

INDIGO COMMUNITY  
DEVELOPMENT DISTRICT

SEPTEMBER 27, 2023

AGENDA PACKAGE

## *AGENDA*

**Indigo Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

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

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September 20, 2023

Board of Supervisors

Indigo Community Development District

**Call In # 1-877-304-9269 Code 2811728**

Dear Board Members:

The Indigo Community Development District Board of Supervisors Meeting is scheduled to be held on **Wednesday, September 27, 2023 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida 32114.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (Limited to 3 minutes per person)
- III. Approval of the Minutes of the August 23, 2023 Meeting
- IV. Consideration of Issuing a Request for Proposals for Landscape & Irrigation Maintenance Services
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Field Operations Manager
- VI. Supervisors' Requests and Public Comment (Limited to 3 minutes per person)
- VII. Approval of Check Register
- VIII. Financial Statements as of August 31, 2023
- IX. Next Scheduled Meeting - Wednesday, November 15, 2023 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida
- X. Adjournment

## *MINUTES*

MINUTES OF MEETING  
INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, August 23, 2023 at 1:00 p.m. in 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
Ron Brown	Assistant Secretary

Also Present were:

James Perry	District Manager
Jeremy LeBrun	GMS
Katie Buchanan	District Counsel
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
20 Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 1:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Shackleford stated our development appears to not have sod in all the areas you are responsible for. We have tried to get this area sodded since November and can't get a straight answer from Lennar. Your contractor won't mow back there and there are weeds growing up. If you can put pressure on Lennar to sod, we would appreciate it. We don't want the CDD to take this area and have to sod it. They haven't maintained the islands in four or five months, the grass is past your knees. I assume you haven't taken over yet.

Mr. Perry stated we have a contract that was assumed by the district regarding that.

Mr. von der Osten stated there are areas that are not sodded that need to be sodded in the Preserve. It is probably HOA and CDD property. We spoke with Lennar several times about it and usually it is that the neighborhood is still under construction, and it will be done once they finish the neighborhood. None of the permits are closed out, they are all open. At one time they requested quotes from Rountree for Bahia sod, but there was no action taken. We receive several calls about areas not being sodded, but Lennar is the developer, they control the homeowner's association. We are a little in between, we manage for Lennar, yet we answer to all the homeowners. We have been making requests and I will take what is being said at this meeting and send it over to Lennar's representatives. That is for the sodded areas.

For the islands, which is a unique one-of-a-kind system they are scheduled for maintenance three times a year, the next service date is September. They don't get cut in between service dates because of the way the floating island absorbs the nutrients; they have to be allowed to grow to absorb it. I'm learning this system myself. I have been told that the number one complaint is the unsightliness before the next harvest because the weeds grow faster than the plants. We have found that is a very costly system to maintain.

Mr. McCommon stated Lennar was the one that chose this system, because the water management district has more restrictions on how these retention ponds can be done. Though we are responsible for it, Lennar is paying for the first three years of maintenance.

Mr. von der Osten stated maybe an interim visit could be had for aesthetics.

Ms. Buchanan stated we need to send the developer a letter that says, if you are complete and want to turn over anything to the district, these are the deficiencies that were identified.

Ms. Adams stated the Grand Champion entrance is beautiful but if you go through ours, the Preserve needs attention. There is a lake to the left with garbage on the edge of the water and your guys never pick it up. Sometimes when they mow, they go around it.

Mr. Rountree stated we turned the irrigation down considerably because that area stays wet and is why the Medjools had to be replaced from root rot. We talked about raising the entire center median because of the way it holds water. We didn't do the install we took over the maintenance of the install.

Ms. Adams stated we have a lot of on street parking and I'm concerned an emergency vehicle won't be able to get through.

Mr. Perry stated we can send a letter to Lennar but eventually that will be a City of Daytona Beach issue.

**THIRD ORDER OF BUSINESS****Approval of the Minutes of the June 21, 2023 Meeting**

On MOTION by Mr. McCarthy seconded by Mr. McCommon with all in favor the minutes of the June 21, 2023 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS****Consideration of the Operations and Maintenance Assessment Methodology Report**

Mr. Perry stated next is consideration of the operations and maintenance assessment methodology report that is included in the agenda package. The operations and maintenance assessment is separate from your debt service assessment that you receive each year. The debt service assessment depending on the community in which you live those bonds will be paid in full in various timeframes and they are 30-year bonds. The operation and maintenance assessments are an annual expense and once the bonds are paid off you will continue to have O&M. to fund the landscaping, stormwater and various other costs of the district. This report codifies for the board the long stemming practices since 1999 in regard to the operation and maintenance for single-family homes, multi-family, commercial and also, we have carved out in this report the Preserve. The reason the Preserve is carved out is it has unusual costs compared to the other communities in the district. The most obvious one is the stormwater management system there. We don't have any other stormwater management systems in the community like yours. Also, in the community we only fund the water quality for the stormwater management ponds. The ponds are all owned by the various HOAs in the community. Yours is a little different because of the relationship of the DEP permit, which is under the district versus an HOA, which most water management districts are requiring now a more longstanding entity to take ownership of those permits, a more formal entity rather than an HOA.

Regarding yours, included in this report is a discussion about the additional landscaping because your landscaping is more intensive than all the other communities. Those costs are being borne solely by the Preserve community.

This report codifies what has been in practice for several years and recognizes the special costs associated with the Preserve.

On MOTION by Mr. Kilian seconded by Mr. Brown with all in favor the operations and maintenance assessment methodology report dated July 14, 2023 was accepted.

## **FIFTH ORDER OF BUSINESS**

### **Public Hearings for the Purpose of Adopting the Fiscal Year 2024 Budget and Imposing Special Assessments**

On MOTION by Mr. McCommon seconded by Mr. Workowski with all in favor the public hearing was opened.

Mr. Perry gave an overview of the budget process and stated the reference you may have seen on your tax notice that says Links Terrace Phase 1 Community Development District is really the Indigo Community Development District. There is a bond associated specifically with the Preserve that was issued in 2021. The assessment roll administrator that works for my company has been in contact with the county. I didn't realize this, but she pointed out what they included in your property tax bills is incorrect regarding the name on that bill, Links Terrace Phase I CDD should have been the Indigo CDD, bond 2021. There is a separate line on the tax bill for operation and maintenance.

Ms. Buchanan stated in future years if they label it correctly, it is likely that line item will be combined to a single line item.

Mr. Perry stated unfortunately, there is no standardization with counties in the State of Florida. Some counties will delineate and have a special line item that says operation and maintenance and a line item that will show the debt service for the bond. Volusia County has been doing that, but they have had a lot of turnover in staff; they are not required by statute to do it that way.

There are budgets available for everyone. On the revenue side we have maintenance assessments, which are collections for the landowners within the district and those assessments are for lots that have been platted and for site planned and/or approved commercial development, multi-family, etc. Also included are assessments for raw land. If there is a parcel within the district



boundaries there is an assessment on it for O&M, nobody gets away without paying some type of assessment. Also included under the revenue section is interest income and that is based off the reserves in the bank, which are approximately \$1.2 million estimated at the end of this year. We also have an agreement with the City of Daytona Beach where they pay a portion of the I-95 interchange maintenance. For this year we estimate we are going to use approximately \$500,000 of carry forward surplus to keep assessments at the same level as we have had in prior years, notwithstanding the Preserve. The operation and maintenance cost in 2007/2008 were about \$420 per household, in 2009 we dropped it to \$377, 2010 we dropped it to \$333. In that timeframe we had a recession hitting the district and there were landowners, mostly developers who were not paying their tax bills. We increased it in 2011 to \$400, the following year things were looking better, and we dropped it back to almost \$300. In 2013, 2014 and 2015 things were not good, and the O&M went up to \$560 per unit. We were finally able to turn things around in 2016 and 2017 we dropped it down to \$385 and since then in 2018 we dropped it to \$364, in 2019 \$310, in 2020 \$270 and over the last four years 2021-2024 we dropped it to \$239 and we propose it to stay the same. Next year I expect we will have to ask the board to increase it by \$75 or \$100.

The administrative section are ongoing costs of any district. We have maintenance expenses for the I-95 interchange. We are optimistic that when that gets widened that cost will go away because this district is not going to replace all those palm trees and reconfiguration of the ponds. After that we have the community expenses and that relates primarily to landscaping, stormwater, utilities, tree trimming, pressure washing, gopher tortoise cost associated with the mitigation effort. Our total run rate for expenditures is going to be approximately \$1.2 million, for maintenance expenses in total it will be \$1.4 million. For residents within LPGA other than the Preserve the assessments are going to stay at the \$239 level. Included in this budget is the cost associated with the landscaping in the Preserve of about \$101,000. There are 471 units that is spread over that is approximately \$200 a unit that is added to the \$239 so the O&M assessment for the Preserve area is going to be right at \$440. Whether the home is sold or not each lot will pay that amount. Phase 2 costs are not included.

