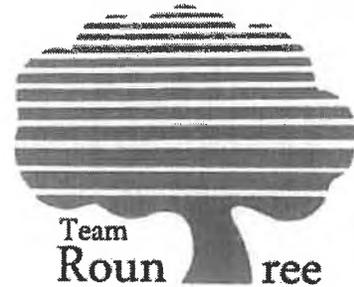
**Team Rountree, Inc.**  
**P.O. Box 730506**  
**Ormond Beach, FL 32173**

**386-274-4050    FAX 386-236-1270**

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

Service Address
I-95 Overpass

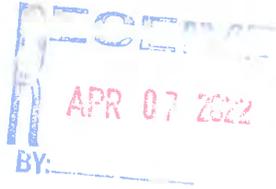
# Invoice



www.teamroutree.net

Date	Invoice #
4/5/2022	27187

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

Description	Amount
(2) Pallets of Bahia sod delivered	675.00
	
<b>Thank you for choosing Team Rountree!</b>	<b>Total            \$675.00</b>

**We accept Visa, MasterCard & Discover**

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

**386-274-4050 FAX 386-236-1270**

# Invoice



www.teamroutree.net

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

Service Address
I-95

Date	Invoice #
4/27/2022	27221

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

Description	Amount
(1) Pallet of Bahia Sod	385.00
Thank you for choosing Team Rountree!	<b>Total</b> 385.00

**We accept Visa, MasterCard & Discover**

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

**386-274-4050 FAX 386-236-1270**

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

Service Address

# Invoice



www.teamroutree.net

Date	Invoice #
5/1/2022	27240

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

Description	Amount
Conservation easement maintenance underbrushing  #160hd 330-578-469	3,986.00
Thank you for choosing Team Rountree!	<b>Total</b> \$3,986.00

**RECEIVED**  
**MAY 02 2022**  
BY: \_\_\_\_\_

We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270

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

Service Address
Centennial Commons

# Invoice



www.teamroutree.net

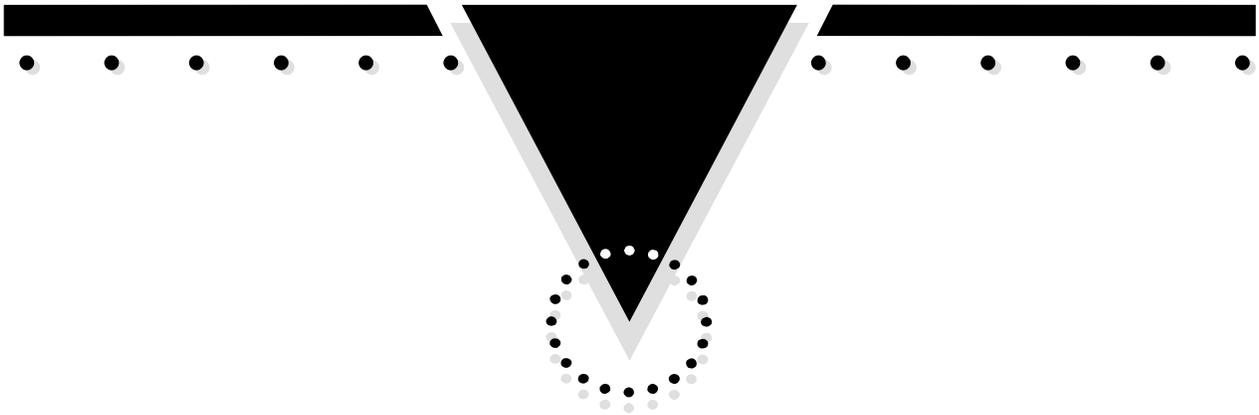
Date	Invoice #
5/1/2022	27241

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

Description	Amount
Monthly Mowing <i>May 22</i> <i>#160hd</i> <i>330-578-462</i>	1,900.00
<b>RECEIVED</b> <b>MAY 02 2022</b> BY: _____	
Thank you for choosing Team Rountree!	<b>Total</b> \$1,900.00

