

Indigo East
Community Development District

Agenda

August 21, 2018

AGENDA

Indigo East

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 14, 2018

Board of Supervisors
Indigo East Community
Development District

The Board of Supervisors of the Indigo East Community Development District will meet on **Tuesday, August 21, 2018 at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Live Oak Hall, 8413 SW 80th Street, Suite 7-8, Ocala, FL.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Notice for Meeting
- IV. Approval of Minutes of the May 15, 2018 Meeting
- V. Discussion of Landscape Maintenance Contracts
- VI. Ratification of Escrow Agreement with On Top of the World Communities, Inc. and Colen & Wagoner, P.A.
- VII. Ratification of First Amendment to License Agreement with Indigo East Neighborhood Association
- VIII. Public Hearings
 - A. Consideration of Resolution 2018-04 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2018-05 Imposing Special Assessments and Certifying an Assessment Roll
- IX. Consideration of Resolution 2018-06 Declaring Vacancies in Seats 2 & 5 of the Board of Supervisors
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - 1. Approval of Check Register
 - 2. Balance Sheet and Income Statement
 - 3. Approval of Fiscal Year 2019 Meeting Schedule
- XI. Other Business
- XII. Supervisors Requests
- XIII. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

Enclosed under the third order of business is the affidavit of publication associated with the public notice for this meeting.

The fourth order of business is the approval of the minutes from the May 15, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the discussion of landscape maintenance contracts. This is a discussion item and there is no back-up provided.

The sixth order of business is the ratification of Escrow Agreement with On Top of the World Communities, Inc. and Colen & Wagoner, P.A. A copy of the agreement is enclosed for your review.

The seventh order of business is the ratification of First Amendment to License Agreement with Indigo East Neighborhood Association. A copy of the agreement is enclosed for your review.

The eighth order of business opens the public hearings. Section A is the consideration of Resolution 2018-04 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Section B is the consideration of Resolution 2018-05 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

The ninth order of business is the consideration of Resolution 2018-06 declaring a vacancy in Seats 2 & 5 of the Board of Supervisors. A copy of the resolution is enclosed for your review.

The tenth order of business is Staff Reports. Section 1 of the District Managers Report includes the check register for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the approval of the Fiscal Year 2019 meeting schedule. A sample notice is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

Cc: Gerald Colen, District Counsel
Ken Colen, On Top of the World
Guy Woolbright, On Top of the World
Lynette Vermillion, On Top of the World
Darrin Mossing, GMS

SECTION III

AFFIDAVIT OF PUBLICATION

Star-Banner
Published – Daily
Ocala, Marion County, Florida

STATE OF FLORIDA
COUNTY OF MARION

Before the undersigned, a Notary Public of Said County and State, [Signature] who on oath says that they are an authorized employee of the Star-Banner, a daily newspaper published at Ocala, in Marion County, Florida; that the attached copy of advertisement, being a notice in the matter of

INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.
The Board of Supervisors Board of the Indigo East Community Developm

was published in said newspaper in the issues of:

8/3 1x, s8/10 1x

Affiant further says that the said STAR-BANNER is a daily newspaper published at Ocala, in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in said Marion County, Florida, daily, and has been entered as second class mail matter at the post office in Ocala in said Marion County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the person of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10 day of August, A.D., 20 18



[Signature]
Notary Public
HARMONY STALTER

(Print, Type or Stamp Name of Notary Public)

Ad #: A000938196

INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET;

AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") of the Indigo East Community Development District ("District") will hold a public hearing on August 21, 2018 at 9:00 a.m. or as shortly thereafter as reasonably possible, at Live Oak Hall, 8413 SW 80th Street, Suite 7-8, Ocala, FL 34481 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Central Florida, LLC, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

August 3, 10, 2018
#A000938196

MINUTES

MINUTES OF MEETING
INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, May 15, 2018 at 9:00 a.m. at Live Oak Hall, 8413 S.W. 80th Street, Suite 7-8, Ocala, Florida.

Present and constituting a quorum were:

John Gysen	Chairman
Frank DiPiero	Vice Chairman
Donald G. Barnes	Assistant Secretary
Harold Brouillard	Assistant Secretary
Terrance Solan	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel
Rachel Wagoner	Colen & Wagoner
Phil Hisey	On Top of the World Communities
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All Supervisors were present.

- **Administration of Oath to Newly Appointed Supervisor** (*This Item was Presented Out of Order*)

Mr. Flint, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Barnes.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Moia: Andrea Moia, 7831 SW 82nd Place. We moved in two months ago and I want to know why only certain portions of Indigo East have a bond, and why I was not notified that I was going to have a bond, until I was in the last stages of signing documents. I already looked at other homes in Indigo East where there is no bond. Lastly, I would like to know why some residents in Indigo East have not had to have their bonds paid for by On Top of the World Communities (OTOW). Why me?

Mr. Flint: We will try to address those comments during the meeting, to the extent that it's a CDD issue. Is there any other public comment?

Ms. Moia: I would like to point out that under Federal Law, a candidate can canvas the residents, go door-to-door for votes, and also the League of Women Voters are allowed to go from door-to-door. That's not considered soliciting. It's a Federal Law.

Mr. Flint: I think that's an HOA issue. If there's a concern about soliciting, the CDD doesn't handle it.

Ms. Moia: That's not soliciting.

Mr. Flint: Apparently, you are bringing up an issue that the CDD is not enforcing and is not legally involved in enforcing.

Ms. Moia: Its under Federal Law.

Mr. Flint: I'm not saying that it is solicitation, but apparently, you are concerned that someone is interpreting it as solicitation. We don't enforce solicitation. That's an HOA issue. The CDD does not have authority over that issue. In regards to the bonds, when the developer originally decided to develop this project, he made a decision to create the Indigo East CDD. This Board, which is comprised of all residents that live in Indigo East, has no involvement with the developer's decision. There are certain disclosure laws. One of the primary ones is that any time that a CDD issues bonds, when the CDD is established, a Notice of Establishment must be recorded within so many days of the District being formed in the County public records. Secondly, any time that a CDD actually issues bonds, they are required to record a Disclosure of Public Financing in the public records of the County. Both of those have been completed. There is also a requirement on the Sales Contract that in bold, next to the signature line, there is a disclosure that you are within a CDD. The State Legislature has put in certain steps to try to protect homeowners, so you should know if you are purchasing a home within a CDD.

Ms. Moia: Maybe I'm addressing this at the wrong time, and I should be addressing this to you as the owner of the company.

Mr. Flint: I'm not the owner. I'm the District Manager for the CDD.

Ms. Moia: The problem was that we were told three times that there was no bond. When it came time to purchase a home, we purchased in Phase 3 of Indigo East. At that time, we all agreed on the price and were told, *"Oh, by the way, there is a bond and its \$5,000, so the price*

that you are paying, also goes up by \$5,000.” That should be addressed with your Real Estate Department.

Mr. Flint: It’s not my Real Estate Department. I’m the District Manager for the CDD.

Ms. Moia: Whoever owns this place, needs to know that their realtors are not forthcoming.

Mr. Flint: They are not sitting up here right now. This Board is the Governing Board for the CDD. There are disclosure requirements in the Statutes that realtors are supposed to follow. We don’t have a role in policing that. The District was formed and this is the governing body for the District. If you have a concern about something that a realtor or builder said, you need to address it with the realtor or builder. I think District Counsel will concur with that.

Ms. Moia: Is there interest on the bond?

Mr. Flint: There is interest. Anyone who owns a home that has debt on it, is entitled to prepay the remaining principal of that debt at any time.

Ms. Moia: How do you know what the remaining principal is?

Mr. Flint: I would be happy to provide that information to you. I can give you my card and you can email me, or provide me with your email or phone number and we can get that to you.

Ms. Moia: Thank you.

Mr. Flint: Are there any other public comments? Hearing none,

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: The affidavit for publication for the annual meeting notice is in your agenda package. It was published in the Ocala Star Banner.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath to Newly Appointed Supervisor

This item was discussed.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the February 20, 2018 Meeting

Mr. Flint: Were there any additions, deletions or corrections?

Mr. Solan: I have a correction. My name is incorrect on the first page and in the financials. It should be "*Terrance Solan*."

Mr. Flint: Sorry Mr. Solan. We will correct the minutes and the financials.

On MOTION by Mr. DiPiero, seconded by Mr. Gysen, with all in favor, the minutes of the February 20, 2018 meeting, were approved, as amended.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2017 Audit Report

Mr. Flint: That was provided to you with your agenda. The CDD is required to have an annual independent audit performed. You selected Grau & Associates to perform the audit. As indicated on Page 25 of the Report to Management, there are no current or prior year findings and recommendations, and we complied with all of the provisions of the Auditor General of the State of Florida. It is a clean audit. Are there any questions on the audit? If not, we need a motion to accept the audit and authorize it to be transmitted to the State of Florida.

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, the Fiscal Year 2017 Audit Report was accepted, and staff authorized to transmit the final report to the State of Florida, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-03 Approving the Proposed Budget for Fiscal Year 2019 and Setting a Public Hearing

Mr. Flint: We are suggesting August 21, 2018 at 9:00 a.m., at this location, as the public hearing. Exhibit A, attached to the Resolution is the Proposed Budget, which assumes that the per unit assessment amount will remain the same. It doesn't bind you from making changes, if you choose to do that at a future meeting, up to and at the public hearing. Are there any questions on the Proposed Budget? Under "*Maintenance Expenses*," you will see the water expense going away and electric increasing, slightly.

Mr. Gysen: Is that due to the new wells?

Mr. Flint: With the two new wells, we are assuming that the water expense will go away and there will be some increase in electricity expenses.

On MOTION by Mr. Gysen, seconded by Mr. Brouillard, with all in favor, Resolution 2018-03 Approving the Proposed Budget for Fiscal Year 2019 and Setting the Public Hearing for August 21, 2018 at 9:00 a.m., at Live Oak Hall, was adopted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Is there any report from the attorney?

Ms. Wagoner: We have nothing to report.

B. Engineer

Mr. Flint: There is no Engineer's Report.

C. District Manager

i. Approval of Check Register

Mr. Flint: You have the Check Register from February 10, 2018 through May 6, 2018, noting that Mr. Solan's name needs to be corrected. Are there any questions? If not, we need a motion to approve it.

On MOTION by Mr. DiPiero, seconded by Mr. Gysen, with all in favor, approving the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financial Statements through April 30, 2018. No action is required.

Mr. DiPiero: I would like to make a comment on Page 5. The water expense starts out at \$4,000 in October, drops to \$2,000 in November and by the end of the year, it's all the way down to zero. That is because of those wells that Phil Hisey recommended that we install. Is Phil here?

Mr. Hisey: Yes.

Mr. DiPiero: Good job. I like saving money.