Mr. Shackleford stated Phase 2 is being built, they are being assessed because they have a permit to do that?

Mr. Perry stated they platted the lots.

Mr. Shackleford asked they are being taxed \$400?

Mr. Perry stated yes.

Mr. Shackleford stated in our subdivision once they are built there are 195 homes and we have maybe 3 lots of roadway, common area and we have six ponds. The math isn't working out for me. You are collecting tax dollars for 400 homes.

Mr. Perry stated 471.

Mr. Shackleford asked where is the money come from?

Mr. Perry stated the 471 covers the \$101,000 for landscaping, the other \$239 is related to all the expenses within the district. You just have added onto your community the costs associated with the landscaping and stormwater for your area.

Mr. Shackleford stated there is 195 lots and we are going to pay \$505.49 per lot that equals \$98,570, which matches what you are saying.

Mr. McCommon stated that is the extra maintenance. The \$239 everybody pays, not just your community. There is an extra \$200+ specific to your community because of the additional cost of the stormwater and so forth.

Mr. Shackleford stated we are going to pay \$505 a lot this year and it is going up to \$700+ next year. The math doesn't work out for me. I don't understand why our bill is going up \$200+ this year to double to \$500+ then it is going up another third next year, yet we have an additional 400 lots being built that you are receiving the tax dollars on that 400 lots.

Mr. Perry stated the notice you received was an estimate of \$505. If you look at it this way, each of the lots within LPGA pays \$239 and that funds the administrative cost, the I-95 interchange, all the other costs associated with gopher tortoises, electricity, everybody pays that \$239. The Preserve is going to pay an addition \$101,000 related to landscaping and so forth divided by 471 lots is approximately \$200 so that \$200 added to the \$239 gets you to \$439. There is approximately \$100,000 we have estimated related to the stormwater system, hopefully, that number will come down but if it stays at \$100,000 again divided by 471 it is approximately \$200. Your assessment will then go from \$440 to \$640. It follows the notice and that is the math.

Mr. McCommon stated we won't know that number until we have a year of maintenance on the stormwater management system.

Mr. Perry stated it is such a high cost we are going to go out for bids for the annual maintenance.

Mr. Shackleford stated if I understand it right, LPGA pays \$200+ a year, and we pay \$200+ a year. Now we have to pay another \$100,000 to maintain the mowing because the pond aquatic system is separate.

Mr. Perry stated just the plant materials and so forth.

Mr. Shackleford asked how does that work out for me? I'm looking at \$100,000 to mow six ponds.

Mr. Perry stated it is not just the ponds, it is all the common areas within your community.

A resident asked don't we also pay the HOA to maintain portions of that mowing as well?

Mr. von der Osten stated it is quite a jigsaw puzzle. I have had Lennar put together a color-coded map, which we are still refining because there are so many slivers of HOA property and CDD property it gets very confusing.

A resident stated we are paying \$100,000 to the CDD to maintain a certain area plus we are paying the HOA for maintenance to mow another area. None of this was told to us when we purchased our homes. We were only given the HOA monthly and yearly we were not told it was going to double our taxes for the CDD nor go up to \$700 in another year and where is the cutoff because we are talking doubling now, going to \$700 and what are you going to tell us in two years, it's going to \$1,000? I think that is where we are all worried about.

Mr. Rountree stated there is a lot more going on besides mowing, there is tree trimming, fertilizer, pest control, plant replacement of annuals, irrigation.

Mr. Frank stated since they are building another phase, have you been shown the plans are they using the same very expensive water treatment system? Do you have any say or approval of that before they get approval?

Mr. Perry stated that is under the water management district and the permitting in the community.

Mr. Frank stated then you have no say that they could put this system in.

Mr. Perry stated no. Any developer is going to try to work with the water management district and try to get the most cost-efficient system they can, because it does come out of their pocket too. You have to pay the ongoing maintenance, which this system is a lot more expensive than a traditional system.

Mr. von der Osten stated I had a conversation last week with the CDD engineer and Phase 2 has seven lakes just as the first phase does and as far as I know they aren't planning the same

system; it will be entirely different. Right now, you are looking at the \$101,000 for landscape maintenance, ponds, irrigation; the proposal for one-year of maintenance for Phase A, the first phase, is \$98,000 so now you are looking at \$98,000 plus the \$101,000. Phase 2 seven more lakes seven more floating mats to maintain. They are now aware of an alternative system; it is still not a traditional system, but it eliminates the mats, it treats them at the outfall weir where it overflows. I don't know that system either but he was familiar with it so I don't know if it has a higher capital cost upfront or lower maintenance cost. I don't know if we can explore that option. It is already permitted so it is something Lennar would have to do.

Mr. Frank asked can't you at least send a letter to the water management district and say we object to this system, there must be a better more economical one, long term for the taxpayers. There are a million things you can do after something has been permitted to object to it.

Mr. McCommon asked can we ask St. Johns if there is an alternative?

Mr. Perry stated we can always ask.

Mr. McCommon stated I also encourage you as part of the homeowner's association to come together and have a united front. You might have some type of leverage with Lennar that what they are burdening you with regarding these costs they may not be considering or would reconsider. We don't have any rule over them to do that.

Mr. Shackleford stated you have answered my question on that. I do have a couple specific invoices I want to question. You installed three trees that died on the boulevard and paid \$2,800. Those trees weren't even a year old and should have had some kind of warranty, but we paid for three trees again. I had one replaced in my yard and they gave me the tree and I paid for the install. Under service address where the work was done, they are blank on most of them. You may want to start filling out that part so whoever is approving these invoices will know where the work was done. In general, I hope we can do better on this ongoing thing because the aquatic system is separate from the lawn mowing.

Mr. Rountree stated the trees were damaged in a storm and were put back up and didn't make it. As far as the invoicing I will address that with accounts billable because they should have a location where certain work was done. As far as the mowing it is not done just every other week, we are doing it as often as we can possibly do it to try to keep up with it. In some cases it is done weekly in other cases depending on the weather and conditions because some of those areas get extremely wet and we can't mow them without doing damage then you are more or less on an

every other week. But they have been mowed a lot more than just every other week. That is not the way it was bid but that is the way we are doing it even though we are not getting additional payment.

Mr. von der Osten stated there are additional buffers that were not in the original bid because there are so many slivers of land that belong to the HOA and CDD. This year we discovered several areas that were not in any bids that are being added in and planned on for 2024.

A resident asked who is going to be responsible for footing the bill of Grand Champion Drive finally being paved through our front entrance?

Mr. von der Osten stated if you are talking about the extension of Grand Champion Boulevard where the new light is, that cul-de-sac will tie into the Preserve. The main boulevard is being funded by the bonds and the landscaping will be maintained by the CDD, however the roads are maintained by the city. The CDD is only responsible for the upgraded landscaping, lighting, signage.

Ms. Buchanan stated just to add on. They didn't issue enough bonds to pay for all those improvements, Lennar has an obligation to complete the improvements, the CDD doesn't come out of pocket for additional work.

Mr. Perry stated one other note regarding landscaping, we have talked about this at prior meetings, we will be going out for proposals probably in the October/November timeframe.

Mr. Shackelford asked why is this meeting at 1:00 p.m. during the week?

Mr. Perry stated I have been with this district 15 years and originally we had night meetings and have two people show up, no people show up, we had them at the Holiday Inn, we had more people show up. Unfortunately, they have gotten pricey compared to here, so we relocated it here. My experience is that other than the budget meetings we hardly ever had any residents.

A resident asked is there going to be a cap off? Right now, it is proposed at \$500 then \$700. Is it going to stop or just going to keep going?

Mr. Perry stated from the best I can see right now, it will probably end up around the \$700 amount based on what we know today.

On MOTION by Mr. Kilian seconded by Mr. Brown with all in favor the public hearing was closed.
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**A. Consideration of Resolution 2023-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024**

On MOTION by Mr. McCarthy seconded by Mr. Kilian with all in favor Resolution 2023-07 was approved.

**B. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024**

On MOTION by Mr. McCarthy seconded by Mr. Brown with all in favor Resolution 2023-08 was approved.

**SIXTH 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 – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024**

Mr. Perry stated the only thing I ask is that we consider at our July 24<sup>th</sup> meeting to have that as an evening meeting at 6 p.m. or 7 p.m.

It was the consensus of the board to have the July meeting at 6:00 p.m.

On MOTION by Mr. McCarthy seconded by Mr. Kilian with all in favor the fiscal year 2024 meeting schedule was approved reflecting the following dates: November 15, 2023, January 24, 2024, March 27, 2024, May 22, 2024, July 24, 2024, and September 15, 2024.