We accept Visa, MasterCard & Discover

*TENTH ORDER OF BUSINESS*



# **Indigo**

## **Community Development District**

**Unaudited Financial Reporting**  
**April 30, 2022**



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Series 1999A Income Statement</u>
5	<u>Debt Service Fund Series 1999C Income Statement</u>
6	<u>Debt Service Fund Series 2005 Income Statement</u>
7	<u>Debt Service Fund Series 2021 Income Statement</u>
8	<u>Capital Projects Fund Series 1999A Income Statement</u>
9	<u>Capital Projects Fund Series 2021 Income Statement</u>
10-11	<u>Month to Month</u>
12	<u>Assessment Receipt Schedule</u>

**Indigo**  
**Community Development District**  
 Combined Balance Sheet  
 As of April 30, 2022

Assets	Governmental Funds			Account Groups		Totals
	General	Debt Service	Capital Projects	General Fixed Assets	General Long- Term Debt	(memorandum only) 2022
Cash	\$52,845	---	---	---	---	\$52,845
Assessment Receivable	\$3,000	---	---	---	---	\$3,000
Prepaid Expense	\$500	---	---	---	---	\$500
Investments						
Custodial Operating Account	\$371,451	---	---	---	---	\$371,451
State Board of Administration - Operating	\$10,614	---	---	---	---	\$10,614
State Board of Administration - Reserve	\$1,833,116	---	---	---	---	\$1,833,116
Series 1999A						
Reserve Account	---	\$80,675	---	---	---	\$80,675
Revenue Account	---	\$106,658	---	---	---	\$106,658
Prepayment Account	---	\$41,876	---	---	---	\$41,876
Construction	---	---	\$148,237	---	---	\$148,237
Series 1999C						
Reserve Account	---	\$59,586	---	---	---	\$59,586
Revenue Account	---	\$1,169,583	---	---	---	\$1,169,583
Redemption Account	---	\$1,464,608	---	---	---	\$1,464,608
Remedial Expenditure	---	\$0	---	---	---	\$0
Series 2005						
Reserve Account	---	\$60,214	---	---	---	\$60,214
Escrow Deposit Fund	---	\$9,849	---	---	---	\$9,849
Prepayment Account	---	\$928,833	---	---	---	\$928,833
Revenue Account	---	\$1,945,215	---	---	---	\$1,945,215
Remedial Expenditure	---	\$0	---	---	---	\$0
Series 2021						
Reserve Account	---	\$78,307	---	---	---	\$78,307
Revenue Account	---	\$3	---	---	---	\$3
Capitalized Interest Account	---	\$106,185	---	---	---	\$106,185
Construction Account	---	---	\$2,470,294	---	---	\$2,470,294
Due from General Fund	---	\$34,345	---	---	---	\$34,345
Fixed Assets	---	---	---	\$8,305,270	---	\$8,305,270
Amount Available/Long-Term Debt	---	---	---	---	\$6,051,592	\$6,051,592
Amount to be Provided/Long Term Debt 1999A	---	---	---	---	\$365,791	\$365,791
Amount to be Provided/Long Term Debt 1999C	---	---	---	---	\$3,966,223	\$3,966,223
Amount to be Provided/Long Term Debt 2005	---	---	---	---	\$3,025,890	\$3,025,890
Amount to be Provided/Long Term Debt 2021	---	---	---	---	\$2,630,505	\$2,630,505
<b>Total Assets</b>	<b>\$2,271,527</b>	<b>\$6,085,937</b>	<b>\$2,618,531</b>	<b>\$8,305,270</b>	<b>\$16,040,000</b>	<b>\$35,321,265</b>
<b>Liabilities</b>						
Accounts Payable	\$19,223	---	---	---	---	\$19,223
Accrued Principal Payment 1999C	---	\$1,255,000	---	---	---	\$1,255,000
Accrued Interest Payment 1999C	---	\$5,075	---	---	---	\$5,075
Accrued Principal Payment 2005	---	\$630,000	---	---	---	\$630,000
Accrued Interest Payment 2005	---	\$2,143,019	---	---	---	\$2,143,019
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
Bonds Payable 2021	---	---	---	---	\$2,815,000	\$2,815,000
Due to Series 1999C	\$10,835	---	---	---	---	\$10,835
Due to Series 2005	\$23,510	---	---	---	---	\$23,510
Due to Other	\$290,106	---	---	---	---	\$290,106
<b>Fund Equity, Other Credits</b>						
Investments in General Fixed Assets	---	---	---	\$8,305,270	---	\$8,305,270
Fund Balances						
Restricted for Debt Service 1999A/B	---	\$229,209	---	---	---	\$229,209
Restricted for Debt Service 1999C	---	\$1,444,537	---	---	---	\$1,444,537
Restricted for Debt Service 2005	---	\$194,602	---	---	---	\$194,602
Restricted for Debt Service 2021	---	\$184,495	---	---	---	\$184,495
Restricted for Capital Projects 1999A/B	---	---	\$148,237	---	---	\$148,237
Restricted for Capital Projects 2021	---	---	\$2,470,294	---	---	\$2,470,294
Assigned for General Fund	\$450,000	---	---	---	---	\$450,000
Unassigned General Fund	\$1,477,853	---	---	---	---	\$1,477,853
<b>Total Liabilities, Fund Equity</b>	<b>\$2,271,527</b>	<b>\$6,085,937</b>	<b>\$2,618,531</b>	<b>\$8,305,270</b>	<b>\$16,040,000</b>	<b>\$35,321,265</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND

### Statement of Revenues & Expenditures As of April 30, 2022

	General Fund Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b>REVENUES:</b>				
Maintenance Assessments	\$576,274	\$409,628	\$409,628	\$0
Assessments - Prepayments	\$0	\$0	\$125	\$125
City of Daytona Funding	\$8,100	\$0	\$0	\$0
Interest Income	\$3,000	\$3,000	\$2,117	(\$883)
<b>TOTAL REVENUES</b>	<b>\$587,374</b>	<b>\$412,628</b>	<b>\$411,870</b>	<b>(\$758)</b>

**EXPENDITURES:**

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$7,000	\$2,200	\$4,800
FICA Expense	\$918	\$536	\$168	\$367
Engineering	\$5,000	\$2,917	\$0	\$2,917
Attorney	\$32,000	\$18,667	\$8,013	\$10,654
Annual Audit	\$5,100	\$5,100	\$6,100	(\$1,000)
Arbitrage	\$1,350	\$1,350	\$1,350	\$0
Trustee	\$14,000	\$8,167	\$4,089	\$4,077
Dissemination Agent	\$3,100	\$1,808	\$2,058	(\$250)
Special Assessment Roll Preparation	\$20,000	\$20,000	\$20,000	\$0
Management Fees	\$56,500	\$32,958	\$32,958	\$0
Information Technology	\$2,800	\$1,633	\$1,633	\$0
Website Administration	\$1,200	\$700	\$700	\$0
Telephone	\$300	\$175	\$93	\$82
Postage	\$1,500	\$875	\$100	\$775
Insurance	\$23,050	\$23,050	\$21,701	\$1,349
Printing & Binding	\$1,750	\$1,021	\$774	\$246
Legal Advertising	\$2,500	\$1,458	\$7,694	(\$6,235)
Other Current Charges	\$1,000	\$583	\$414	\$169
Office Supplies	\$350	\$204	\$95	\$109
Foreclosure Costs	\$0	\$0	\$666	(\$666)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Office Expense	\$6,000	\$3,500	\$3,500	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$190,593</b>	<b>\$131,877</b>	<b>\$114,481</b>	<b>\$17,396</b>