Mr. Flint: Are there any other comments or questions on the financials? Hearing none,

iii. Presentation of Number of Registered Voters – 514

Mr. Flint: We are required to announce the number of registered voters within the District. According to the Supervisor of Elections, there are 514 registered voters within the District, as of April 15th.

iv. Presentation of Qualifying Information and Dates

Mr. Flint: We have a one-page information sheet for any registered voters residing within the Indigo East CDD that are interested in running. We have three seats that are coming up for election in November. Seat 5 held by Mr. Gysen, Seat 2 held by Mr. DiPiero and Seat 3 held by Mr. Solan, are up for election. Anyone who is interested in running for one of the Board seats, needs to contact the Supervisor of Elections office to make sure that they file by the end of the qualifying period. There is a summary of the process that would need to be followed, in the agenda package. Are there any questions? Hearing none,

NINTH ORDER OF BUSINESS

Other Business

Mr. DiPiero: I would like the Board to consider putting either a four-way stop sign or speed bumps on SW 79th Terrace Road, especially on the south side, near the intersection of SW 84th Street, which is the main entranceway off of SW 80th Avenue, where the parking lot to the Clubhouse is. SW 79th Terrace Road has been an extremely busy road since the new construction. On the south side of that intersection, there's a hill. When you turn onto SW 79th Terrace Road, from either the parking lot or the entranceway, there is a stop sign, but sometimes traffic doesn't obey the speed limits. They come up over that rise in no time at all. I think it's an accident waiting to happen. I think it would be worth our consideration, to put either a speed bump there or a four-way stop sign. I've seen cement trucks go flying through there at 50 mph. I think it's a potentially dangerous situation.

Mr. Flint: Because the CDD doesn't have traffic regulation authority, depending on how Marion County chooses to handle it, they may want some approval authority over speed bumps, stop signs and speed limit flashers. From a liability perspective, we probably want the District Engineer to be involved in that decision, because if you choose to do something and it creates a liability issue, you want to make sure that you are doing it in accordance with the standards.

Mr. DiPiero: If I understand correctly, that is a County road and doesn't belong to Indigo East.

Mr. Flint: If that's the case, we definitely would have to have the County involved. Are we referring to a County road?

Mr. DiPiero: No. Does it belong to us?

Mr. Hisey: Yes.

Mr. DiPiero: So we can do what we want to it?

Mr. Flint: No. It's still a public road, because the CDD is a Government Entity. Marion County is the regulator of speed limits, stop signs and traffic calming devices. We would want to consult our District Engineer, and find out what the County's involvement is in that process. We can work on that as a follow up to this meeting. If we had a cost, you could set a not-to-exceed and we can move forward, between now and the next meeting, but I don't know that we have enough information for the Board to make a decision. Is that adequate?

Mr. DiPiero: Yes.

Mr. Gysen: We should have a stop sign, not speed bumps.

Mr. Brouillard: We have a four-way stop sign.

Mr. Flint: They can be very controversial.

Mr. DiPiero: I think it is a safety hazard, because if you are pulling in from SW 80th Avenue, and you are going to turn left, you have to look at cars coming over that hill. There is also a big curve there on the north side.

Mr. Flint: I will get with the District Engineer and with staff after the meeting, and talk about how we want to approach that issue.

Mr. DiPiero: Thank you.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Gysen: I have a couple of questions. We have a lot of walkers in the morning and they requested some benches on SW 79th Terrace Road to sit on. Is that a possibility? I know we have them in the park. They want some benches between the sidewalk and the property line. I would like to know if that's possible?

Mr. Flint: We will need to figure out where they are proposed to be located, who owns the property and whether it is a CDD or HOA issue.

Mr. Gysen: I think it's all on CDD property.

Mr. Flint: If the Board would like, we could bring back a proposal at the next meeting with proposed locations and costs. Be prepared. The benches cost more than you think they do.

Mr. Gysen: I know. Do we still have to make an agreement between the CDD and the Indigo East Neighborhood Associations, regarding the gate on SW 90th Street? That was brought up at the last meeting.

Mr. DiPiero: What are you talking about John?

Mr. Gysen: The new gate.

Mr. Colen: Rachel and I are preparing that agreement. I think we need some additional information in order to do that. I will have that fairly soon. Yes, you need the agreement. That's the reason I brought it up again.

Mr. Gysen: It was brought up at the last meeting. The next item is power washing the sidewalks. The last time we did it was the fall of 2016. Sometime over the next couple of months, we should schedule it again.

Mr. Flint: We have \$6,000 budgeted for pressure washing, so we can look into that. Are there any other Board comments? If not, we will follow up on the pressure washing, the concern over traffic safety, the benches on SW 79th Terrace Road and the agreement regarding the new gate.

Ms. Williamson: I have a comment.

Mr. Flint: Mr. Chairman, do you want to open it up to public comment?

Mr. Gysen: Go ahead.

Ms. Williamson: Connie Williamson, 7882 SW 80th Avenue. What about pressure washing the streets? In Indigo East, there is so much construction. There's dirt in the house from walking the dog in the streets, so if you are going to wash and you're building, think about the people that already purchased and would like to clean streets. We can get with the developer. Typically, the developer provides for a street sweeper periodically and we can follow up with the developer to see if that's a possibility. They can run a street sweeper through if there's concern about dirt on the roadways.

Mr. Brouillard: Is there any reason why all construction traffic cannot come in off of SW 90th Street, rather than through the development?

Mr. Flint: I don't know the answer to that.

Mr. Brouillard: That's where most of the dirt on the street comes from. They need to do something, because a lot of it is washing down that hill in front of the Clubhouse.

Mr. Flint: We are somewhat limited in being able to regulate traffic, because they are public roads, but we can get with the developer to see if they can get with their contractors and whether that is a possibility.

Mr. Brouillard: All we can do is ask.

Mr. DiPiero: We were out walking one time and the street sweeper came by.

Mr. Porterfield: My name is John Porterfield and I live at 7965 SW 81st Loop. I have lived here for a year. Sometimes I only hear negative comments, but I've been a builder for many years. I thought that I would comment on what I have seen and enjoyed, as a member of this community. One of the very first things that I noticed is drainage and grading. What you don't see in a community, sometimes are the most important things. The developer and builder take extreme care in the underground and grading of all of our properties. You don't see standing water or debris. The surrounding and common areas are absolutely beautiful. It makes me feel good about the decision I made. I'm proud to be an Indigo resident. The OTOTW ladies that handled my closing, were very professional and handled it very well. I dealt with the OTOTW real estate people in my purchase. I looked at probably 50 houses, before I purchased one. The care and concern that I received, was really great. I feel very good about my decision of moving into Indigo East. I met so many wonderful people here. Most of all, the overall management of the common areas and the way that they maintain it, is very impressive to me and I've been very happy.

Mr. DiPiero: The proof of the pudding was that during the hurricane, there was not a drop of standing water. They planned those retention basins very well. The one behind the Clubhouse, was filled up to the brim with water and it took away all of the water from the neighborhoods.

Mr. Porterfield: They did a very good job.

Mr. Flint: Is there anything else from the Supervisors? If not, a motion to adjourn would be in order.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Solan, seconded by Mr. Brouillard, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VI

ESCROW AGREEMENT
(Project Infrastructure Work)

This Escrow Agreement ("**Agreement**") is entered into as of _____, 20__ ("**Effective Date**"), by and among On Top of the World Communities, Inc., a Florida corporation ("**OTOW**") and COLEN & WAGONER, P.A., a Florida professional association ("**Escrow Agent**") and Indigo East Community Development District (hereinafter sometimes referred to as **IECDD**) as the entity for which a Plat shall be dedicated as well as to acknowledge the Project Infrastructure.

WITNESSETH:

WHEREAS, that certain Plat designed by JCH Consulting Group, dated _____, 20__ dedicates to IECDD, subject to the satisfaction of the requirements set forth the real property as depicted in **Exhibit "A"** attached and made a part hereof (the "**Property**").

WHEREAS, this Agreement provides for the performance of certain project infrastructure to be performed by OTOW, within the Property and the OTOW Property ("**Project Infrastructure Work**"). A description of the Project Infrastructure Work is set forth on **Exhibit "B"** attached hereto and made a part hereof.

WHEREAS, in order to assure IECDD that the Project Infrastructure shall be completed, OTOW agrees to a deposit in the amount of seven hundred eighty-one thousand four hundred eighty-two dollars and sixty cents (\$781,482.60) with Escrow Agent ("**Escrowed Funds**") via wire transfer of immediately available federal funds, which is an amount equal to one hundred and twenty percent (120%) of the total estimated construction costs for the Project Infrastructure Work and shall be held and disbursed by Escrow Agent in accordance with this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged OTOW and Escrow Agent (joined herein by IECDD) covenant and agree as follows:

1. Receipt of Escrowed Funds. Upon receipt of the Escrowed Funds, Escrow Agent shall acknowledge receipt of same. Escrow Agent agrees to hold and disburse the Escrowed Funds in strict accordance with the provisions of this Agreement.

2. Performance of Project Infrastructure Work. OTOW shall: (i) commence construction of the Project Infrastructure Work no later than thirty (30) calendar days after the date that the escrow agent acknowledges receipt of the escrow funds ("**Commencement Date**") and, (ii) complete the Project Infrastructure Work on or before eighteen (18) consecutive calendar months thereafter ("**Completion Date**") in accordance with the plans and specifications prepared by the Engineer (as hereinafter defined), entitled "Indigo East South Phase 2 and 3", dated and approved by Marion County on _____, 20__, and last revised _____, 20__ ("**Plans and Specifications**") and all applicable governmental requirements for same.

3. Requests for Disbursement of the Escrowed Funds. Requests for disbursements from the Escrowed Funds on account of labor, materials and services rendered by OTOW and/or its contractors in connection with the Project Infrastructure Work shall be submitted in writing to Escrow Agent from OTOW, contain all information as outlined in items 3.a., 3.b. and 4 set forth below, not more frequently than monthly. In order to keep IECDD fully informed of progress on the Project Infrastructure, OTOW shall deliver copies of each Request and all accompanying documentation to the IECDD. Each Request for a disbursement from the Escrow Agent shall set forth the amount of the disbursement requested. Escrow Agent shall be authorized to disburse to OTOW from the Escrowed Funds the amount set forth in the Request upon receipt of the following, which shall accompany each Request:

a. an affidavit of a member or officer of OTOW to Escrow Agent stating that such funds are being requested to: (1) reimburse OTOW for the performance of the Project Infrastructure Work; or (2) reimburse OTOW for the payment of the cost of the Project Infrastructure Work to the contractor or contractors performing the Project Infrastructure Work; or (3) pay an amount directly to the appropriate contractor(s) to satisfy amounts due and payable to such contractor(s) in connection with performance of the Project Infrastructure Work ("Affidavit"). The Affidavit shall specifically describe the portion of the Project Infrastructure Work which has been completed and is the subject of such Request;

b. a certification from Tillman & Associates Engineering, whose address is 1720 SE 16th Avenue, Building 100, Ocala, Florida 34471, or such other engineer as shall be retained by OTOW ("Engineer"), which certification by the Engineer shall include a statement certifying that the portion of the Project Infrastructure Work for which the Request is made has been completed in accordance with the Plans and Specifications and all applicable governmental authorities having jurisdiction thereof ("Requested Disbursement").

OTOW and IECDD understand that the parties listed on Requests may not include all parties supplying labor and/or materials in connection with the Project Infrastructure Work. Escrow Agent shall not be responsible to review any lien waiver from any party not listed on a Request. However, should Escrow Agent, upon obtaining an Ownership and Encumbrance search of The Property, discover a construction lien with respect to the Project Infrastructure Work (the "Outstanding Lien"), Escrow Agent shall promptly notify OTOW and the IECDD (the "Outstanding Lien Notice"). Thereafter, and, at Escrow Agent's sole discretion, Escrow Agent may either: (a) hold the Escrowed Funds in escrow until the Outstanding Lien has been removed or (b) unless OTOW has obtained a construction surety bond thus removing the Outstanding Lien to the bond, within ten (10) business days after receipt of the Outstanding Lien Notice, disburse all or such portion of the Escrowed Funds to OTOW or the construction lienor in the amount necessary to discharge and release the Outstanding Lien. In the event the amount of the Escrowed Funds is insufficient to discharge and release such construction lien of record, OTOW shall deliver additional funds to Escrow Agent by wire transfer of cleared federal funds, in the amount necessary to discharge and release such construction lien of record.