**D. Field Operational Manager**

Mr. von der Osten stated I sent an addendum to the lake management contract. Can we piggyback under the existing agreement?

Mr. Perry stated yes, I believe I have already signed it since the rate was consistent.

Mr. McCommon stated a few months ago we discussed hurricane charges and potential relief. Has that been resolved?

Mr. von der Osten stated they closed the new application process but there is possibly a window to still get it in. I don't have the answer now.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisors Requests and Public Comments**

Mr. Workowski stated we all live here and pay the same taxes.

Mr. Geiger asked on the pond maintenance wouldn't it have been better to replace them with fountains? Wouldn't that take care of the same thing?

Mr. von der Osten stated the fountains work for irrigation adding oxygen back into the water and help control algae growing. I do have some documents now on these mats and I will post the to the website so you can read them and get educated as to what is going on with these things. The plants they plant have a very large underwater root structure absorbing the nutrients, the fertilizers, the heavy metals, the kinds of things that are in the water and not allowing it to escape outside the pond because the runoff from the roads is going into the ponds. The whole key is to trap those contaminants at the lake level. How they remove it from the lake is to remove the plants and replacing it with new plants. In concept it sounds like a great system, the reality is you deal with the cost and weeds.

A resident asked can nothing be put into the lakes to help absorb that contamination.

Mr. von der Osten stated that is the alternative system, which is installed at the outfall. It is like a water filter at the outfall.

## **EIGHTH ORDER OF BUSINESS**

### **Approval of Check Register**

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the check register was approved.

## **NINTH ORDER OF BUSINESS**

### **Financial Statements as of July 31, 2023**

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

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday,  
September 27, 2023 at 1:00 p.m. at the  
Fairfield by Marriott Daytona Beach**

Mr. Perry stated the next scheduled meeting is September 27, 2023 at 1:00 p.m. in the same location.

On MOTION by Mr. Kilian seconded by Mr. McCarthy with all in favor the meeting adjourned at 2:20 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## *FOURTH ORDER OF BUSINESS*

## **INDIGO COMMUNITY DEVELOPMENT DISTRICT**

### **REQUEST FOR PROPOSAL NUMBER 2018-001 LANDSCAPE MAINTENANCE SERVICES**

#### **EVALUATION CRITERIA**

**1. Personnel (20 points maximum)**

(E.g., skill set and experience of key management and assigned personnel, particularly the project manager, present ability to manage this project; proposed staffing levels, etc. Skill set includes certifications, technical training, and experience with similar projects.)

**2. Experience (20 points maximum)**

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance in other contracts; character, integrity, reputation of respondent, etc.)

**3. Understanding of Scope of Work (20 points maximum)**

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" performance included?

**4. Financial Capability (15 points maximum)**

Demonstrate financial resources and stability as a business entity, necessary to implement and execute the services required. Provide past three years of Annual Revenues and Net Worth and an Asset listing. If all financial information is not provided, Proposer will earn no more than five (5) points.

**5. Price (15 points maximum)**

20 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial term of the contract. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.

**6. Geographic Location (10 points)**

5 points will be awarded to any Proposer whose principal office/headquarters is located at an address within Volusia County, Florida, as such principal/headquarters office is listed on the last annual report filed with the Florida Department of State, Divisions of Corporations prior to October 2014. Proposers whose principal/headquarters is not located within Volusia County, Florida, will not be awarded any points for this category.

## *SEVENTH ORDER OF BUSINESS*

# Indigo

## Community Development District

### Summary of Invoices

August 14, 2023 to September 17, 2023

Fund	Date	Check No.'s		Amount
General Fund	8/22/23	5068-5069	\$	54,984.04
	8/28/23	5070-5071	\$	3,286.90
	9/5/23	5072-5077	\$	29,050.72
	9/11/23	5078-5080	\$	10,604.18
			\$	97,925.84
Payroll	<u>August 2023</u>			
	John McCarthy	50640	\$	184.70
	Kenneth Workowski	50641	\$	184.70
	Kevin Kilian	50642	\$	184.70
	Mark McCommon	50643	\$	159.70
	Ronald Brown	50644	\$	184.70
			\$	898.50
			\$	98,824.34

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/22/23	00160	6/01/23 27949	202306 330-53800-46000		*	1,500.00	
		MTHLY MNT FOUNT 1-4 JUN23					
		8/01/23 28053	202308 330-53800-46900		*	4,185.30	
		CONSRV.EASE.MAINT.UDRBRSH					
		8/01/23 28054	202308 330-53800-46000		*	1,500.00	
		MTHLY MNT FOUNT 1-4 AUG23					
		8/01/23 28055	202308 330-53800-46200		*	1,995.00	
		MONTHLY MOWING AUG23					
		8/01/23 28056	202308 330-53800-46200		*	36,652.35	
		MTHLY GROUNDS MAINT AUG23					
		8/01/23 28056	202308 320-53800-46200		*	4,410.00	
		MTHLY GROUNDS MAINT AUG23					
		8/01/23 28056	202308 330-53800-46600		*	551.25	
		PRESS WASH 4 MONUMENT AUG					
		8/01/23 28056	202308 330-53800-47000		*	3,780.00	
		MTHLY OAK TRIMMING AUG23					
			TEAM ROUNTREE, INC.				54,573.90 005068
8/22/23	00130	8/17/23 90185921	202308 320-53800-49000		*	205.07	
		RENT STORAGE 08/17-09/16					
		8/17/23 90185921	202308 330-53800-49000		*	205.07	
		RENT STORAGE 08/17-09/16					
			WILLIAMS SCOTSMAN, INC.				410.14 005069
8/28/23	00034	8/10/23 18319451	202308 320-53800-46000		*	292.50	
		RPLC 2 PHOTOEYE/ROTOR TMR					
			COURTEAUX ELECTRIC, INC.				292.50 005070
8/28/23	00160	7/01/23 28002	202307 320-53800-46000		*	1,500.00	
		MTHLY MNT FOUNT 1-4 JUL23					
		7/17/23 28069	202307 330-53800-63100		*	744.40	
		RMV/RPLC 6SOIL/344 COLEUS					
		8/10/23 28082	202308 340-53800-63100		*	750.00	
		INSTALL 1-65GAL OAK					
			TEAM ROUNTREE, INC.				2,994.40 005071
9/05/23	00015	9/01/23 PSI01012	202309 320-53800-46800		*	441.73	
		LAKE/WETLAND SRVCS-SEP23					
		9/01/23 PSI01029	202309 330-53800-46800		*	4,163.40	
		LAKE/WETLAND SRVCS-SEP23					
			SOLITUDE LAKE MANAGEMENT LLC				4,605.13 005072
9/05/23	00181	8/31/23 3268368	202307 310-51300-31500		*	576.00	
		CONFER/REV ASMNT NOTICE					
			KUTAK ROCK LLP				576.00 005073
			INDI INDIGO	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/05/23	00184	9/01/23 57442	202309 340-53800-49000	ENTRY FOUNT MAINT SEP23	*	100.00	
				PURE POOL SOLUTIONS			100.00 005074
9/05/23	00031	8/31/23 7556	202308 330-53800-46000	LPGA MTHLY REPAIRS/MAINT	*	567.74	
		8/31/23 7556	202308 320-53800-46000	I-95 TSTING/RPLCING BULBS	*	45.00	
				SKY'S THE LIMIT HANDYMAN SVCS, INC.			612.74 005075
9/05/23	00159	8/31/23 23-650	202308 330-53800-12000	SITE MGMT SERVICES AUG23	*	2,650.00	
		8/31/23 23-901	202309 310-51300-44000	OFFICE LEASE SEP23	*	500.00	
				SOLARIS MANAGEMENT INC.			3,150.00 005076
9/05/23	00160	8/01/23 28065	202308 340-53800-46200	PRESERVE-GRND MAINT AUG23	*	8,452.00	
		8/09/23 28110	202308 320-53800-46100	IRRIGATION-VALVE RPLC-MED	*	1,704.85	
		8/15/23 28098	202308 330-53800-46100	RPLC 4 PGP ROTOR/16POP UP	*	1,006.00	
		8/18/23 28111	202308 320-53800-46100	RUN NEW WIRE DUE TO LGHTN	*	1,137.00	
		8/22/23 28105	202308 330-53800-63100	INSTALL 26 OLEANDERS-MED.	*	377.00	
		8/22/23 28112	202308 320-53800-46100	RPLC TIMER BATTERY-OVRPSS	*	4,005.00	
		8/23/23 28113	202308 320-53800-63100	SW QUAD-RPLC MINIMA JASMN	*	1,890.00	
		8/23/23 28113	202308 320-53800-63100	SE QUAD-RPLC MINIMA JASMN	*	1,435.00	
				TEAM ROUNDTREE, INC.			20,006.85 005077
9/11/23	00093	9/01/23 255	202309 310-51300-34000	MANAGEMENT FEES SEP23	*	4,943.75	
		9/01/23 255	202309 310-51300-35200	WEBSITE ADMIN SEP23	*	100.00	
		9/01/23 255	202309 310-51300-35100	INFORMATION TECH SEP23	*	233.33	
		9/01/23 255	202309 310-51300-31300	DISSEMINATION FEE SEP23	*	550.00	
		9/01/23 255	202309 310-51300-51000	OFFICE SUPPLIES	*	22.74	
		9/01/23 255	202309 310-51300-42000	POSTAGE	*	3.36	