FIELD:

**Operating Expenses I-95**

Landscape Maintenance	\$50,400	\$29,400	\$29,400	(\$0)
Landscape Contingency	\$3,500	\$2,042	\$1,285	\$757
Irrigation Repairs & Maintenance	\$20,000	\$11,667	\$22,281	(\$10,614)
Mowing	\$8,100	\$4,725	\$0	\$4,725
Lakes	\$5,475	\$3,194	\$3,246	(\$52)
Plant Replacement & Annuals	\$8,000	\$4,667	\$0	\$4,667
Utilities	\$18,000	\$10,500	\$7,493	\$3,007
Repairs	\$10,000	\$5,833	\$2,185	\$3,648
Miscellaneous	\$2,000	\$1,167	\$1,394	(\$228)
<b>Operating Expenses I-95</b>	<b>\$125,475</b>	<b>\$73,194</b>	<b>\$67,285</b>	<b>\$5,909</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND Statement of Revenues & Expenditures

	General Fund Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b>Operating Expenses Community Wide</b>				
Site Manager	\$31,800	\$18,550	\$18,550	\$0
Landscape Maintenance	\$418,884	\$244,349	\$251,949	(\$7,600)
Landscape Contingency	\$26,912	\$15,699	\$8,215	\$7,484
Irrigation Repairs & Maintenance	\$30,000	\$17,500	\$30,001	(\$12,501)
Lakes	\$38,548	\$22,486	\$23,036	(\$550)
Plant Replacement & Annuals	\$35,000	\$20,417	\$11,548	\$8,869
Utilities	\$40,000	\$23,333	\$20,141	\$3,192
Repairs	\$65,972	\$38,484	\$30,171	\$8,313
Stormwater System	\$3,158	\$1,842	\$0	\$1,842
Sidewalks	\$3,000	\$1,750	\$0	\$1,750
Miscellaneous	\$20,000	\$11,667	\$3,147	\$8,520
Conservation Easement Maintenance	\$47,832	\$27,902	\$27,902	\$0
Tree Trimming	\$43,200	\$25,200	\$25,200	\$0
Pressure Washing	\$17,000	\$9,917	\$0	\$9,917
<b>Operating Expenses Community Wide</b>	<b>\$821,306</b>	<b>\$479,095</b>	<b>\$449,860</b>	<b>\$29,235</b>
<b>TOTAL FIELD</b>	<b>\$946,781</b>	<b>\$552,289</b>	<b>\$517,144</b>	<b>\$35,144</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,137,374</b>	<b>\$684,166</b>	<b>\$631,626</b>	<b>\$52,541</b>
<b>EXCESS REVENUES/ (EXPENDITURES) AND OTHER SOURCES</b>	<b>(\$550,000)</b>	<b>----</b>	<b>(\$219,755)</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$550,000</b>	<b>----</b>	<b>\$2,147,609</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>----</b>	<b>\$1,927,853</b>	<b>----</b>

**INDIGO  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND**

**Series 1999A**

Statement of Revenues & Expenditures

As of April 30, 2022

	Debt Service Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b>REVENUES:</b>				
Special Assessments	\$79,064	\$76,833	\$76,833	\$0
Special Assessments - Prepayments	\$0	\$0	\$41,876	\$41,876
Interest Income	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	<b>\$79,064</b>	<b>\$76,833</b>	<b>\$118,714</b>	<b>\$41,881</b>
<b>EXPENDITURES:</b>				
Interest Expense - 11/01	\$19,600	\$19,600	\$19,600	\$0
Principal Expense - 5/01	\$40,000	\$0	\$0	\$0
Interest Expense - 5/01	\$19,600	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$79,200</b>	<b>\$19,600</b>	<b>\$19,600</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES/ (EXPENDITURES) AND OTHER SOURCES</b>	<b>(\$136)</b>	<b>----</b>	<b>\$99,114</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$49,419</b>	<b>----</b>	<b>\$130,095</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$49,283</b>	<b>----</b>	<b>\$229,209</b>	<b>----</b>