4. Limitation on Disbursement of the Escrowed Funds. In addition to the disbursement requirements set forth in paragraph 3, hereinabove Escrow Agent shall not release the Requested Disbursement to OTOW unless and until OTOW delivers the following to Escrow Agent:

- a. Executed W-9 forms from all payees (general contractor, subcontractors and suppliers);
- b. original signed releases of all mechanics' and materialmen liens for the Project Infrastructure Work described in the Affidavit;
- c. all funds, by wire transfer of cleared federal funds, in an amount equal to the Shortfall, if applicable; and
- d. all other documentation and funds required by Section 3. Above.

5. Remedies. In the event that OTOW fails either to: (a) commence construction of the Project Infrastructure Work by the Commencement Date; (b) diligently pursue completion of the Project Infrastructure Work from the period of time from the Commencement Date until the Completion Date; or (c) complete construction of the Project Infrastructure Work on or before the Completion Date, or within a time frame in which completion may be extended then OTOW shall be in default under this Agreement. The occurrence of either (a), (b), or (c) shall be hereinafter referred to as an "OTOW Default". In the event that the IECDD has provided OTOW with written notice of the occurrence of an OTOW default and OTOW has failed to cure such a default, within twenty (20) days following the receipt of such notice ("Cure Period"), then the IECDD may, but shall not be obligated to perform the Project Infrastructure Work, in which event the IECDD shall promptly commence and

diligently proceed to complete the Project Infrastructure Work and shall be permitted to draw upon the Escrowed Funds, in accordance with the terms of Sections 3. and 4. above, from time-to-time to pay for direct, out-of-pocket expenses incurred by the IECDD in connection with completing the Project Infrastructure Work. In the event the Escrowed Funds are insufficient to fully reimburse the IECDD for the Project Infrastructure Work, OTOW shall be solely liable for any additional amounts in excess of the Escrowed Funds which are required in connection with completion of the Project Infrastructure Work by the IECDD.

6. Excess Funds and Shortfall. The Escrowed Funds shall be held by Escrow Agent in its separate interest bearing account and not in an IOLTA account. Any interest paid on this account shall belong to OTOW and may be used by it to pay any costs or fee incurred for services provided by or costs incurred by Escrow Agent. Such Escrowed Funds shall be disbursed in accordance with this Agreement. For purposes of all Internal Revenue Service reporting requirements, OTOW's Federal Tax Identification Number is 59-6059413. In the event that monies remain in the Escrowed Funds subsequent to OTOW's receipt of full reimbursement for the Project Infrastructure Work, all such monies shall be disbursed to OTOW. In the event the Escrowed Funds are insufficient to fully reimburse OTOW for the Project Infrastructure Work, OTOW shall be solely liable for any additional amounts in excess of the Escrowed Funds which are required in connection with completion of the Project Infrastructure Work.

7. Liabilities of Escrow Agent. Escrow Agent shall be liable only to obtain and review the Ownership and Encumbrance (O & E) Report for liens on the OTOW Property, to hold the Escrowed Funds received herewith and to deliver same to the appropriate persons or entities in accordance with the provisions of this Agreement and any amendments hereto, it being expressly understood that by acceptance hereof Escrow Agent is acting in the capacity of a depository only and shall not be liable or responsible to anyone for any damages, losses, or expenses, unless same shall be caused by its gross negligence or willful malfeasance. The Escrow Agent sole compensation for holding the funds and making disbursement as provided herein shall be seventy-five hundred (\$7,500.00) dollars at receipt of Escrowed Funds and seventy-five hundred (\$7,500.00) dollars at final disbursement.

8. License. Each of OTOW and the IECDD hereby grants to OTOW a license to enter onto the Property in order to exercise OTOW's respective rights set forth in this Agreement. The license granted herein shall automatically terminate without the need for additional documentation upon the completion of the Project Infrastructure Work as evidenced by a certification from the Engineer stating that the Project Infrastructure Work has been completed in accordance with the terms hereof delivered to any party requesting such certification. OTOW and the IECDD shall have the right to record this Agreement or a memorandum of this Agreement against the Property to provide record notice of the license granted by this Section.

9. Insurance. Prior to OTOW commencing to complete the Project Infrastructure Work, OTOW shall: (a) at its sole expense, maintain in full force and effect at all times that it is performing the Project Infrastructure Work, insurance with minimum coverage limits, including endorsements, as described herein below and (b) deliver to the IECDD certificates of insurance evidencing that all requisite insurance coverage set forth below is in full force and effect and naming the IECDD as additional insured on all underlying insurance policies, as applicable. Such insurance shall be non-cancelable unless thirty (30) days written notice is given to OTOW and the IECDD. All insurance required hereunder shall be underwritten by responsible insurance companies with a Best rating of at least A-, X, and such insurance company must be authorized to do insurance business in the State of Florida. Any such insurance required hereunder may be furnished under any blanket policies of the insured.

i. Workers' Compensation Insurance. OTOW shall maintain Workers' Compensation Insurance in accordance with the laws of the State of Florida and in amounts sufficient to secure the benefits of the Florida Workers' Compensation law for all of OTOW's employees. If any of the Project Infrastructure Work is sublet, OTOW shall insure that the employees of the subcontractors are covered by similar insurance.

ii. Commercial General Liability. OTOW shall maintain general liability insurance in the amount of at least Two Million Dollars (\$2,000,000) per occurrence for bodily injury and for property damage with respect to the Property.

iii. Builder's Risk Insurance. OTOW shall maintain builder's risk insurance on the Project Infrastructure Work and any other work required to be performed by OTOW pursuant to the terms of this Agreement.

10. Modification and Termination. This Agreement shall not be modified, revoked, released, or terminated, except upon the mutual consent of OTOW and Escrow Agent given in writing and delivered to Escrow Agent. Provided further that OTOW and Escrow Agent shall not amend, modify or revoke this Agreement without first providing information regarding said amendment, modification or revocation to IECDD and permitting IECDD to object or approve it.

11. Resignation of Escrow Agent. Should, at any time, any attempt be made to modify this Agreement in a manner that would increase the duties and responsibilities of Escrow Agent, or to modify this Agreement in any manner that Escrow Agent shall deem undesirable, or at any other time, Escrow Agent may resign by notifying OTOW and providing a copy of the resignation to IECDD, by certified mail to their respective addresses set forth below; and until (a) the acceptance by a successor Escrow Agent as escrow agent as shall be appointed by such parties; or (b) fifteen (15) days following the date upon which notice was mailed, whichever occurs sooner, Escrow Agent's only remaining obligation shall be to perform its duties hereunder in accordance with the terms of this Agreement.

12. Disagreement. Should any controversy arise between the parties with respect to this Agreement or with respect to the right to receive any portion of the Escrowed Funds, Escrow Agent shall have the right to institute a bill of interpleader within any court of competent jurisdiction in Marion County, Florida to determine the rights of the parties, or Escrow Agent may, in either of such events, refuse to take any action to deliver or dispose of the Escrowed Funds, having the right to hold the same without any right or obligation to deliver the same until it has been served with a judgment properly instructing Escrow Agent as to the disposition of such Escrowed Funds, as provided in any such judgment, even though it is a part of the suit. Should the bill of interpleader be instituted and Escrow Agent becomes involved in litigation in any manner whatsoever on account of this Agreement, the parties hereto agree, and bind their heirs, legal representatives, successors, and assigns, to pay Escrow Agent's reasonable attorneys' fees incurred and any other actual out of pocket disbursements, expenses, losses, costs, and damages in connection with or arising from such litigation. Escrow Agent shall have no obligation to take any legal action in connection with the Agreement or towards its enforcement, or to appear in, prosecute, or defend any action or legal proceeding which would or might involve it in any cost, expense, loss, or liability, unless security and indemnity shall be furnished.

13. Binding Effect. This Agreement contains the entire understanding between and among the parties hereto, and shall be binding upon and inure to the benefit of such parties, and subject to its terms, their respective successors, heirs, assigns, and legal representatives. In the event OTOW transfers or conveys its interest in the Property, then such transfer or conveyance shall be subject to this Agreement and shall not operate to release OTOW or the IECDD from their respective obligations hereunder.

14. Governing Law; No Venture: This Agreement shall be interpreted, construed and enforced in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be in Marion County. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or to create any partnership, joint venture or other association between the parties.

15. Notices. Any notice under this Agreement shall be delivered to the parties at the addresses or telefax numbers set forth below and shall be delivered in any of the following manners: (a) sent by certified mail, return receipt requested, in which case notice will be deemed delivered three (3) business days after deposit,

postage prepaid in the U.S. Mail; (b) sent by overnight delivery using a nationally recognized overnight courier, in which case it will be deemed delivered one (1) business day after deposit with such courier; (c) sent by telefax, in which case notice will be deemed delivered on the same business day of such transmission provided that confirmation of such transmission is obtained and the original of such notice is sent by overnight courier for next business day delivery; or (d) sent by personal delivery. The below addresses may be changed by written notice to the other parties; provided, however, that no notice of a change of address will be effective until actual receipt of such notice.

OTOW: On Top of the World Communities, Inc.
8445 SW 80th Street
Ocala, FL 34481
Attention: Kenneth D. Colen
Telecopy: (352) 854-0815

with a copy to:

Indigo East CDD c/o Governmental Management Services – Central Florida, LLC
135 West Central Blvd., Suite 320
Orlando, FL 32801
Attention: George Flint
Telecopy: (407) 839-1526

ESCROW AGENT: COLEN & WAGONER, P.A.
Attention: Gerald R. Colen
7243 BRYAN DAIRY ROAD
LARGO, FL 33777
Telecopy: 727-545-822

16. Attorneys' Fees. In the event of any dispute, litigation or other proceeding between the parties to enforce any of the provisions of this Agreement or any right of either party hereunder, each party to such dispute, litigation or other proceeding shall pay its own costs and expenses, including reasonable attorneys' fees, incurred at trial, on appeal, and in any arbitration, administrative or other proceedings, all of which may be included in and as a part of the judgment rendered in such litigation. Provided however, that IECDD although receiving notice of the Agreement, is not a party to it. Therefore, IECDD shall not be obligated to pay any attorney's fees for the reasons set forth in this paragraph.

17. Counterparts. This Agreement may be executed in any number of counterparts, any one and all of which shall constitute the agreement of the parties and each of which shall be deemed an original.

18. Captions. The captions and section headings contained in this Agreement are for reference and convenience only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of the provisions herein.

19. Severability. Should any clause or provision of this Agreement be determined to be illegal, invalid or unenforceable under any present or future law by final judgment of a court of competent jurisdiction, the remainder of this Agreement will not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid, or unenforceable, there will be added in lieu thereof a legal, valid and enforceable provision that is as similar as possible in terms to the illegal, invalid or unenforceable provision.