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/01/23 255 COPIES	202309 310-51300-42500		*	180.00	
				GOVERNMENTAL MANAGEMENT SERVICES			6,033.18 005078
9/11/23 00182		9/11/23 496987 COUNT VIII JDGMMT/AFFIDAV	202308 310-51300-31500		*	3,071.00	
				MESSER CAPARELLO, P.A.			3,071.00 005079
9/11/23 00160		5/01/23 27869 MTHLY FOUNT MNT 1-4 MAY23	202305 330-53800-46000		*	1,500.00	
				TEAM ROUNTREE, INC.			1,500.00 005080
TOTAL FOR BANK A						97,925.84	
TOTAL FOR REGISTER						97,925.84	

INDI INDIGO

TVISCARRA

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

386-274-4050 FAX 386-236-1270

# Invoice



Team  
Roun ree

www.teamroutree.net

COPY

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

6/1/2023

Invoice #

27949

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

Description	Amount
<u>Monthly Maintenance for Fountains 1 - 4</u> #160 330-38-46	1,500.00
Thank you for choosing Team Rountree!	<b>Total</b> \$1,500.00



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](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>Service Address</b>

Date	Invoice #
8/1/2023	28053

**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> #160 770-38469	4,185.30
<div>RECEIVED AUG 01 2023 BY: _____</div>	
Thank you for choosing Team Rountree!	<b>Total</b> \$4,185.30

**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


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

**COPY**

Date	Invoice #
8/1/2023	28054

<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
Monthly Maintenance for Fountains 1 - 4  #160 386-578-46	1,500.00  
Thank you for choosing Team Rountree!	<b>Total</b> \$1,500.00

**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

# Invoice



[www.teamroutree.net](http://www.teamroutree.net)


**Date**

8/1/2023

**Invoice #**

28055

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

Description	Amount
Monthly Mowing #160 370-518-462	1,995.00
	
Thank you for choosing Team Rountree!	<b>Total      \$1,995.00</b>

**We accept Visa, MasterCard & Discover**

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

386-274-4050 FAX 386-236-1270

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

8/1/2023

Invoice #

28056

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

Description	#160 <sup>nd</sup>	Amount
Monthly Contract Grounds Maintenance - Community	330-578-462	\$36,652.35 40,432.35
Monthly Contract Grounds Maintenance - I-95 Overpass	320-578-462	\$4410.00 4,410.00
Monthly Charge for Pressure Washing of Four Monuments	330-578-466	\$ 551.25 551.25
Mthly Oak Trimming Aug 23	330-578-47	\$3780.00
		RECEIVED AUG 01 2023
Thank you for choosing Team Rountree!		Total \$45,393.60

We accept Visa, MasterCard & Discover



# WILLSCOT

4646 E VAN BUREN ST  
PHOENIX, AZ 85008-6927

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

2437



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



## INVOICE

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9018592138	8/17/2023	028	DUE NOW
PAYMENT DUE		\$410.14		
INVOICE DUE DATE		8/17/2023		

### BRANCH:

ORLANDO  
801 JETSTREAM DRIVE  
ORLANDO FL 32824-7109  
(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	8/17/2023 - 9/16/2023	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>

#170  
220-578-44 \$205.07  
230-578-44 \$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 #:** 9018592138  
**Due Date:** 8/17/2023  
**Customer:** INDIGO COMMUNITY DEVELOPMENT DISTR  
**Customer #:** 10447642

### PLEASE REMIT TO:

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

COURTEAUX ELECTRIC INC.

85 N YONGE ST  
ORMOND BEACH FL 32174

Phone (386) 672-4900

Fax (386) 676-7472

# INVOICE

Date	Invoice #
8/10/2023	18319451

Bill To
Indigo Community Development District 1408 Hamlin Ave Unit E St Cloud FL 34771

**RECEIVE**  
AUG 22 2023  
BY: \_\_\_\_\_

Terms	JOB NAME
Due on receipt	LPGA (OVERPASS LIGHTS)

Description	Qty	Rate	Amount
-lights on east side not working (replaced 2 photoeyes and 1 rotor timer)  #76 320-53800-46000		292.50	292.50
<b>Total</b>			\$292.50
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$292.50

**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](http://www.teamroutree.net)


**Date**

7/1/2023

**Invoice #**

28002

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

Description	Amount
<u>Monthly Maintenance for Fountains 1 - 4</u> #160 330-528 46	1,500.00  
Thank you for choosing Team Rountree!	<b>Total            \$1,500.00</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 Service-CF, LLC 1408 Hamilton Ave. Unit E St. Cloud, FL 34771

Service Address
The Preserve

Date	Invoice #
7/17/2023	28069

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

Description	Amount
Removed flowers and replaced; put down (6) bags of potting soil and planted (344) Coleus mix	
Flowers	636.40
Soil	108.00
#160 330-53800-63100	
Thank you for choosing Team Rountree!	
	<b>Total</b> \$744.40

We accept Visa, MasterCard & Discover

RECEIVED  
AUG 02 2023  
BY:

RECEIVED  
AUG 22 2023  
BY:



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 Service-CF, LLC  
1408 Hamlin Ave., Unit E  
St. Cloud, FL 34771

Service Address

The Preserve - ICDD

Invoice



www.teamrountree.net

Date

8/10/2023

Invoice #

28082

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

Description	Amount
Installed (1) 65 gal. Oak	750.00
#160 330-53800-63100	
Thank you for choosing Team Rountree!	Total \$750.00

We accept Visa, MasterCard & Discover

RECEIVED  
AUG 10 2023  
BY: \_\_\_\_\_

RECEIVED  
AUG 22 2023  
BY: \_\_\_\_\_

# SOLITUDE

LAKE MANAGEMENT

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088



## INVOICE

Page: 1

Invoice Number: PSI010128  
Invoice Date: 9/1/2023

Bill  
To: Lpga I95 Interchange  
Indigo Community Development District  
1408 Hamlin Ave Unit E  
Saint Cloud, FL 34771

Ship  
To: Lpga I95 Interchange  
Indigo Community Development  
1408 Hamlin Ave Unit E  
St Cloud, FL 34771

Ship Via  
Ship Date 9/1/2023  
Due Date 10/1/2023  
Terms Net 30

Customer ID 8028  
P.O. Number  
P.O. Date 9/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 Lpga I95 Interchange-Lake-ALL		1	1	441.73	441.73

#15  
320-53800-46800  
Lake/Wetland Srvcs Sep23

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 441.73

**Subtotal:** 441.73  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 441.73

# SOLITUDE

LAKE MANAGEMENT

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088



## INVOICE

Page: 1

Invoice Number: PSI010297  
Invoice Date: 9/1/2023

Bill  
To: Indigo CDD  
C/O Solaris Management Service  
1408 Hamlin Ave Unit E  
Saint Cloud, FL 34771

Ship  
To: Indigo CDD  
C/O Solaris Management Service  
1408 Hamlin Ave Unit E  
St Cloud, FL 34771  
United States

Ship Via  
Ship Date 9/1/2023  
Due Date 10/1/2023  
Terms Net 30

Customer ID 7830  
P.O. Number  
P.O. Date 9/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,163.40	4,163.40
September Billing					
9/1/2023 - 9/30/2023					
Indigo Cdd North -Lake-ALL					
Indigo Cdd North -Lake-ALL					

#15  
330-53800 - 46800

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 4,163.40

**Subtotal:** 4,163.40  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 4,163.40

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

#181  
716-517 715

Mr. Jim Perry  
Indigo CDD  
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

**ACH/Wire Transfer Remit To:**

ABA # [REDACTED]

First National Bank of Omaha

Kutak Rock LLP

A/C # [REDACTED]

Reference: Invoice No. 3268368

Client Matter No. 10823-1

Notification Email: eftgroup@kutakrock.com



Invoice No. 3268368  
10823-1

---

**Re: General****For Professional Legal Services Rendered**

07/11/23	K. Buchanan	0.20	64.00
07/31/23	K. Buchanan	1.60	512.00

Confer with district manager  
Review mailed and published  
assessment notices; review legal  
description for notice

**TOTAL HOURS 1.80****TOTAL FOR SERVICES RENDERED \$576.00****TOTAL CURRENT AMOUNT DUE \$576.00**





License Number  
CPC1459731

info@purepoolsolutionsfl.com

200 S. Nova Road  
Suite A  
Ormond Beach, FL  
32174

386-676-3179

## Invoice

Date	Invoice #
9/1/2023	57442

### Bill To

Indigo Community Development District  
1408 Hamlin Ave. Unit B  
St. Cloud, FL 34771



Remit Payment to: Pure Pool Solutions	All invoices are net 20 days from date of invoice. A 1.5 % interest charge per billing period will be applied for past due invoices.	Due Date
		Due upon receipt of invoice

Quantity	Description	Rate	Amount
1	Preserve at LPGA Service for Entry Fountain Sales Tax	100.00 6.50%	100.00 0.00
<p>Entrance fountain at the Preserve Royal County Blvd &amp; LPGA Blvd</p> <p>#184 240 330-5380-49000</p> <p>(This will be a monthly invoice) to the ICDD</p>			

The Pure Pool Solution team thanks you for the opportunity to serve you.