**Fund Balance Calculation**

Reserve	\$80,675
Revenue	\$106,658
Prepayment	\$41,876
Total Series 1999A Funds Available	<u>\$229,209</u>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

Series 1999C

Statement of Revenues & Expenditures

As of April 30, 2022

**REVENUES:**

	Debt Service Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
Special Assessments	\$567,166	\$412,191	\$412,191	\$0
Special Assessments - Prepayments	\$0	\$0	\$1,147,402	\$1,147,402
Settlement Agreement	\$0	\$0	\$532,066	\$532,066
Interest Income	\$0	\$0	\$140	\$140
Other Income Source	\$375,434	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$942,600</b>	<b>\$412,191</b>	<b>\$2,091,799</b>	<b>\$1,679,609</b>

**EXPENDITURES:**

Debt Service Obligation	\$942,600	\$241,728	\$241,728	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$942,600</b>	<b>\$241,728</b>	<b>\$241,728</b>	<b>\$0</b>

**OTHER SOURCES/(USES)**

Other Debt Service Costs	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**EXCESS REVENUES**

**(EXPENDITURES) AND OTHER SOURCES** **\$0** **----** **\$1,850,072** **----**

**FUND BALANCE - BEGINNING** **\$0** **----** **(\$405,535)** **----**

**FUND BALANCE - ENDING** **\$0** **----** **\$1,444,537** **----**

**Fund Balance Calculation**

Reserve	\$59,586
Revenue	\$1,169,583
Redemption	\$1,464,608
Remedial Expenditure	\$0
Due from General Fund	\$10,835
Accrued Interest Payable	(\$5,075)
Accrued Principal Payable	(\$1,255,000)
Total Series 1999C Funds Available	<u>\$1,444,537</u>

**INDIGO  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND**

**Series 2005**

Statement of Revenues & Expenditures

As of April 30, 2022

	Debt Service Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b>REVENUES:</b>				
Special Assessments	\$268,908	\$169,223	\$169,223	\$0
Special Assessments - Prepayments	\$0	\$0	\$678,729	\$678,729
Settlement Agreement	\$0	\$0	\$1,003,351	\$1,003,351
Interest Income	\$0	\$0	\$152	\$152
Other Income Source	\$310,567	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$579,475</b>	<b>\$169,223</b>	<b>\$1,851,455</b>	<b>\$1,682,232</b>
<b>EXPENDITURES:</b>				
Debt Service Obligation	\$579,475	\$179,685	\$179,685	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$579,475</b>	<b>\$179,685</b>	<b>\$179,685</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Other Debt Service Costs	\$0	\$0	\$0	\$0
Transfer In	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES</b>	<b>\$0</b>	<b>----</b>	<b>\$1,671,770</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>----</b>	<b>(\$1,477,168)</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>----</b>	<b>\$194,602</b>	<b>----</b>

**Fund Balance Calculation**

Reserve	\$60,214
Escrow Deposit Fund	\$9,849
Prepayment	\$928,833
Revenue	\$1,945,215
Remedial Expenditure	\$0
Due to General Fund	\$23,510
Accrued Interest Payable	(\$2,143,019)
Accrued Principal Payable	(\$630,000)
<b>Total Series 2005 Funds Available</b>	<b>\$194,602</b>

**INDIGO  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND**

**Series 2021**

Statement of Revenues & Expenditures

As of April 30, 2022

	Debt Service Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b><u>REVENUES:</u></b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5</b>	<b>\$5</b>
<b><u>EXPENDITURES:</u></b>				
Debt Service Obligation	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Other Debt Service Costs	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	(\$2)	(\$2)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2)</b>	<b>(\$2)</b>
<b>EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES</b>	<b>\$0</b>	<b>----</b>	<b>\$3</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>----</b>	<b>\$184,492</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>----</b>	<b>\$184,495</b>	<b>----</b>