20. No Waiver. No delay or omission in the exercise of any right accruing upon any default shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver of a breach of, or a default in, any of the terms and conditions of this Agreement by a party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement.

21. Time of Essence. Time is of the essence under this Agreement.

22. Effective Date. This Agreement shall be effective as of the Effective Date; however, in no event shall this Agreement be enforceable unless executed by OTOW, Escrow Agent, and thereafter joined in by IECDD for the purpose of confirming its knowledge of said Agreement.

23. Force Majeure. "Force Majeure" means the occurrence of any of the following for the period of time, if any, that the performance of a party's obligations under this Agreement is delayed or prevented thereby, provided notice of the Force Majeure event is given in writing by the party delayed to the other party within ten (10) calendar days after its occurrence and without giving duplicative effect to concurrent delays (the "Force Majeure Notice"), including: acts of God; acts of the public enemy; insurrections; wars or war-like action (whether actual and pending or expected); blockades; embargoes; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; wash-outs; explosions; civil disturbance or disobedience; riot; sabotage; terrorism; threats of sabotage or terrorism, which are not a result of the intentional act or willful misconduct of the party claiming the right to delay performance on account of such occurrence. Delays or failures to perform resulting from lack of funds or the increased cost of obtaining labor or materials or general economic conditions and any other events not expressly listed above shall not be deemed Force Majeure. Provided the Force Majeure Notice was timely given, if the performance of any act required by this Agreement to be performed by any party hereto is prevented or delayed by reason of Force Majeure not the fault of the party required to perform the act, the time for performance of the act will be extended for a period equivalent to the period of delay.

24. Authority. OTOW and Escrow Agent each represent and warrant to the other that such party has the full right, power, and lawful authority to enter into, execute, and perform under this Agreement and that such actions do not violate any other agreement, covenant, or restriction placed upon such party. IECDD represents that it is joining in the signing of this Agreement for the purpose of acknowledging that the Project Infrastructure shall occur on lands wherein it provides services to the residents of Indigo East. OTOW, the IECDD and Escrow Agent each further represent and warrant to the other that the person signing this Agreement on its behalf has appropriate legal authority to do so.

(SIGNATURES APPEAR ON FOLLOWING PAGES)

IN WITNESS WHEREOF, this Agreement is executed by the parties set forth below as of the date first above written:

Witnesses:

Sherrill Stale
Print Sherrill Stale

Lisa A. Lazaro
Print LISA LAZARO

ON TOP OF THE WORLD COMMUNITIES, INC.
a Florida professional association

By: Kenneth D. Colen, as President

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 11th day of June, 2018 by Kenneth D. Colen, as President of On Top of the World Communities, Inc., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ produced a _____ as identification.



LISA A LAZARO
MY COMMISSION # GG 092021
EXPIRES: August 7, 2021
Bonded Thru Budget Notary Services

Lisa A. Lazaro
Print Name: _____

Notary Public, State of Florida

Notary Stamp:

SIGNATURE PAGE TO ESCROW AGREEMENT

Witnesses:

LR Vale
Print Lauren Vanderveer

Am
Print Stacie M. Vanderbilt

GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL
FLORIDA, LLC. ON BEHALF OF IECD

By: George S. Flint

Print Name/Title: George S. Flint
District Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of June, 2018
by George S. Flint as District Manager of The Indigo East CDD, a FL Special District, on behalf of the Indigo East
CDD. He She ☒ personally known to me or ☐ produced _____ as identification.

Am
Print Name: Stacie M. Vanderbilt

Notary Public, State of Florida

Notary Stamp:



SIGNATURE PAGE TO ESCROW AGREEMENT

Witnesses:

Print _____

Print _____

COLEN & WAGONER, P.A.,
a Florida professional association

By: _____

PrintName/Title: _____

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____ as _____ of Colen & Wagoner, P.A., a Florida professional association, on behalf of the professional association. He/She [] personally known to me or [] produced _____ as identification.

Print Name:

Notary Public, State of Florida

Notary Stamp:

SIGNATURE PAGE TO ESCROW AGREEMENT

SECTION VII

FIRST AMENDMENT TO LICENSE AGREEMENT

This First Amendment dated this ___ day of _____ 2018, to that certain License Agreement described hereafter between INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida Community Development district (hereinafter "Licensor") and INDIGO EAST NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation {hereinafter referred to as "Licensee"}:

WHEREAS, Licensor and Licensee entered into a License Agreement dated the 30th day of November, 2010, a copy of which is attached and incorporated herein;

WHEREAS, Licensor and Licensee wish to amend the License Agreement to further define the property that is included in Exhibit "A", by adopting a new Exhibit "A" which shall henceforth be referred to as "Amended Exhibit 'A', page 1 of 5.


NOW THEREFORE, Licensor and Licensee by this First Amendment now amend Exhibit "A" to the License Agreement of November 30, 2010, by the Amended Exhibit "A" as attached and fully incorporated herein.

ATTEST:


ATTEST:



Indigo East Community Development District


By: John M. Gysen, Chairman

Indigo East Neighborhood Association, Inc.


By: Kenneth D. Colen, Chairman

Property

1. Security Cameras, Hardware, mountings, associated electronics and related signage located at the North entrance to Indigo East in TractM-1.
2. Security Cameras, hardware, mountings, associated electronics and related signage located at the South entrance to Indigo East in TraceM-4.
3. Gates/gate arms, security cameras, hardware, mountings, associated electronics and related signage located at the South entrance to Indigo East in SouthPhase 1.

EXHIBIT A, PAGE 2 OF 5

GENERAL NOTES

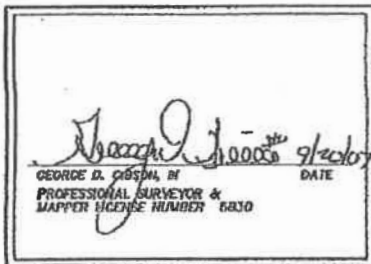
1. TRACTS "B-2", "B-3", "H" AND A PORTION OF TRACT "J" (WITHOUT THE INDIGO CLUB HOUSE PARCEL), ARE BUFFER AND DRAINAGE TRACTS.
2. TRACTS "L-3", "L-6", "L-8", "L-7", AND "L-9" AND PORTIONS OF TRACTS "L-2" AND "L-8" LYING EAST OF THE WEST LINE OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, ARE LANDSCAPE AND DRAINAGE TRACTS.
3. EXCLUDING TRACTS "L-1", "B-1" AND "G", PORTIONS OF TRACT "J" DESIGNATED AS THE INDIGO CLUB HOUSE PARCEL AND PORTIONS OF TRACTS "L-2", AND "L-8" LYING WEST OF THE WEST LINE OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
4. TRACTS "A-1", "A-2", "A-3", AND "A-4" ARE ROADWAY TRACTS.
5. TRACTS "M-1", "M-2", "M-3" AND "M-4" ARE ENTRANCE SERVICES AND IMPROVEMENT TRACTS.

ACREAGES

- | | |
|-------------------------------|--------------------------------|
| 1. TRACT "B-1" = 2.83 ± ACRES | 6. TRACT "L-1" = 0.28 ± ACRES |
| 2. TRACT "B-2" = 8.28 ± ACRES | 7. TRACT "L-3" = 0.79 ± ACRES |
| 3. TRACT "B-3" = 0.15 ± ACRES | 8. TRACT "L-5" = 0.34 ± ACRES |
| 4. TRACT "G" = 8.66 ± ACRES | 9. TRACT "L-8" = 1.01 ± ACRES |
| 5. TRACT "H" = 2.79 ± ACRES | 10. TRACT "L-7" = 0.72 ± ACRES |
| | 11. TRACT "L-9" = 0.12 ± ACRES |
- 12.(a) TRACT "J" = 4.74 ± ACRES (WITHOUT THE INDIGO CLUB HOUSE PARCEL)
TRACT "J" = 6.18 ± ACRES (WITH THE INDIGO CLUB HOUSE PARCEL)
- 13.(a) TRACT "L-2" = 2.37 ± ACRES (EAST OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 21 EAST)
(b) TRACT "L-2" = 3.03 ± ACRES (WEST OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 21 EAST)
- 14.(a) TRACT "L-8" = 0.48 ± ACRES (EAST OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 21 EAST)
(b) TRACT "L-8" = 0.09 ± ACRES (WEST OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 21 EAST)

SHEET 1 OF 2

(SEE SHEET 2 OF 2 FOR KEY MAP)



CERTIFICATE OF AUTHORIZATION NO. LB 1221



7651 S.W. HWY 200, SUITE 306
OCALA, FLORIDA 34476
(352) 291-4930

MARION COUNTY

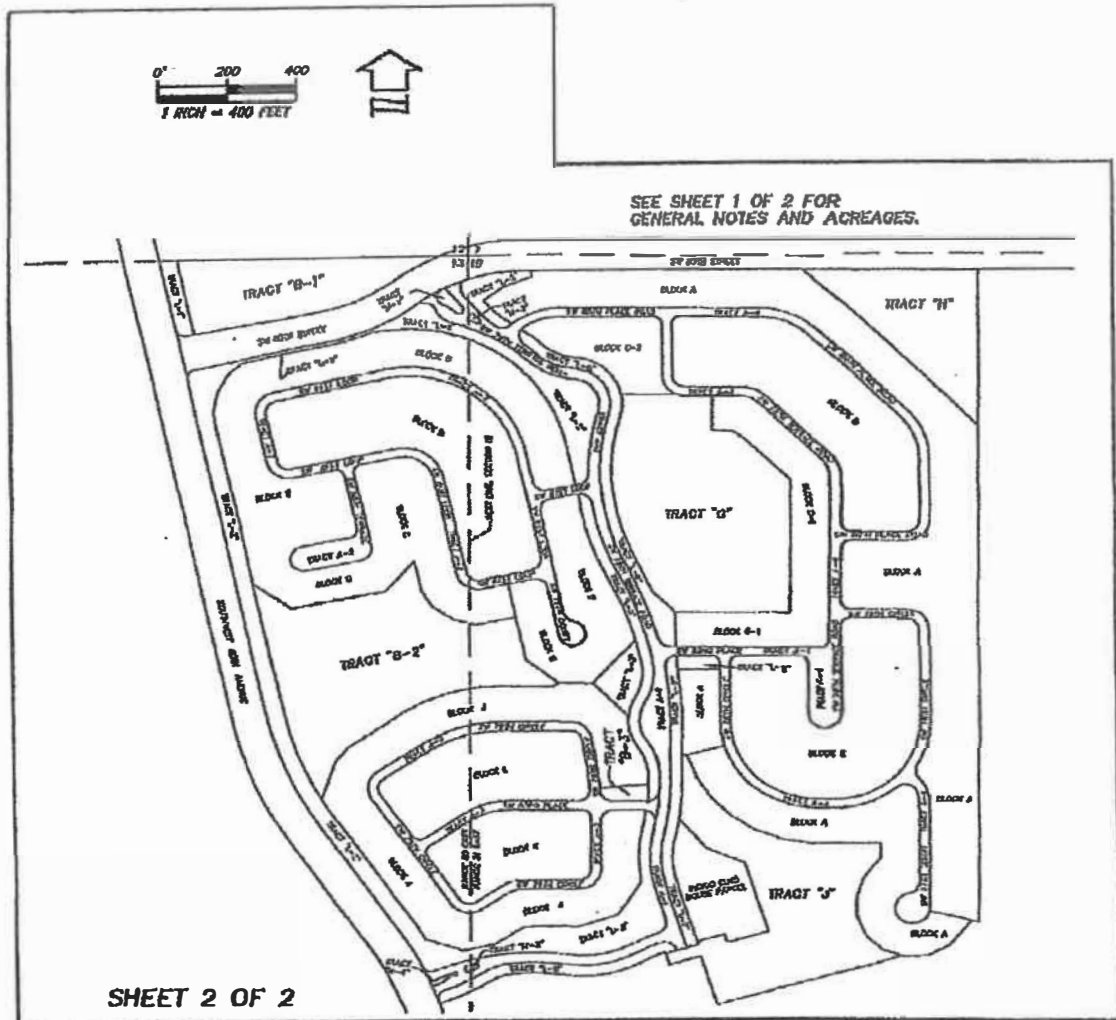
FLORIDA

**INDIGO EAST
LANDSCAPE, BUFFER
AND RETENTION
TRACTS KEY MAP**

REV. DATE: 08-24-07
REV. DATE: 08-21-07
DATE: 07-23-07

UNARM BY: EFL
CHECKED BY: GDC

EXHIBIT A, PAGE 3 OF 5



KEY MAP ONLY. THIS IS NOT A SURVEY.