Please leave us a review on: Google and Nextdoor

Total Open Balance	\$600.00
Invoice Total	\$100.00

**Sky's the Limit Handyman Service, Inc.**

1507 S. Central Ave.  
Flagler Beach, FL 32136

**Invoice**

DATE	INVOICE #
8/31/2023	7556

<b>BILL TO</b>
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771



P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. August jobs in the Community of LPGA International and Grande Champion.		
	August / Monthly maintenance of all four fountains and it's surrounding areas in the LPGA International Community.	130.00	130.00
	Monthly maintenance of ground lighting and streetlights throughout the LPGA International Community.	250.00	250.00
	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
13	Gallon Chlorine	3.98	51.74
<div>#91 LPGA Mthly Repairs/Maint</div> <div>330-53800-46000 ( LPGA Community total: \$567.74 )</div>			
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 #
8/31/2023	7556

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. 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
	<div>320-53800 - 46000 ( I-95 Overpass Total \$45.00 )</div> <div>I-95 Testing/Replacing Bulbs</div>		
Please make check payable to STLHS Inc.		<b>Total</b>	\$612.74

Description	Amount
Monthly <u>S</u> ite <u>M</u> anagement <u>F</u> ee <u>August 2023</u>	\$ 2,650.00
	\$ 2,650.00






Solaris Management Inc.  
P.O.Box 3496  
Ponte Vedra Beach FL 32004  
(386) 868-1414 Office

±159  
Office Lease Sep23  
310-113-44

## INVOICE

Date	Invoice #
8/31/2023	23-901

Bill To:	
Indigo Community Development District c/o Governmental Management Services 1408 Hamlin Avenue, Unit E St Cloud FL 34771	

Description	Amount
Monthly Office Rent – September 2023 Suite 102 1452 N US Hwy 1 Ormond Beach FL 32174	\$ 500.00
	\$ 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 Service, CF, LLC  
1408 Hamlin Ave., Unit E  
St. Cloud, FL 34771

## Service Address

The Preserve at LPGA

Date

8/1/2023

Invoice #

28065

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

Description	Amount
Monthly costs for Grounds Maintenance	7,122.00
Monthly costs for Fertilization/PC for lawn and shrub	410.00
Monthly costs for Irrigation Inspections and Adjustments	410.00
Monthly cost for Mulch Application	335.00
Monthly cost for Annual Flower Rotation	175.00
<div>#160 380-53800-46200 Preserve Aug 23</div>	
Thank you for choosing Team Rountree!	Total \$8,452.00

RECEIVED  
SEP 01 2023  
BY: \_\_\_\_\_

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
1-95

Date	Invoice #
8/9/2023	28110

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

Description	Amount
Valve Replacements <i>IRRIGATION - MEDINGS</i>  #160 <i>320 - 53800 - 46100</i>	\$1,704.85
<div>RECEIVED SEP 01 2023 BY _____</div>	
Thank you for choosing Team Rountree!	Total \$1,704.85

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

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

Service Address
ICDD at Grand Champion GRAND CHAMPION BVD. CHAMPION RIDGE DR.

Date	Invoice #
8/15/2023	28098

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

Description	Amount
Performed complete monthly inspection: Replaced (4) PGP rotors Replaced (16) 6" pop-ups Flushed, nozzled, adjusted and programmed controller	1,006.00
<div>#160 330-53800-46100</div>	
<div>RECEIVED SEP 01 2023 BY: _____</div>	
Thank you for choosing Team Rountree!	Total \$1,006.00

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:**

I-95

# Invoice



[www.teamroutree.net](http://www.teamroutree.net)

Date

8/18/2023

Invoice #

28111

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

Description	Amount
Running of new wire due to lightning strike	1,137.00
#160 320 - 53800 - 46100	RECEIVED SEP 01 2023 BY
Thank you for choosing Team Rountree!	Total \$1,137.00

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
LPGA Blvd Main Entrance - CHAMPIONS DR / LPGA Blvd

Date	Invoice #
8/22/2023	28105

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

Description	Amount
Installed (26) Oleanders on medium by the main entrance	377.00
<div>#160 330-53800-63100</div> <div>RECEIVED SEP 01 2023 BY _____</div>	
Thank you for choosing Team Rountree!	Total \$377.00

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, LLC 1408 Hamlin Ave., Unit E St. Cloud, FL 34771

Service Address:
1-95

Date	Invoice #
8/22/2023	28112

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

Description	Amount
Replacement of battery operated timers across the top of the overpass	4,005.00
<div>#60 320-53800-46100</div> <div>RECEIVED SEP 01 2023 By: _____</div>	
Thank you for choosing Team Rountree!	Total \$4,005.00

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](http://www.teamroutree.net)

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

Date	Invoice #
8/23/2023	28113

<b>Service Address</b>
I-95

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

Description	Amount
South West Quad - Replacement of Minima Jasmine	1,890.00
South East Quad - Replacement of Minima Jasmine	1,435.00
<div>#160 320-53800-63100</div>	
<div>RECEIVED SEP 01 2023 BY: _____</div>	
<b>Total</b>	<b>\$3,325.00</b>

We accept Visa, MasterCard & Discover



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 255**Invoice Date:** 9/1/23**Due Date:** 9/1/23**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 - September 2023	310.513.34		4,943.75	4,943.75
Website Administration - September 2023	352		100.00	100.00
Information Technology - September 2023	351		233.33	233.33
Dissemination Agent Services - September 2023	313		550.00	550.00
Office Supplies	51		22.74	22.74
Postage	42		3.36	3.36
Copies	425		180.00	180.00
<b>Total</b>				<b>\$6,033.18</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$6,033.18</b>

MESSER CAPARELLO, P.A.  
2618 CENTENNIAL PLACE  
TALLAHASSEE, FLORIDA 32308  
TELEPHONE (850)222-0720  
E.I.N. 59-2921100

INDIGO COMMUNITY DEVELOPMENT DISTRICT

\*182  
310-517 213

Page: 1  
09/11/2023  
Account No: 6008-26430  
Invoice No: 496987

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL



Fees

			Hours	
08/08/2023	DMS	Email to Buchanan on status.	0.20	
08/16/2023	DMS	Prepare for hearing; emails on same.	0.50	
08/17/2023	DMS	Hearing preparation; conference with Buchanan; attend hearing; follow-up research regarding impact of notice of lis pendens.	2.50	
08/21/2023	DMS	Prepare motion for summary judgment as to Count VIII only, emails on same; revise Perry Affidavit.	3.30	
08/28/2023	DMS	Finalize draft motion for summary judgment on Count VIII.	1.10	
08/30/2023	DMS	Research regarding escheatment deed and effect of notice of lis pendens.	0.70	
		For Current Services Rendered	8.30	3,071.00

Recapitulation

Timekeeper	Hours	Rate	Total
DOUG SMITH	8.30	\$370.00	\$3,071.00

Total Current Work 3,071.00

Previous Balance \$4,246.00

Payments

06/27/2023 Payment Received, Thank You. -4,246.00

Balance Due \$3,071.00

Your trust account balance is

Opening balance \$518.00  
Closing balance \$518.00

Please Remit \$3,071.00

INDIGO COMMUNITY DEVELOPMENT DISTRICT

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

Page: 2  
09/11/2023  
Account No: 6008-26430  
Invoice No: 496987

ALL INVOICES DUE UPON RECEIPT.  
TO PAY ONLINE USE THE FOLLOWING LINK:  
<https://messercapareello.securepayments.cardpointe.com/pay?total=0.00>  
THANK YOU FOR YOUR PROMPT PAYMENT.