**Fund Balance Calculation**

Reserve	\$78,307
Revenue	\$3
Capitalized Interest	\$106,185
Total Series 2021 Funds Available	<u>\$184,495</u>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND

### Series 1999A

#### Statement of Revenues & Expenditures

As of April 30, 2022

	Capital Projects Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$4	\$4
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>----</b>	<b>\$148,233</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>----</b>	<b>\$148,237</b>	<b>----</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND

**Series 2021**

Statement of Revenues & Expenditures

As of April 30, 2022

	Capital Projects Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$64	\$64
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$64</b>	<b>\$64</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$64</b>	<b>\$64</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Transfer In/(Out)	\$0	\$0	\$2	\$2
<b>OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$2</b>
<b>EXCESS REVENUES/ (EXPENDITURES) AND OTHER SO</b>	<b>\$0</b>	<b>\$0</b>	<b>\$66</b>	<b>\$66</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>----</b>	<b>\$2,470,228</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>----</b>	<b>\$2,470,294</b>	<b>----</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## Month to Month Income Statement FY2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>REVENUES:</b>													
Maintenance Assessments	\$0	\$33,304	\$209,252	\$84,646	\$22,633	\$710	\$59,082	\$0	\$0	\$0	\$0	\$0	\$409,628
Assessments - Prepayments	\$0	\$0	\$0	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125
City of Daytona Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$159	\$160	\$204	\$227	\$221	\$459	\$688	\$0	\$0	\$0	\$0	\$0	\$2,117
<b>TOTAL REVENUES</b>	<b>\$159</b>	<b>\$33,464</b>	<b>\$209,456</b>	<b>\$84,998</b>	<b>\$22,854</b>	<b>\$1,170</b>	<b>\$59,770</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$411,870</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
Supervisor Fees	\$0	\$800	\$0	\$600	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
FICA Expense	\$0	\$61	\$0	\$46	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$319	\$441	\$0	\$2,108	\$618	\$3,824	\$703	\$0	\$0	\$0	\$0	\$0	\$8,013
Annual Audit	\$0	\$0	\$500	\$0	\$1,000	\$4,600	\$0	\$0	\$0	\$0	\$0	\$0	\$6,100
Arbitrage	\$0	\$0	\$900	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$1,350
Trustee	\$0	\$0	\$0	\$4,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,089
Dissemination Agent	\$258	\$258	\$258	\$258	\$258	\$258	\$508	\$0	\$0	\$0	\$0	\$0	\$2,058
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	\$0	\$0	\$0	\$0	\$0	\$32,958
Information Technology	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$0	\$0	\$0	\$0	\$0	\$1,633
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
Telephone	\$4	\$40	\$0	\$26	\$0	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$93
Postage	\$17	\$17	\$4	\$48	\$2	\$10	\$3	\$0	\$0	\$0	\$0	\$0	\$100
Insurance	\$21,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,701
Printing & Binding	\$433	\$11	\$193	\$4	\$48	\$30	\$55	\$0	\$0	\$0	\$0	\$0	\$774
Legal Advertising	\$2,563	\$5,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,694
Other Current Charges	\$56	\$68	\$75	\$54	\$51	\$55	\$54	\$0	\$0	\$0	\$0	\$0	\$414
Office Supplies	\$20	\$1	\$32	\$0	\$20	\$1	\$20	\$0	\$0	\$0	\$0	\$0	\$95
Foreclosure Costs	\$0	\$666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666
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	\$0	\$0	\$0	\$0	\$0	\$3,500
<b>TOTAL ADMINISTRATIVE</b>	<b>\$51,087</b>	<b>\$13,034</b>	<b>\$7,504</b>	<b>\$12,775</b>	<b>\$7,540</b>	<b>\$15,655</b>	<b>\$6,886</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$114,481</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## Month to Month Income Statement FY2022