ON TOP OF THE
WORLD,
COMMUNITIES, INC

CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

7851 S.W. HWY 200, SUITE 306
OCALA, FLORIDA 34478
(352) 281-4930

MARION COUNTY FLORIDA

**INDIGO EAST
LANDSCAPE, BUFFER
AND RETENTION
TRACTS KEY MAP**

REV. DATE: 08-24-07
REV. DATE: 08-31-07
DATE: 07-23-07

DRAWN BY: EFL
CHECKED BY: GGG

SCALE: 1"=400'

0330730T-J1-106 INDIGO ORAS KEY MAP0JWG-LandUSEYMAP.dwgKEY.dwg, Eberhard Leing

EXHIBIT A, PAGE 4 OF 5

SKETCH OF DESCRIPTION FOR: ENTRANCE SERVICES EASEMENT SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY COUNTY, FLORIDA "INDIGO EAST SOUTH PHASE I"

DESCRIPTION:

A PORTION OF TRACT "A" OF INDIGO EAST SOUTH PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 16 THROUGH 20, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LOCATED IN SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 18, S.00°27'32"W., 5290.70 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE DEPARTING SAID WEST BOUNDARY ALONG THE SOUTH BOUNDARY OF SAID SECTION 18, S.89°23'44"E., 739.04 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.01°37'07"E., 74.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°37'07"E., 167.09 FEET; THENCE S.89°37'06"E., 52.01 FEET; THENCE S.01°37'07"W., 167.01 FEET; THENCE N.89°42'20"W., 52.01 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.20 ACRES MORE OR LESS.

NOTES:

1. DATE OF SKETCH: DECEMBER 15, 2017
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S89°50'29"E. ALONG THE NORTH BOUNDARY OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

"NOTE: THIS IS NOT A SURVEY"
SHEET 1 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

LEGEND:

- LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- Q CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- CHANGE IN DIRECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRIMONTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.080-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

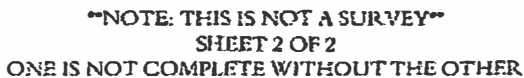
CHRISTOPHER J. HOWSON, P.S.M., C.F.M.— LS 6553
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL, C.E.S.
CONSULTANTS OF PROFESSIONAL SURVEYORS AND MAPPERS
REGISTERED PROFESSIONAL SURVEYORS AND MAPPERS
MARION COUNTY, FLORIDA

DRAWN:	M.A.	J.O.# 15285
REVISED:		DWG.# 15285SK (GATES)
CHECKED:	C.J.H.	SHEET 1 OF 2
APPROVED:	C.J.H.	
SCALE:		COPYRIGHT © DECEMBER, 2017



CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL, & IS

2025 RELEASE UNDER E.O. 14176
 NATIONAL ARCHIVES
 COLLEGE PARK, MARYLAND 20740-6001
 TEL: 301-837-1122 FAX: 301-837-1120
 WWW.NATIONALARCHIVES.GOV

DRAWN:	M.A.	J.O.# 15285
REVISED:		DWG.# 15285SK (GATES)
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	
SCALE: 1" = 40'		COPYRIGHT © DECEMBER, 2017

SECTION VIII

SECTION A

RESOLUTION 2018-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Indigo East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 21, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Indigo East Community Development District for the Fiscal Year Ending September 30, 2019," as adopted by the Board of Supervisors on August 21, 2018.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Indigo East Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$ 304,748 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>208,680</u>
DEBT SERVICE FUND(S) – SERIES 2006B/2016	\$ <u>96,068</u>
TOTAL ALL FUNDS	\$ <u>304,748</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

\$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 21st day of August, 2018.

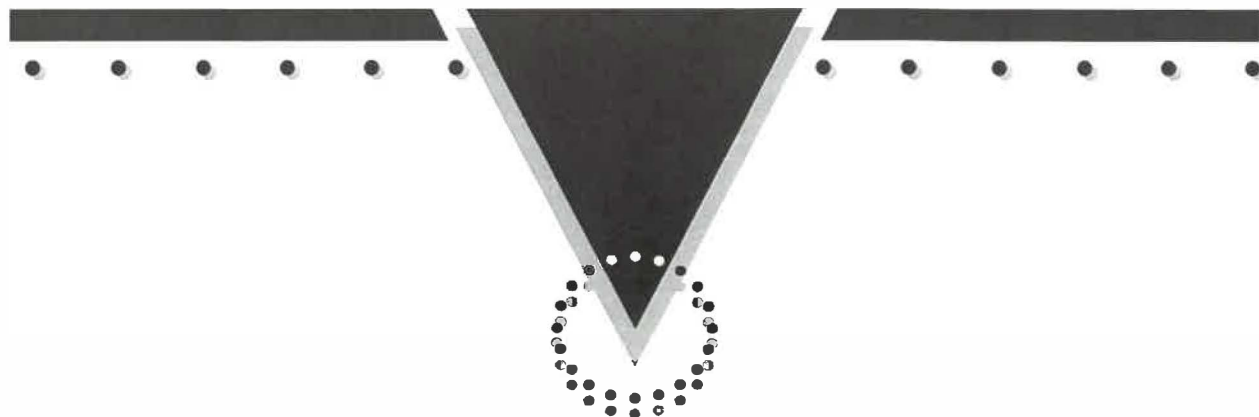
ATTEST:

**INDIGO EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____



**Indigo East
Community Development District
Proposed Budget
FY 2019**



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Indigo East
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

DESCRIPTION	ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/18	PROPOSED BUDGET FY2019
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REVENUES:

MAINTENANCE ASSESSMENTS	\$195,929	\$196,914	\$0	\$196,914	\$195,929
INTEREST	\$250	\$173	\$30	\$203	\$200
CARRYFORWARD	\$0	\$0	\$0	\$0	\$12,658

TOTAL REVENUES	\$196,179	\$197,087	\$30	\$197,117	\$208,787
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EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEE	\$4,000	\$2,400	\$1,000	\$3,400	\$4,000
FICA EXPENSE	\$306	\$138	\$61	\$199	\$306
ENGINEERING	\$1,200	\$1,200	\$0	\$1,200	\$1,200
TRUSTEE FEES	\$2,050	\$2,020	\$0	\$2,020	\$2,050
DISSEMINATION	\$2,700	\$2,583	\$417	\$3,000	\$2,700
ARBITRAGE	\$600	\$600	\$0	\$600	\$600
ASSESSMENT ROLL	\$5,000	\$5,000	\$0	\$5,000	\$5,000
ATTORNEY	\$6,000	\$4,500	\$1,500	\$6,000	\$6,000
ANNUAL AUDIT	\$3,600	\$3,600	\$0	\$3,600	\$3,600
MANAGEMENT FEES	\$7,244	\$6,037	\$1,207	\$7,244	\$7,244
INFORMATION TECHNOLOGY	\$1,000	\$833	\$167	\$1,000	\$1,000
TELEPHONE	\$100	\$7	\$7	\$14	\$100
POSTAGE	\$1,450	\$1,312	\$104	\$1,415	\$1,500
PRINTING & BINDING	\$800	\$353	\$85	\$438	\$800
INSURANCE	\$6,650	\$6,042	\$0	\$6,042	\$6,650
LEGAL ADVERTISING	\$1,000	\$214	\$460	\$674	\$1,000
OTHER CURRENT CHARGES	\$750	\$466	\$84	\$550	\$700
OFFICE SUPPLIES	\$250	\$88	\$28	\$117	\$200
PROPERTY TAXES	\$35	\$0	\$0	\$0	\$35
DUES, LICENSES, SUBSCRIPTIONS	\$175	\$175	\$0	\$175	\$175

TOTAL ADMINISTRATIVE	\$44,910	\$37,567	\$5,120	\$42,687	\$44,860
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MAINTENANCE:

WATER EXPENSE	\$12,000	\$10,443	\$837	\$11,280	\$0
ELECTRIC EXPENSE	\$12,000	\$12,811	\$4,905	\$17,716	\$25,432
IRRIGATION REPAIRS	\$3,000	\$2,229	\$770	\$2,999	\$3,000
RETENTION PONDS	\$18,020	\$15,017	\$3,003	\$18,020	\$18,020
ROW MAINTENANCE	\$55,238	\$65,940	\$3,927	\$69,867	\$88,975
PLANT REPLACEMENT	\$10,000	\$1,313	\$1,000	\$2,313	\$5,000
TREE TRIMMING	\$3,000	\$0	\$1,500	\$1,500	\$2,500
PRESSURE WASHING	\$6,000	\$197	\$5,803	\$6,000	\$6,000
WELL MAINTENANCE/REPAIRS	\$0	\$0	\$0	\$0	\$10,000
CONTINGENCY	\$9,700	\$3,176	\$0	\$3,176	\$5,000
TRANSFER OUT	\$22,311	\$22,311	(\$2,500)	\$19,811	\$0

TOTAL MAINTENANCE	\$151,269	\$133,437	\$19,245	\$152,682	\$163,927
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TOTAL EXPENDITURES	\$196,179	\$171,004	\$24,365	\$195,369	\$208,787
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EXCESS REVENUES (EXPENDITURES)	\$0	\$26,083	(\$24,335)	\$1,748	\$0
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	FY2016	FY2017	FY2018	FY2019
Net Assessments	\$195,929	\$195,929	\$195,929	\$195,929
Discounts & Collections (6%)	\$12,506	\$12,506	\$12,506	\$12,506
Gross Assessments	\$208,435	\$208,435	\$208,435	\$208,435
Total Units	705	705	705	705
Assessments per Unit	\$296	\$296	\$296	\$296

Indigo East
Community Development District
General Fund Budget
Fiscal Year 2019

REVENUES:

Maintenance Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

Interest

The District receives interest earnings from its cash balance in the SunTrust operating account.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. This amount is based upon 5 Supervisors attending 4 monthly meetings.

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, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors. The District currently has an agreement with Dewberry Engineers Inc.

Trustee Fees

The District issued Series 2016 Special Assessment Refunding Bonds that are administered by a Trustee at US Bank.

Dissemination

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 unrated bond issues. The District currently contracted with Governmental Management Services – Central Florida, LLC.