**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

**COPY**

**Date**


5/1/2023

**Invoice #**

27869

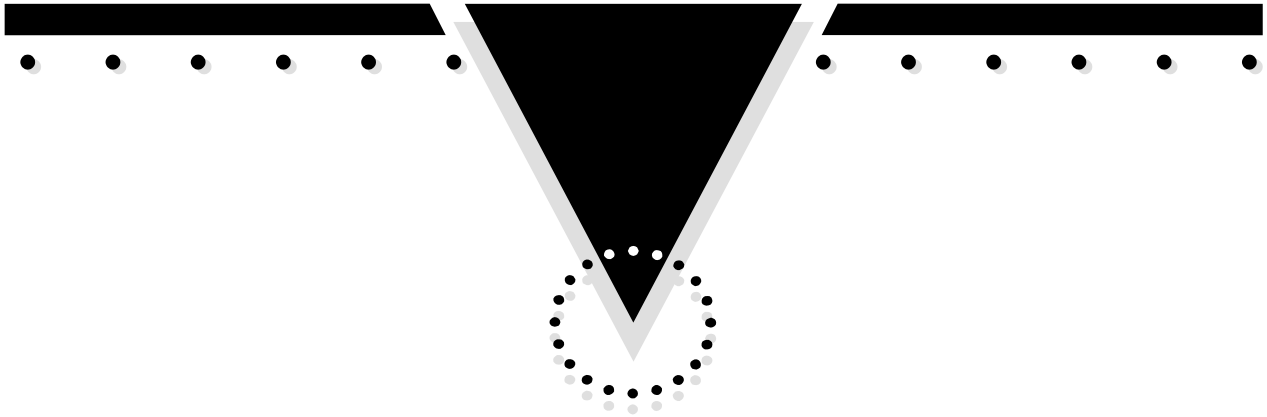
**Service Address**

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

Description	Amount
<u>Monthly Maintenance for Fountains 1 - 4</u>  \$160 330-578-46	1,500.00  
Thank you for choosing Team Rountree!	<b>Total</b> \$1,500.00

**We accept Visa, MasterCard & Discover**

*EIGHTH ORDER OF BUSINESS*



# **Indigo**

## **Community Development District**

**Unaudited Financial Reporting**  
**August 31, 2023**



# 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 August 31, 2023

<b>Assets</b>	<u>Governmental Funds</u>			<u>Account Groups</u>		<u>Totals</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>General</u> <u>Fixed Assets</u>	<u>General Long-</u> <u>Term Debt</u>	(memorandum only) <u>2023</u>
Cash	\$444,013	---	---	---	---	\$444,013
Investments						
Custodial Operating Account	\$311,322	----	----	----	----	\$311,322
State Board of Administration - Operating	\$8,352	----	----	----	----	\$8,352
State Board of Administration - Reserve	\$568,257	----	----	----	----	\$568,257
Series 1999A						
Reserve Account	---	\$80,675	---	---	---	\$80,675
Revenue Account	---	\$49,403	---	---	---	\$49,403
Construction	---	----	\$152,145	----	----	\$152,145
Series 1999C						
Reserve Account	---	\$59,586	---	---	---	\$59,586
Revenue Account	---	\$1,369,682	---	---	---	\$1,369,682
Redemption Account	---	\$790,936	---	---	---	\$790,936
Remedial Expenditure	---	\$0	---	---	---	\$0
Series 2005						
Reserve Account	---	\$62,305	---	---	---	\$62,305
Escrow Deposit Fund	---	\$10,191	---	---	---	\$10,191
Revenue Account	---	\$742,681	---	---	---	\$742,681
Remedial Expenditure	---	\$0	---	---	---	\$0
Series 2021						
Reserve Account	---	\$78,307	---	---	---	\$78,307
Revenue Account	---	\$52,164	---	---	---	\$52,164
Construction	---	----	\$2,244	----	----	\$2,244
Fixed Assets	---	----	----	\$8,305,270	----	\$8,305,270
Amount Available/Long-Term Debt	---	----	----	----	\$3,295,930	\$3,295,930
Amount to be Provided/Long Term Debt 1999A	---	----	----	----	\$464,922	\$464,922
Amount to be Provided/Long Term Debt 1999C	---	----	----	----	\$4,439,796	\$4,439,796
Amount to be Provided/Long Term Debt 2005	---	----	----	----	\$5,154,823	\$5,154,823
Amount to be Provided/Long Term Debt 2021	---	----	----	----	\$2,684,529	\$2,684,529
<b>Total Assets</b>	<b>\$1,331,945</b>	<b>\$3,295,930</b>	<b>\$154,389</b>	<b>\$8,305,270</b>	<b>\$16,040,000</b>	<b>\$29,127,534</b>
<b>Liabilities</b>						
Accounts Payable	\$28,417	----	----	----	----	\$28,417
Accrued Principal Payment 1999C	---	\$1,590,000	----	----	----	\$1,590,000
Accrued Interest Payment 1999C	---	\$5,075	----	----	----	\$5,075
Accrued Principal Payment 2005	---	\$820,000	----	----	----	\$820,000
Accrued Interest Payment 2005	---	\$2,486,294	----	----	----	\$2,486,294
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
<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	---	\$130,078	----	----	----	\$130,078
Restricted for Debt Service 1999C	---	\$625,129	----	----	----	\$625,129
Restricted for Debt Service 2005	---	(\$2,491,117)	----	----	----	(\$2,491,117)
Restricted for Debt Service 2021	---	\$130,471	----	----	----	\$130,471
Restricted for Capital Projects 1999A/B	---	----	\$152,145	----	----	\$152,145
Restricted for Capital Projects 2021	---	----	\$2,244	----	----	\$2,244
Assigned for General Fund	\$450,000	----	----	----	----	\$450,000
Unassigned General Fund	\$853,528	----	----	----	----	\$853,528
<b>Total Liabilities, Fund Equity</b>	<b>\$1,331,945</b>	<b>\$3,295,930</b>	<b>\$154,389</b>	<b>\$8,305,270</b>	<b>\$16,040,000</b>	<b>\$29,127,534</b>



# INDIGO

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures As of August 31, 2023

	General Fund Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
<b>REVENUES:</b>				
Maintenance Assessments	\$653,640	\$653,640	\$619,968	(\$33,672)
City of Daytona Funding	\$8,100	\$8,100	\$8,775	\$675
Interest Income	\$3,000	\$2,750	\$50,401	\$47,651
<b>TOTAL REVENUES</b>	<b>\$664,740</b>	<b>\$664,490</b>	<b>\$679,143</b>	<b>\$14,653</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$11,000	\$6,600	\$4,400
FICA Expense	\$918	\$842	\$505	\$337
Engineering	\$5,000	\$4,583	\$0	\$4,583
Attorney	\$32,000	\$29,333	\$15,152	\$14,181
Annual Audit	\$6,100	\$6,100	\$4,515	\$1,585
Arbitrage	\$1,350	\$1,350	\$1,350	\$0
Trustee	\$8,500	\$8,130	\$8,130	\$0
Dissemination Agent	\$6,600	\$6,050	\$6,050	\$0
Special Assessment Roll Preparation	\$20,000	\$20,000	\$20,000	\$0
Management Fees	\$59,325	\$54,381	\$54,381	\$0
Information Technology	\$2,800	\$2,567	\$2,567	\$0
Website Administration	\$1,200	\$1,100	\$1,100	\$0
Telephone	\$300	\$275	\$79	\$196
Postage	\$1,000	\$917	\$184	\$733
Insurance	\$26,050	\$26,050	\$23,668	\$2,382
Printing & Binding	\$1,750	\$1,604	\$1,017	\$587
Legal Advertising	\$2,500	\$2,292	\$1,259	\$1,033
Other Current Charges	\$1,000	\$917	\$1,479	(\$562)
Office Supplies	\$350	\$321	\$298	\$23
Foreclosure Costs	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Office Expense	\$6,000	\$5,500	\$5,500	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$194,918</b>	<b>\$183,486</b>	<b>\$154,007</b>	<b>\$29,479</b>
<b>FIELD:</b>				
<b>Operating Expenses I-95</b>				
Landscape Maintenance	\$52,920	\$48,510	\$48,510	(\$0)
Landscape Contingency	\$3,500	\$3,208	\$0	\$3,208
Irrigation Repairs & Maintenance	\$20,000	\$18,333	\$7,086	\$11,247
Mowing	\$8,100	\$7,425	\$0	\$7,425
Lakes	\$5,862	\$5,374	\$5,612	(\$239)
Plant Replacement & Annuals	\$8,000	\$7,333	\$7,620	(\$287)
Utilities	\$18,000	\$16,500	\$15,450	\$1,050
Repairs	\$10,000	\$9,167	\$4,946	\$4,220
Miscellaneous	\$2,461	\$2,256	\$2,256	\$0
<b>Operating Expenses I-95</b>	<b>\$128,843</b>	<b>\$118,106</b>	<b>\$91,480</b>	<b>\$26,626</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND

### Statement of Revenues & Expenditures

	General Fund Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
<b><i>Operating Expenses Community Wide</i></b>				
Site Manager	\$33,390	\$30,608	\$29,150	\$1,458
Landscape Maintenance	\$463,768	\$425,121	\$425,121	\$0
Landscape Maintenance - New Area	\$0	\$0	\$92,582	(\$92,582)
Landscape Contingency	\$25,000	\$22,917	\$66,179	(\$43,262)
Irrigation Repairs & Maintenance	\$35,000	\$32,083	\$26,167	\$5,916
Lakes	\$41,049	\$37,628	\$38,655	(\$1,027)
Plant Replacement & Annuals	\$35,000	\$32,083	\$21,556	\$10,528
Plant Replacement & Annuals - New Area	\$0	\$0	\$750	(\$750)
Utilities	\$40,000	\$36,667	\$33,362	\$3,305
Repairs	\$57,800	\$52,983	\$41,551	\$11,432
Stormwater System	\$3,158	\$2,894	\$0	\$2,894
Sidewalks	\$3,000	\$2,750	\$0	\$2,750
Miscellaneous	\$10,000	\$9,167	\$5,272	\$3,894
Conservation Easement Maintenance	\$50,224	\$46,038	\$49,020	(\$2,982)
Tree Trimming	\$45,360	\$41,580	\$41,580	\$0
Pressure Washing	\$10,000	\$9,167	\$0	\$9,167
Hurricane Expense	\$0	\$0	\$108,434	(\$108,434)
<b>Operating Expenses Community Wide</b>	<b>\$852,748</b>	<b>\$781,686</b>	<b>\$979,379</b>	<b>(\$197,693)</b>
<b>TOTAL FIELD</b>	<b>\$981,591</b>	<b>\$899,792</b>	<b>\$1,070,859</b>	<b>(\$171,067)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,176,509</b>	<b>\$1,083,278</b>	<b>\$1,224,866</b>	<b>(\$141,588)</b>
<b>EXCESS REVENUES/ (EXPENDITURES) AND OTHER SOURCES</b>	<b>(\$511,769)</b>	<b>----</b>	<b>(\$545,723)</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$511,769</b>	<b>----</b>	<b>\$1,849,251</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>(\$0)</b>	<b>----</b>	<b>\$1,303,528</b>	<b>----</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

Series 1999A

Statement of Revenues & Expenditures

As of August 31, 2023

### REVENUES:

	Debt Service Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
Special Assessments	\$72,750	\$72,750	\$72,218	(\$532)
Interest Income	\$0	\$0	\$3,744	\$3,744
<b>TOTAL REVENUES</b>	<b>\$72,750</b>	<b>\$72,750</b>	<b>\$75,961</b>	<b>\$3,211</b>

### EXPENDITURES:

Interest Expense - 11/01	\$16,625	\$16,625	\$16,625	\$0
Principal Expense - 5/01	\$40,000	\$40,000	\$40,000	\$0
Interest Expense - 5/01	\$16,625	\$16,625	\$16,625	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$73,250</b>	<b>\$73,250</b>	<b>\$73,250</b>	<b>\$0</b>

### OTHER SOURCES/(USES)

Other Debt Service Costs	\$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

	<b>(\$500)</b>	<b>----</b>	<b>\$2,711</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$46,608</b>	<b>----</b>	<b>\$127,367</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$46,108</b>	<b>----</b>	<b>\$130,078</b>	<b>----</b>

### Fund Balance Calculation

Reserve	\$80,675
Revenue	<u>\$49,403</u>
Total Series 1999A Funds Available	<u><u>\$130,078</u></u>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

Series 1999C

Statement of Revenues & Expenditures

As of August 31, 2023

### REVENUES:

	Debt Service Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
Special Assessments	\$567,166	\$567,166	\$390,925	(\$176,241)
Interest Income	\$100	\$92	\$67,466	\$67,375
Other Income Source	\$375,434	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$942,700</b>	<b>\$567,258</b>	<b>\$458,392</b>	<b>(\$108,866)</b>

### EXPENDITURES:

Debt Service Obligation	\$924,225	\$233,100	\$233,100	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$924,225</b>	<b>\$233,100</b>	<b>\$233,100</b>	<b>\$0</b>

### OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	(\$20,475)	(\$20,475)
Transfer Out	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$20,475)</b>	<b>(\$20,475)</b>

### EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES

	<b>\$18,475</b>	<b>----</b>	<b>\$204,817</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>----</b>	<b>\$420,312</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$18,475</b>	<b>----</b>	<b>\$625,129</b>	<b>----</b>

### Fund Balance Calculation

Reserve	\$59,586
Revenue	\$1,369,682
Redemption	\$790,936
Remedial Expenditure	\$0
Accrued Interest Payable	(\$5,075)
Accrued Principal Payable	(\$1,590,000)
<b>Total Series 1999C Funds Available</b>	<b>\$625,129</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

Series 2005

Statement of Revenues & Expenditures

As of August 31, 2023

### REVENUES:

	Debt Service Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
Special Assessments	\$268,908	\$268,908	\$340,443	\$71,535
Interest Income	\$150	\$138	\$101,692	\$101,555
Other Income Source	\$310,567	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$579,625</b>	<b>\$269,046</b>	<b>\$442,135</b>	<b>\$173,089</b>

### EXPENDITURES:

Debt Service Obligation	\$571,231	\$571,231	\$0	\$571,231
Interest Expense - 11/01	\$0	\$0	\$171,638	(\$171,638)
Special Call - 07/14	\$0	\$0	\$2,500,000	(\$2,500,000)
Interest Expense - 07/14	\$0	\$0	\$241,246	(\$241,246)
<b>TOTAL EXPENDITURES</b>	<b>\$571,231</b>	<b>\$571,231</b>	<b>\$2,912,884</b>	<b>(\$2,341,653)</b>

### OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	(\$22,159)	(\$22,159)
Transfer In	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$22,159)</b>	<b>(\$22,159)</b>

### EXCESS REVENUES

<b>(EXPENDITURES) AND OTHER SOURCES</b>	<b>\$8,394</b>	<b>----</b>	<b>(\$2,492,908)</b>	<b>----</b>
---	----------------	-------------	----------------------	-------------

### FUND BALANCE - BEGINNING

	<b>\$0</b>	<b>----</b>	<b>\$1,791</b>	<b>----</b>
--	------------	-------------	----------------	-------------

### FUND BALANCE - ENDING

	<b>\$8,394</b>	<b>----</b>	<b>(\$2,491,117)</b>	<b>----</b>
--	----------------	-------------	----------------------	-------------

### Fund Balance Calculation

Reserve	\$62,305
Escrow Deposit Fund	\$10,191
Revenue	\$742,681
Remedial Expenditure	\$0
Accrued Interest Payable	(\$2,486,294)
Accrued Principal Payable	(\$820,000)
<b>Total Series 2005 Funds Available</b>	<b>(\$2,491,117)</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

As of August 31, 2023

### REVENUES:

	Debt Service Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
Special Assessments	\$156,614	\$156,614	\$158,181	\$1,567
Interest Income	\$0	\$0	\$4,247	\$4,247
<b>TOTAL REVENUES</b>	<b>\$156,614</b>	<b>\$156,614</b>	<b>\$162,428</b>	<b>\$5,814</b>

### EXPENDITURES:

Interest Expense - 11/01	\$48,144	\$48,144	\$48,144	\$0
Principal Expense - 5/01	\$60,000	\$60,000	\$60,000	\$0
Interest Expense - 5/01	\$48,144	\$48,144	\$48,144	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$156,289</b>	<b>\$156,289</b>	<b>\$156,289</b>	<b>\$0</b>

### OTHER SOURCES/(USES)

Other Debt Service Costs	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	(\$2,155)	(\$2,155)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,155)</b>	<b>(\$2,155)</b>

### **EXCESS REVENUES (EXPENDITURES) AND OTHER SOURCES**

	<b>\$325</b>	<b>----</b>	<b>\$3,984</b>	<b>----</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$48,149</b>	<b>----</b>	<b>\$126,487</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$48,474</b>	<b>----</b>	<b>\$130,471</b>	<b>----</b>

### Fund Balance Calculation

Reserve	\$78,307
Revenue	\$52,164
<b>Total Series 2021 Funds Available</b>	<b>\$130,471</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND

### Series 1999A

#### Statement of Revenues & Expenditures

As of August 31, 2023

	Capital Projects Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$3,808	\$3,808
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,808</b>	<b>\$3,808</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>\$3,808</b>	<b>\$3,808</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>----</b>	<b>\$148,338</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>----</b>	<b>\$152,145</b>	<b>----</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND