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	\$0	\$0	\$0	\$0	\$0	\$29,400
Landscape Contingency	\$225	\$0	\$0	\$0	\$0	\$0	\$1,060	\$0	\$0	\$0	\$0	\$0	\$1,285
Irrigation Repairs & Maintenance	\$0	\$21,079	\$563	\$640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,281
Mowing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes	\$755	\$408	\$408	\$408	\$408	\$429	\$429	\$0	\$0	\$0	\$0	\$0	\$3,246
Plant Replacement & Annuals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,268	\$2,452	\$916	\$1,212	\$0	\$1,644	\$0	\$0	\$0	\$0	\$0	\$0	\$7,493
Repairs	\$227	\$85	\$1,639	\$75	\$75	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$2,185
Miscellaneous	\$164	\$205	\$205	\$205	\$205	\$205	\$205	\$0	\$0	\$0	\$0	\$0	\$1,394
<b>OPERATING EXPENSES I-95</b>	<b>\$6,839</b>	<b>\$28,429</b>	<b>\$7,931</b>	<b>\$6,740</b>	<b>\$4,889</b>	<b>\$6,563</b>	<b>\$5,894</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$67,285</b>

**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	\$0	\$0	\$0	\$0	\$0	\$18,550
Landscape Maintenance	\$34,907	\$34,907	\$34,907	\$36,807	\$36,807	\$36,807	\$36,807	\$0	\$0	\$0	\$0	\$0	\$251,949
Landscape Contingency	\$1,037	\$3,698	\$525	\$1,225	\$680	\$525	\$525	\$0	\$0	\$0	\$0	\$0	\$8,215
Irrigation Repairs & Maintenance	\$3,374	\$3,771	\$11,141	\$4,367	\$4,526	\$1,902	\$922	\$0	\$0	\$0	\$0	\$0	\$30,001
Lakes	\$3,163	\$3,258	\$3,258	\$3,258	\$3,258	\$3,421	\$3,421	\$0	\$0	\$0	\$0	\$0	\$23,036
Plant Replacement & Annuals	\$0	\$358	\$1,354	\$4,261	\$0	\$4,852	\$723	\$0	\$0	\$0	\$0	\$0	\$11,548
Utilities	\$2,308	\$2,401	\$2,855	\$3,242	\$3,144	\$3,258	\$2,933	\$0	\$0	\$0	\$0	\$0	\$20,141
Repairs	\$16,720	\$3,884	\$755	\$3,279	\$1,063	\$4,469	\$0	\$0	\$0	\$0	\$0	\$0	\$30,171
Stomwater System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$164	\$205	\$1,532	\$631	\$205	\$205	\$205	\$0	\$0	\$0	\$0	\$0	\$3,147
Conservation Easement Maintenance	\$3,986	\$3,986	\$3,986	\$3,986	\$3,986	\$3,986	\$3,986	\$0	\$0	\$0	\$0	\$0	\$27,902
Tree Trimming	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$0	\$0	\$0	\$0	\$0	\$25,200
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OPERATING EXPENSES COMMUNITY WIDE</b>	<b>\$71,908</b>	<b>\$62,718</b>	<b>\$66,562</b>	<b>\$67,306</b>	<b>\$59,919</b>	<b>\$65,675</b>	<b>\$55,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$449,860</b>

**TOTAL EXPENDITURES**

	<b>\$129,834</b>	<b>\$104,182</b>	<b>\$81,998</b>	<b>\$86,821</b>	<b>\$72,347</b>	<b>\$87,893</b>	<b>\$68,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$631,626</b>
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**EXCESS REVENUES/ (EXPENDITURES)**

	<b>(\$129,675)</b>	<b>(\$70,718)</b>	<b>\$127,458</b>	<b>(\$1,824)</b>	<b>(\$49,493)</b>	<b>(\$86,724)</b>	<b>(\$8,780)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$219,755)</b>
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