Indigo East
Community Development District
General Fund Budget
Fiscal Year 2019

Arbitrage

The District has contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Refunding Bonds. The District has an agreement with Grau & Associates for this service.

Assessment Roll

Governmental Management Services – Central Florida, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. The District currently has an agreement with Colen & Wagoner P.A.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors and any other required correspondence.

Indigo East
Community Development District
General Fund Budget
Fiscal Year 2019

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability & public officials liability insurance policy is with Florida Insurance Alliance. The Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. The District does most of its legal advertising with Ocala Star-Banner.

Other Current Charges

Includes bank charges and any other miscellaneous expenses that are incurred during the year.

Property Taxes

The District pays annual property tax to the Marion County Tax Collector's Office.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

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

Indigo East
Community Development District
General Fund Budget
Fiscal Year 2019

MAINTENANCE:

Electric Expense

To record the electric cost of street lighting and pumps for wells. The District has the following account with Sumter Electric Cooperative, Inc. (SECO).

Description	Monthly	Annually
Streetlighting	\$1,636	\$19,632
Well Pumps	\$400	\$4,800
Contingency		\$1,000
TOTAL		\$25,432

Irrigation Repairs

To record the cost of various repairs that may be needed to the irrigation system.

Retention Ponds

The District has contracted with Sharp Sites Services, LLC to provide the following services:

Turf Maintenance

- A. Turf areas unless otherwise specified will be mowed on a weekly basis in the growing season (April through October). During months not specified in the growing season (November through March) the turf will be mowed at least twice a month unless abnormal conditions arise. Typical yearly mowing schedules will allow for 38 mowings per year.

Edging / String Trimming

- A. Edging of all hard edges: Sidewalks, Driveways, Curb lines etc. adjacent to maintained property will be edged on a weekly basis during the growing season in conjunction with the maintenance schedule. All storm water culverts will be string trimmed on a weekly basis during the growing season in conjunction with the maintenance schedule to ensure vegetation will not obstruct discharge culvert area. Edging of all landscape beds will be done on a weekly basis to provide a crisp edge. Retention ponds with beds areas will be edged using mechanical equipment such as an edger, string trimmer. Herbicidal edging is will not be acceptable. Bed lines will be edged with the intent to keep the same original design and will be enlarged if plant material growth warrants.

Indigo East
Community Development District
General Fund Budget
Fiscal Year 2019

Bed Maintenance

- A. Beds are to be free of weeds, trash and other debris at all times. Pre-emergent and post—herbicidal applications may be used to help control weed growth but hand weeding will be done “as needed.”

Mulch

- A. Pine Straw mulch will be added once per year in landscape bed areas.

Tree Maintenance, Pruning and Fertilization

- A. Tree staking materials will be adjusted, tightened or removed to ensure proper growth.

Description	Monthly	Annually
Retention Ponds	\$1,502	\$18,020
TOTAL		\$18,020

ROW Maintenance

The District has contracted with Earthscapes Unlimited, Inc. to provide the following services:

Turf Fertilization

- A. St. Augustine Turf will be fertilized (3) times a year.

Turf Maintenance

- A. Turf areas unless otherwise specified will be mowed on a weekly basis in the growing season (April through October). During months not specified in the growing season (November through March) the turf will be mowed at least twice a month unless abnormal conditions arise.

Edging / String Trimming

- A. Edging of all hard edges: Sidewalks, Driveways, Curb lines etc. adjacent to maintained property will be edged on a weekly basis during the growing season in conjunction with the maintenance schedule. All storm water culverts will be string trimmed on a weekly basis during the growing season in conjunction with the maintenance schedule to ensure vegetation will not obstruct discharge culvert area. Edging of all landscape beds will be done on a weekly basis to provide a crisp edge. Retention ponds with beds areas will be edged using mechanical equipment such as an edger, string trimmer. Herbicidal

Indigo East
Community Development District
General Fund Budget
Fiscal Year 2019

edging will not be acceptable. Bed lines will be edged with the intent to keep the same original design and will be enlarged if plant material growth warrants.

Bed Maintenance

- A. Beds are to be free of weeds, trash and other debris at all times. Pre-emergent and post—herbicidal applications may be used to help control weed growth but hand weeding will be done “as needed”.

Mulch

- A. Pine Straw mulch will be added twice per year in landscape bed areas.

Tree Maintenance, Pruning and Fertilization

- A. Tree staking materials will be adjusted, tightened or removed to ensure proper growth.

Description	Monthly	Annually
Earthscapes Unlimited Inc	\$4,795	\$57,541
Everglades Pine Straw 7800 bales @ \$4.03/bale)		\$31,434
TOTAL		\$88,975

Plant Replacement

Estimated cost to replace damaged plants within the District.

Tree Trimming

Estimated cost for tree trimming within the District.

Pressure Washing

Estimated cost to pressure wash, annually, curbs, sidewalks and common areas maintained by the District.

Well Repairs and Maintenance

Estimated cost for repairs and maintenance of the two wells.

Contingency

To record the cost of any maintenance expenses that does not apply to any of the other accounts.

Indigo East
Community Development District
General Fund Budget
Fiscal Year 2019

Transfer Out

Funds transferred to the Capital Reserve Fund for any capital outlay related expenses.

Indigo East
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Description	ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	PROJECTED NEXT 2 MONTHS	TOTAL THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES

Transfer In	\$22,311	\$22,311	\$0	\$22,311	\$0
Interest	\$4,000	\$6,977	\$1,816	\$8,793	\$8,000
Carry Forward Surplus	\$489,942	\$489,971	\$0	\$489,971	\$485,187

Total Revenues	\$516,253	\$519,259	\$1,816	\$521,075	\$493,187
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EXPENDITURES

Capital Outlay	\$0	\$35,887	\$0	\$35,887	\$0
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Total Expenditures	\$0	\$35,887	\$0	\$35,887	\$0
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Excess Revenues	\$516,253	\$483,371	\$1,816	\$485,187	\$493,187
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Indigo East
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016

Description	ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	PROJECTED NEXT 2 MONTHS	TOTAL THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES

Assessments - Tax Roll	\$113,850	\$101,964	\$0	\$101,964	\$90,303
Assessments - Prepayment	\$0	\$143,599	\$0	\$143,599	\$0
Interest Income	\$200	\$492	\$50	\$542	\$200
Carry Forward Surplus	\$236,474	\$329,397	\$0	\$329,397	\$99,264

Total Revenues	\$350,524	\$575,451	\$50	\$575,501	\$189,767
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EXPENDITURES

Series 2016

Special Call 11/1	\$135,000	\$190,000	\$0	\$190,000	\$10,000
Interest - 11/1	\$32,000	\$32,000	\$0	\$32,000	\$23,788
Principal - 5/1	\$55,000	\$55,000	\$0	\$55,000	\$45,000
Interest - 5/1	\$32,000	\$28,097	\$0	\$28,097	\$23,788
Special Call 5/1	\$0	\$170,000	\$0	\$170,000	\$0
Other Debt Service Cost	\$0	\$1,140	\$0	\$1,140	\$0

Total Expenditures	\$254,000	\$476,237	\$0	\$476,237	\$102,575
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⁽¹⁾ Excess Revenues	\$96,524	\$99,214	\$50	\$99,264	\$87,192
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Nov 1, 2019 \$ 23,113

Net Assessments	\$90,303
Discounts & Collections (6%)	\$5,764
Gross Assessments	\$96,067

Total Units	199
Assessments per Unit	\$483

(1) Excess Revenues will be utilized to pay November 1 semi-annual interest payment.

Indigo East
Community Development District
Series 2016 Special Assessment Revenue Refunding Bonds

AMORTIZATION SCHEDULE

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/18	\$ 1,160,000	\$ -	\$ 23,787.50	\$ -
5/1/19	\$ 1,160,000	\$ 45,000	\$ 23,787.50	\$ 92,575
11/1/19	\$ 1,115,000	\$ -	\$ 23,112.50	\$ -
5/1/20	\$ 1,115,000	\$ 45,000	\$ 23,112.50	\$ 91,225
11/1/20	\$ 1,070,000	\$ -	\$ 22,325.00	\$ -
5/1/21	\$ 1,070,000	\$ 45,000	\$ 22,325.00	\$ 89,650
11/1/21	\$ 1,025,000	\$ -	\$ 21,537.50	\$ -
5/1/22	\$ 1,025,000	\$ 45,000	\$ 21,537.50	\$ 88,075
11/1/22	\$ 980,000	\$ -	\$ 20,750.00	\$ -
5/1/23	\$ 980,000	\$ 50,000	\$ 20,750.00	\$ 91,500
11/1/23	\$ 930,000	\$ -	\$ 19,875.00	\$ -
5/1/24	\$ 930,000	\$ 50,000	\$ 19,875.00	\$ 89,750
11/1/24	\$ 880,000	\$ -	\$ 18,937.50	\$ -
5/1/25	\$ 880,000	\$ 50,000	\$ 18,937.50	\$ 87,875
11/1/25	\$ 830,000	\$ -	\$ 18,000.00	\$ -
5/1/26	\$ 830,000	\$ 55,000	\$ 18,000.00	\$ 91,000
11/1/26	\$ 775,000	\$ -	\$ 16,865.63	\$ -
5/1/27	\$ 775,000	\$ 55,000	\$ 16,865.63	\$ 88,731
11/1/27	\$ 720,000	\$ -	\$ 15,731.25	\$ -
5/1/28	\$ 720,000	\$ 60,000	\$ 15,731.25	\$ 91,463
11/1/28	\$ 660,000	\$ -	\$ 14,493.75	\$ -
5/1/29	\$ 660,000	\$ 60,000	\$ 14,493.75	\$ 88,988
11/1/29	\$ 600,000	\$ -	\$ 13,256.25	\$ -
5/1/30	\$ 600,000	\$ 65,000	\$ 13,256.25	\$ 91,513
11/1/30	\$ 535,000	\$ -	\$ 11,915.63	\$ -
5/1/31	\$ 535,000	\$ 65,000	\$ 11,915.63	\$ 88,831
11/1/31	\$ 470,000	\$ -	\$ 10,575.00	\$ -
5/1/32	\$ 470,000	\$ 70,000	\$ 10,575.00	\$ 91,150
11/1/32	\$ 400,000	\$ -	\$ 9,000.00	\$ -
5/1/33	\$ 400,000	\$ 75,000	\$ 9,000.00	\$ 93,000
11/1/33	\$ 325,000	\$ -	\$ 7,312.50	\$ -
5/1/34	\$ 325,000	\$ 75,000	\$ 7,312.50	\$ 89,625
11/1/34	\$ 250,000	\$ -	\$ 5,625.00	\$ -
5/1/35	\$ 250,000	\$ 80,000	\$ 5,625.00	\$ 91,250
11/1/35	\$ 170,000	\$ -	\$ 3,825.00	\$ -

Indigo East
Community Development District
Series 2016 Special Assessment Revenue Refunding Bonds

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 170,000	\$ 85,000	\$ 3,825.00	\$ 92,650
11/1/36	\$ 85,000	\$ -	\$ 1,912.50	\$ -
5/1/37	\$ 85,000	\$ 85,000	\$ 1,912.50	\$ 88,825
Totals		\$ 1,160,000	\$ 557,675	\$ 1,717,675

SECTION B

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Marion County, Florida (the “County”); and

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2018-2019 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2018-2019; and

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

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

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Indigo East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform method, as indicated on Exhibits "A" and "B."