**Series 2021**

### Statement of Revenues & Expenditures

As of August 31, 2023

	Capital Projects Budget	Prorated Budget 8/31/23	Actual 8/31/23	Variance
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$27	\$27
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27</b>	<b>\$27</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>\$27</b>	<b>\$27</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Transfer In/(Out)	\$0	\$0	\$2,155	\$2,155
<b>OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,155</b>	<b>\$2,155</b>
<b>EXCESS REVENUES/ (EXPENDITURES) AND OTHER SO</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,183</b>	<b>\$2,183</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>----</b>	<b>\$61</b>	<b>----</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>----</b>	<b>\$2,244</b>	<b>----</b>



# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## Month to Month Income Statement FY2023

### REVENUES:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$42,288	\$316,946	\$87,705	\$10,131	\$1,833	\$22,749	\$23,985	\$56,513	\$57,817	\$0	\$0	\$619,968
City of Daytona Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,775	\$0	\$0	\$0	\$8,775
Interest Income	\$4,663	\$5,054	\$5,411	\$6,126	\$6,090	\$4,738	\$2,996	\$3,611	\$3,669	\$3,795	\$4,247	\$0	\$50,401
<b>TOTAL REVENUES</b>	<b>\$4,663</b>	<b>\$47,342</b>	<b>\$322,358</b>	<b>\$93,831</b>	<b>\$16,221</b>	<b>\$6,571</b>	<b>\$25,745</b>	<b>\$27,596</b>	<b>\$68,957</b>	<b>\$61,613</b>	<b>\$4,247</b>	<b>\$0</b>	<b>\$679,143</b>

### EXPENDITURES:

#### ADMINISTRATIVE:

Supervisor Fees	\$1,000	\$800	\$1,000	\$0	\$0	\$1,000	\$0	\$800	\$1,000	\$0	\$1,000	\$0	\$6,600
FICA Expense	\$77	\$61	\$77	\$0	\$0	\$77	\$0	\$61	\$77	\$0	\$77	\$0	\$505
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$724	\$772	\$1,218	\$736	\$193	\$1,170	\$383	\$4,790	\$1,520	\$576	\$3,071	\$0	\$15,152
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,515	\$0	\$0	\$0	\$4,515
Arbitrage	\$0	\$0	\$900	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$1,350
Trustee	\$4,041	\$0	\$0	\$4,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,130
Dissemination Agent	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$0	\$6,050
Special Assessment Roll Preparation	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Management Fees	\$4,944	\$4,944	\$4,944	\$4,944	\$4,944	\$4,944	\$4,944	\$4,944	\$4,944	\$4,944	\$4,944	\$0	\$54,381
Information Technology	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$0	\$2,567
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Telephone	\$0	\$0	\$13	\$8	\$11	\$0	\$0	\$18	\$0	\$12	\$17	\$0	\$79
Postage	\$3	\$12	\$6	\$44	\$10	\$0	\$2	\$1	\$11	\$3	\$92	\$0	\$184
Insurance	\$23,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,668
Printing & Binding	\$54	\$99	\$100	\$47	\$38	\$73	\$68	\$2	\$165	\$225	\$146	\$0	\$1,017
Legal Advertising	\$0	\$339	\$231	\$0	\$0	\$231	\$0	\$231	\$226	\$0	\$0	\$0	\$1,259
Other Current Charges	\$0	\$246	\$246	\$0	\$0	\$246	\$0	\$0	\$246	\$246	\$246	\$0	\$1,479
Office Supplies	\$20	\$20	\$20	\$21	\$1	\$0	\$20	\$0	\$23	\$23	\$150	\$0	\$298
Foreclosure Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Office Expense	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$5,500
<b>TOTAL ADMINISTRATIVE</b>	<b>\$56,089</b>	<b>\$8,677</b>	<b>\$10,138</b>	<b>\$11,272</b>	<b>\$6,579</b>	<b>\$9,574</b>	<b>\$6,800</b>	<b>\$12,229</b>	<b>\$14,111</b>	<b>\$7,412</b>	<b>\$11,126</b>	<b>\$0</b>	<b>\$154,007</b>

# INDIGO COMMUNITY DEVELOPMENT DISTRICT

## Month to Month Income Statement FY2023

FIELD:

### Operating Expenses I-95

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Landscape Maintenance	\$4,410	\$4,410	\$4,410	\$4,410	\$4,410	\$4,410	\$4,410	\$4,410	\$4,410	\$4,410	\$4,410	\$0	\$48,510
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs & Maintenance	\$239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,847	\$0	\$7,086
Mowing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes	\$812	\$442	\$442	\$442	\$442	\$442	\$825	\$442	\$442	\$442	\$442	\$0	\$5,612
Plant Replacement & Annuals	\$0	\$0	\$0	\$0	\$0	\$4,295	\$0	\$0	\$0	\$0	\$3,325	\$0	\$7,620
Utilities	\$1,789	\$1,884	\$962	\$1,859	\$1,257	\$2,322	\$2,162	\$2,491	\$358	\$35	\$333	\$0	\$15,450
Repairs	\$85	\$434	\$45	\$45	\$1,695	\$123	\$83	\$45	\$509	\$1,545	\$338	\$0	\$4,946
Miscellaneous	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$0	\$2,256
OPERATING EXPENSES I-95	\$7,540	\$7,375	\$6,064	\$6,961	\$8,008	\$11,797	\$7,685	\$7,592	\$5,924	\$6,637	\$15,899	\$0	\$91,480

### Operating Expenses Community Wide

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Site Manager	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$2,650	\$0	\$29,150
Landscape Maintenance	\$38,647	\$38,647	\$38,647	\$38,647	\$38,647	\$38,647	\$38,647	\$38,647	\$38,647	\$38,647	\$38,647	\$0	\$425,121
Landscape Maintenance - New Area	\$8,322	\$8,322	\$8,322	\$8,452	\$8,452	\$8,452	\$8,452	\$8,452	\$8,452	\$8,452	\$8,452	\$0	\$92,582
Landscape Contingency	\$1,438	\$3,886	\$1,541	\$2,212	\$6,673	\$3,751	\$1,706	\$2,137	\$41,730	\$551	\$551	\$0	\$66,179
Irrigation Repairs & Maintenance	\$2,038	\$0	\$3,246	\$3,607	\$3,611	\$1,823	\$5,552	\$0	\$0	\$5,284	\$1,006	\$0	\$26,167
Lakes	\$3,421	\$3,523	\$3,523	\$3,523	\$3,523	\$3,523	\$3,523	\$3,523	\$3,523	\$3,523	\$3,523	\$0	\$38,655
Plant Replacement & Annuals	\$0	\$5,421	\$1,429	\$1,201	\$108	\$0	\$4,069	\$2,800	\$5,406	\$744	\$377	\$0	\$21,556
Plant Replacement & Annuals - New Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$0	\$750
Utilities	\$2,571	\$2,709	\$3,209	\$3,217	\$3,323	\$3,140	\$3,237	\$2,892	\$3,099	\$2,991	\$2,973	\$0	\$33,362
Repairs	\$5,844	\$2,117	\$2,955	\$2,024	\$5,300	\$7,111	\$5,474	\$4,898	\$3,111	\$650	\$2,068	\$0	\$41,551
Stormwater System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$3,222	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$0	\$5,272
Conservation Easement Maintenance	\$4,185	\$4,185	\$4,185	\$4,185	\$4,185	\$4,185	\$4,185	\$7,167	\$4,185	\$4,185	\$4,185	\$0	\$49,020
Tree Trimming	\$3,780	\$3,780	\$3,780	\$3,780	\$3,780	\$3,780	\$3,780	\$3,780	\$3,780	\$3,780	\$3,780	\$0	\$41,580
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hurricane Expense	\$53,336	\$45,658	\$4,728	\$2,722	\$1,165	\$0	\$0	\$0	\$825	\$0	\$0	\$0	\$108,434
OPERATING EXPENSES COMMUNITY WIDE	\$129,454	\$121,104	\$78,421	\$76,426	\$81,624	\$77,268	\$81,481	\$77,152	\$115,614	\$71,664	\$69,168	\$0	\$979,379

### TOTAL EXPENDITURES

	\$193,084	\$137,156	\$94,623	\$94,659	\$96,212	\$98,639	\$95,966	\$96,974	\$135,649	\$85,712	\$96,193	\$0	\$1,224,866
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### EXCESS REVENUES/ (EXPENDITURES)

	(\$188,421)	(\$89,814)	\$227,735	(\$828)	(\$79,991)	(\$92,068)	(\$70,221)	(\$69,378)	(\$66,692)	(\$24,099)	(\$91,946)	\$0	(\$545,723)
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## TAX COLLECTOR

NET TAX ROLL ASSESSED	4,034.45	\$ 598,514.83	\$ 72,491.62	\$ 377,662.00	\$ 320,366.58	\$ 156,609.09	\$ 1,525,644.12
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[illegible]