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Indigo East Community Development District.

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

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Indigo East Community Development District.

PASSED AND ADOPTED this 21st day of August, 2018.

ATTEST:

**INDIGO EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

SECTION IX

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Indigo East Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 6, 2018, three (3) members of the Board of Supervisors (the “Board”) were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period no Qualified Electors qualified to run for two (2) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such seats as vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 20, 2018:

Seat # 2 (previously held by Frank DiPiero)

Seat # 5 (previously held by John Gysen)

SECTION 2. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of August, 2018.

ATTEST:

**INDIGO EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:

Chairperson

SECTION X

SECTION C

SECTION 1

Indigo East Community Development District

Summary of Invoices

May 07, 2018 to August 13, 2018

Fund	Date	Check No.'s		Amount
General Fund	5/9/18	1258	\$	954.07
	5/11/18	1259-1261	\$	1,820.71
	5/17/18	1262	\$	468.98
	5/24/18	1263-1265	\$	1,683.70
	5/30/18	1266-1268	\$	1,580.69
	6/7/18	1269	\$	996.45
	6/8/18	1270	\$	1,178.80
	6/12/18	1271-1274	\$	5,409.70
	6/22/18	1275	\$	487.29
	6/26/18	1276-1277	\$	4,795.12
	7/6/18	1278-1279	\$	1,899.53
	7/10/18	1280-1281	\$	213.84
	7/13/18	1282-1283	\$	1,914.20
	7/17/18	1284	\$	3,293.43
	7/24/18	1285-1286	\$	1,507.86
	8/1/18	1287-1288	\$	1,238.96
	8/6/18	1289	\$	920.91
	8/7/18	1290	\$	3,293.43
			\$	33,657.67
Payroll	<u>May 2018</u>			
	Frank Dipiero	50168	\$	184.70
	Harold Brouillard	50169	\$	184.70
	John Gysen	50170	\$	200.00
	Terrance Sloan	50171	\$	184.70
	Donald Barnes	50172	\$	184.70
			\$	938.80
			\$	34,596.47

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/18
 *** CHECK DATES 05/07/2018 - 08/13/2018 *** INDIGO EAST - GENERAL FUND
 BANK A INDIGO EAST CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/09/18	00019	5/01/18 176	201805 310-51300-34000	MANAGEMENT FEES MAY18	*	603.67	
		5/01/18 176	201805 310-51300-34100	INFO TECHNOLOGY MAY18	*	83.33	
		5/01/18 176	201805 310-51300-31300	DISSEMINATION FEE MAY18	*	208.33	
		5/01/18 176	201805 310-51300-51000	OFFICE SUPPLIES	*	.54	
		5/01/18 176	201805 310-51300-42000	POSTAGE	*	17.70	
		5/01/18 176	201805 310-51300-42500	COPIES	*	40.50	
							954.07 001258
GOVERNMENTAL MANAGEMENT SERVICES							
5/11/18	00003	3/13/18 6-115-72	201803 300-13100-10200	DELIVERY 3/6/18	*	76.66	
FEDEX							76.66 001259
5/11/18	00004	5/06/18 8195490	201805 310-51300-48000	NOTICE OF MEETING 5/15/18	*	109.00	
OCALA STAR-BANNER							109.00 001260
5/11/18	00043	5/08/18 70116409	201804 320-53800-43100	STREETLIGHTING - APR18	*	1,635.05	
SUMTER ELECTRIC COOPERATIVE, INC.							1,635.05 001261
5/17/18	00032	5/09/18 MED80THA	201804 320-53800-43000	80TH TERRACE MEDIAN	*	24.00	
		5/09/18 3177	201804 320-53800-43000	8250 SW 79TH TERRACE RD	*	395.56	
		5/09/18 7461	201804 320-53800-43000	MED SW 82ND PL/SW 78TH TERR	*	49.42	
BAY LAUREL CENTER CDD							468.98 001262
5/22/18	00035	5/21/18 05212018	201805 300-20700-10000	FY18 MARION CTY TAX ASMNT	*	1,949.19	
		5/21/18 05212018	201805 300-20700-10000	FY18 MARION CTY TAX ASMNT	V	1,949.19-	
INDIGO EAST CDD C/O USBANK							.00 001263
5/24/18	00002	5/15/18 05152018	201805 310-51300-31500	PREP/ATTEND CDD MEETING	*	1,500.00	
COLEN & WAGONER P.A.							1,500.00 001264
5/24/18	00003	5/15/18 6-181-96	201805 310-51300-42000	DELIVERY 05/08/2018	*	183.70	
FEDEX							183.70 001265
INDE INDIGO EAST BPEREGRINO							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/30/18	00032	5/09/18 INDIRR77	201804 320-53800-43000		*	11.02	
		SW 77 CT CULDESAC		BAY LAUREL CENTER CDD			11.02 001266
5/30/18	00003	5/22/18 6-189-62	201805 310-51300-42000		*	67.98	
		DELIVERY 05/11/18		FEDEX			67.98 001267
5/30/18	00055	5/22/18 3679	201805 320-53800-47000		*	1,501.69	
		POND MOWING - MAY 18		SHARP SITE SERVICES, LLC			1,501.69 001268
6/07/18	00019	6/01/18 177	201806 310-51300-34000		*	603.67	
		MANAGEMENT FEES JUN18			*	83.33	
		6/01/18 177	201806 310-51300-34100		*	208.33	
		INFO TECHNOLOGY JUN18			*	28.31	
		6/01/18 177	201806 310-51300-31300		*	18.81	
		DISSEMINATION FEE JUN18			*	54.00	
		6/01/18 177	201806 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		6/01/18 177	201806 310-51300-42000		*		
		POSTAGE			*		
		6/01/18 177	201806 310-51300-42500		*		
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			996.45 001269
6/08/18	00035	6/08/18 06082018	201806 300-20700-10000		*	1,178.80	
		FY18 MARION CTY TAX ASMNT		INDIGO EAST CDD C/O USBANK			1,178.80 001270
6/12/18	00047	5/09/18 42881	201804 320-53800-47300		*	3,293.43	
		RIGHT OF WAY MAINT APR18		EARTHSCAPES UNLIMITED INC.			3,293.43 001271
6/12/18	00004	6/03/18 8196180	201805 310-51300-48000		*	104.84	
		NOT.OF QUAL PER.-06/18/18		Ocala STAR-BANNER			104.84 001272
6/12/18	00043	6/07/18 70116409	201805 320-53800-43100		*	1,635.05	
		STREET LIGHTING - MAY18		SUMTER ELECTRIC COOPERATIVE, INC.			1,635.05 001273
6/12/18	00032	6/07/18 INDIRR77	201805 320-53800-43000		*	40.15	
		SW 77TH CT CULDESAC			*	44.83	
		6/07/18 MED80THM	201805 320-53800-43000		*		
		80TH TERRACE MEDIAN					

INDE INDIGO EAST BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/07/18 MED82NDM	201805 320-53800-43000		*	291.40	
		MED SW 82NDPL&SW 78THTERR		BAY LAUREL CENTER CDD			376.38 001274
6/22/18 00035		6/22/18 06222018	201806 300-20700-10000		*	487.29	
		FY18 MARION CTY TAX ASMNT		INDIGO EAST CDD C/O USBANK			487.29 001275
6/26/18 00047		6/12/18 43403	201805 320-53800-47300		*	3,293.43	
		RIGHT OF WAY MAINT MAY18		EARTHSCAPES UNLIMITED INC.			3,293.43 001276
6/26/18 00055		6/21/18 3733	201806 320-53800-47000		*	1,501.69	
		POND MOWING-JUN18		SHARP SITE SERVICES, LLC			1,501.69 001277
7/06/18 00019		7/02/18 178	201807 310-51300-34000		*	603.67	
		MANAGEMENT FEES JUL18			*	83.33	
		7/02/18 178	201807 310-51300-34100		*	208.33	
		INFO TECHNOLOGY JUL18			*	.18	
		7/02/18 178	201807 310-51300-31300		*	9.25	
		DISEMINATION FEE JUL18			*	6.00	
		7/02/18 178	201807 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		7/02/18 178	201807 310-51300-42000		*		
		POSTAGE			*		
		7/02/18 178	201807 310-51300-42500		*		
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			910.76 001278
7/06/18 00035		7/02/18 07022018	201807 300-20700-10000		*	988.77	
		FY18 MARION CTY TAX ASMNT		INDIGO EAST CDD C/O USBANK			988.77 001279
7/10/18 00032		7/03/18 BLCCDD-8	201806 320-53800-47700		*	197.27	
		PRESS.WASH.METER 6/11-7/1		BAY LAUREL CENTER CDD			197.27 001280
7/10/18 00003		6/26/18 6-226-44	201806 310-51300-42000		*	16.57	
		DELIVERY 06/13/18		FEDEX			16.57 001281
7/13/18 00032		7/05/18 INDIRR77	201806 320-53800-43000		*	14.04	
		SW 77TH CT CULDESAC			*	103.35	
		7/05/18 MED80THJ	201806 320-53800-43000		*		
		80TH TERRACE MEDIAN					

INDE INDIGO EAST BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/18 PAGE 4
 *** CHECK DATES 05/07/2018 - 08/13/2018 *** INDIGO EAST - GENERAL FUND
 BANK A INDIGO EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/05/18 MED82NDJ	201806 320-53800-43000		*	161.76	
		MED SW 82NDPL&SW 78THTRR		BAY LAUREL CENTER CDD			279.15 001282
7/13/18 00043		7/09/18 70116409	201806 320-53800-43100		*	1,635.05	
		STREET LIGHTING - JUN18		SUMTER ELECTRIC COOPERATIVE, INC.			1,635.05 001283
7/17/18 00047		7/12/18 43933	201806 320-53800-47300		*	3,293.43	
		RIGHT OF WAY MAINT JUN18		EARTHSCAPES UNLIMITED INC.			3,293.43 001284
7/24/18 00055		7/24/18 3786	201807 320-53800-47000		*	1,501.69	
		POND MOWING-JUL18		SHARP SITE SERVICES, LLC			1,501.69 001285
7/24/18 00035		7/24/18 07242018	201807 300-20700-10000		*	6.17	
		FY18 DEBT SERVICE SER2016		INDIGO EAST CDD C/O USBANK			6.17 001286
8/01/18 00052		7/16/18 1571473	201806 310-51300-31100		*	1,200.00	
		ENGINEERS REPORT-JUN18		DEWBERRY ENGINEERS INC.			1,200.00 001287
8/01/18 00003		7/24/18 6-253-06	201807 310-51300-42000		*	38.96	
		DELIVERY 07/17/18		FEDEX			38.96 001288
8/06/18 00019		8/01/18 179	201808 310-51300-34000		*	603.67	
		MANAGEMENT FEES AUG18			*	83.33	
		8/01/18 179	201808 310-51300-34100		*	208.33	
		INFO TECHNOLOGY AUG18			*	.18	
		8/01/18 179	201808 310-51300-31300		*	23.90	
		DISEMINATION FEE AUG18			*	1.50	
		8/01/18 179	201808 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		8/01/18 179	201808 310-51300-42000		*		
		POSTAGE			*		
		8/01/18 179	201808 310-51300-42500		*		
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			920.91 001289
8/07/18 00047		8/06/18 44308	201807 320-53800-47300		*	3,293.43	
		RIGHT OF WAY MAINT JUL18		EARTHSCAPES UNLIMITED INC.			3,293.43 001290
TOTAL FOR BANK A						33,657.67	
INDE INDIGO EAST				BPEREGRINO			

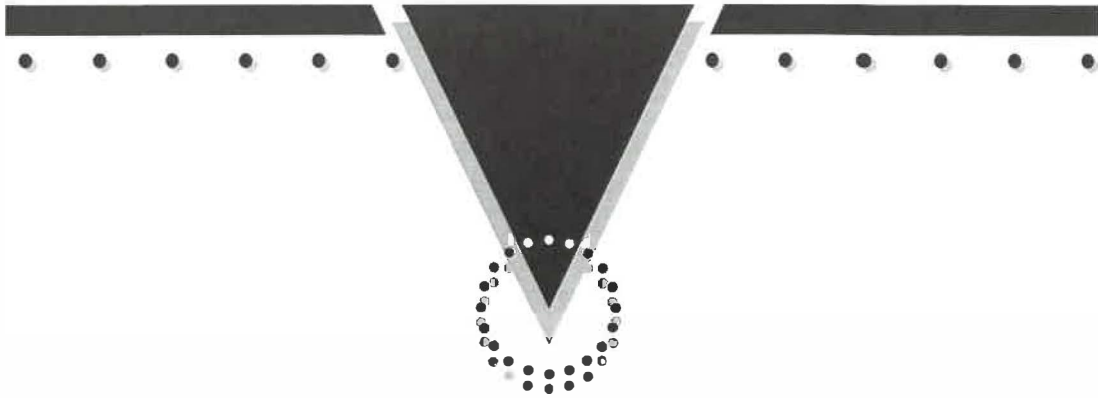
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 *** CHECK DATES 05/07/2018 - 08/13/2018 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/18 PAGE 5
 INDIGO EAST - GENERAL FUND
 BANK A INDIGO EAST CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER							33,657.67	
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INDE INDIGO EAST BPEREGRINO

SECTION 2



Indigo East

Community Development District

Unaudited Financial Reporting
July 31, 2018



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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
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4	<u>Capital Reserve Fund</u>
5	<u>Month to Month</u>
6	<u>Long-Term Debt</u>
7	<u>Assessment Receipt Schedule</u>

Indigo East
Community Development District
Combined Balance Sheet
For the Period Ended July 31, 2018

	<u>Governmental Fund Types</u>			Totals (Memorandum Only) 2018
	General Fund	Debt Service	Capital Reserves	
<u>Assets:</u>				
Cash	\$109,374	---	---	\$109,374
Accrued Interest Receivable	---	\$190	---	\$190
<u>Investments - Bonds</u>				
Series 2016				
Reserve	---	\$32,905	---	\$32,905
Revenue	---	\$87,472	---	\$87,472
Prepayments	---	\$11,552	---	\$11,552
<u>Investments - Operating</u>				
SBA	---	---	\$483,371	\$483,371
Total Assets	\$109,374	\$132,119	\$483,371	\$724,863
<u>Liabilities:</u>				
Accounts Payable	\$4,532	---	---	\$4,532
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$132,119	---	\$132,119
Assigned	---	---	\$483,371	\$483,371
Unassigned	\$104,841	---	---	\$104,841
Total Liabilities and Fund Equity	\$109,374	\$132,119	\$483,371	\$724,863

Indigo East
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For the Period Ended July 31, 2018

	Adopted Budget	Prorated Budget Thru 7/31/18	Actual Thru 7/31/18	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$195,929	\$195,929	\$196,914	\$985
Interest	\$250	\$208	\$173	(\$35)
Total Revenues	\$196,179	\$196,137	\$197,087	\$950
<u>Expenditures:</u>				
<u>Administrative</u>				
Supervisor Fees	\$4,000	\$3,333	\$2,400	\$933
FICA Expense	\$306	\$255	\$138	\$117
Engineering	\$1,200	\$1,000	\$1,200	(\$200)
Trustee Fees	\$2,050	\$2,050	\$2,020	\$30
Dissemination	\$2,700	\$2,250	\$2,583	(\$333)
Arbitrage	\$600	\$600	\$600	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$6,000	\$5,000	\$4,500	\$500
Annual Audit	\$3,600	\$3,600	\$3,600	\$0
Management Fees	\$7,244	\$6,037	\$6,037	(\$0)
Information Technology	\$1,000	\$833	\$833	\$0
Telephone	\$100	\$83	\$7	\$77
Postage	\$1,450	\$1,208	\$1,312	(\$103)
Printing & Binding	\$800	\$667	\$353	\$314
Insurance	\$6,650	\$6,650	\$6,042	\$608
Legal Advertising	\$1,000	\$833	\$214	\$619
Other Current Charges	\$750	\$625	\$466	\$159
Office Supplies	\$250	\$208	\$88	\$120
Property Taxes	\$35	\$35	\$0	\$35
Dues, Licenses, & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$44,910	\$40,443	\$37,567	\$2,876
<u>Maintenance</u>				
Water Expense	\$12,000	\$10,000	\$10,443	(\$443)
Electric Expense	\$12,000	\$10,000	\$12,811	(\$2,811)
Irrigation Repairs	\$3,000	\$2,500	\$2,229	\$271
Retention Ponds	\$18,020	\$15,017	\$15,017	\$0
ROW Maintenance	\$55,238	\$46,032	\$65,940	(\$19,908)
Plant Replacement	\$10,000	\$1,313	\$1,313	\$0
Tree Trimming	\$3,000	\$2,500	\$0	\$2,500
Pressure Washing	\$6,000	\$5,000	\$197	\$4,803
Contingency	\$9,700	\$8,083	\$3,176	\$4,907
Transfer Out	\$22,311	\$22,311	\$22,311	\$0
Total Maintenance	\$151,269	\$122,756	\$133,437	(\$10,681)
Total Expenditures	\$196,179	\$163,199	\$171,004	(\$7,804)
Excess Revenues (Expenditures)	\$0		\$26,083	
Fund Balance - Beginning	\$0		\$78,758	
Fund Balance - Ending	\$0		\$104,841	

Indigo East
Community Development District
Debt Service Fund - Series 2016
For the Period Ended July 31, 2018

	Adopted Budget	Prorated Thru 7/31/18	Actual Thru 7/31/18	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$113,850	\$113,850	\$101,964	(\$11,886)
Prepayments	\$0	\$0	\$143,599	\$143,599
Interest	\$200	\$167	\$492	\$325
Total Revenues	\$114,050	\$114,017	\$246,054	\$132,037
<u>Expenditures:</u>				
Series 2016				
Special Call 11/1	\$135,000	\$135,000	\$190,000	(\$55,000)
Interest - 11/1	\$32,000	\$32,000	\$32,000	\$0
Principal - 5/1	\$55,000	\$55,000	\$55,000	\$0
Interest - 5/1	\$32,000	\$32,000	\$28,097	\$3,903
Principal - 5/1 Special Call	\$0	\$0	\$170,000	(\$170,000)
Total Expenditures	\$254,000	\$254,000	\$475,097	(\$221,097)
<u>OTHER SOURCES & (USES)</u>				
OTHER DEBT SERVICE COSTS	\$0	\$0	(\$1,140)	(\$1,140)
TOTAL OTHER SOURCES & USES	\$0	\$0	(\$1,140)	(\$1,140)
Excess Revenues (Expenditures)	(\$139,950)		(\$230,183)	
Fund Balance - Beginning	\$236,474		\$362,302	
Fund Balance - Ending	\$96,524		\$132,119	

Indigo East
Community Development District
Capital Reserves Fund
For the Period Ended July 31, 2018

	Adopted Budget	Prorated Thru 7/31/18	Actual Thru 7/31/18	Variance
<u>Revenues:</u>				
Transfer In	\$22,311	\$22,311	\$22,311	\$0
Interest	\$4,000	\$3,333	\$6,977	\$3,644
Total Revenues	\$26,311	\$25,644	\$29,288	\$3,644
<u>Expenditures:</u>				
Capital Outlay	\$0	\$0	\$35,887	(\$35,887)
Total Expenditures	\$0	\$0	\$35,887	(\$35,887)
Excess Revenues (Expenditures)	\$26,311		(\$6,599)	
Fund Balance - Beginning	\$498,414		\$489,971	
Fund Balance - Ending	\$524,725		\$483,371	

Indigo East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Month to Month Detail

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues:</u>													
Maintenance Assessments	\$2,053	\$16,430	\$132,629	\$31,621	\$4,680	\$1,993	\$4,801	\$1,494	\$1,208	\$5	\$0	\$0	\$196,914
Interest	\$9	\$7	\$14	\$27	\$23	\$23	\$20	\$19	\$16	\$15	\$0	\$0	\$173
Total Revenues	\$2,061	\$16,437	\$132,643	\$31,649	\$4,704	\$2,016	\$4,821	\$1,513	\$1,224	\$20	\$0	\$0	\$197,087
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fee	\$0	\$600	\$0	\$0	\$800	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$2,400
FICA Expense	\$0	\$31	\$0	\$0	\$46	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$138
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$1,200
Trustee Fees	\$0	\$0	\$2,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,020
Dissemination	\$208	\$208	\$208	\$208	\$208	\$208	\$708	\$208	\$208	\$208	\$0	\$0	\$2,583
Arbitrage	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$0	\$1,500	\$0	\$0	\$1,500	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$4,500
Annual Audit	\$0	\$0	\$0	\$0	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Management Fees	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$0	\$0	\$6,037
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Telephone	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$110	\$240	\$112	\$199	\$272	\$7	\$18	\$269	\$35	\$48	\$0	\$0	\$1,312
Printing & Binding	\$89	\$13	\$53	\$8	\$5	\$85	\$0	\$41	\$54	\$6	\$0	\$0	\$353
Insurance	\$6,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,042
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214	\$0	\$0	\$0	\$0	\$214
Other Current Charges	\$40	\$42	\$55	\$43	\$60	\$56	\$43	\$41	\$45	\$42	\$0	\$0	\$466
Office Supplies	\$1	\$1	\$28	\$0	\$1	\$28	\$0	\$1	\$28	\$0	\$0	\$0	\$88
Property Taxes	\$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
Total Administrative	\$12,352	\$3,321	\$3,164	\$1,752	\$7,179	\$1,070	\$1,457	\$4,022	\$2,258	\$991	\$0	\$0	\$37,567
<u>Maintenance:</u>													
Water Expense	\$4,012	\$2,111	\$1,054	\$1,413	\$181	\$535	\$480	\$376	\$279	\$0	\$0	\$0	\$10,443
Electric Expense	\$864	\$877	\$1,283	\$1,611	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$0	\$0	\$0	\$12,811
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$2,229	\$0	\$0	\$0	\$0	\$0	\$0	\$2,229
Retention Ponds	\$1,502	\$1,502	\$1,502	\$1,502	\$1,502	\$1,502	\$1,502	\$1,502	\$1,502	\$1,502	\$0	\$0	\$15,017
ROW Maintenance	\$17,822	\$3,293	\$3,293	\$3,293	\$21,771	\$3,293	\$3,293	\$3,293	\$3,293	\$3,293	\$0	\$0	\$65,940
Plant Replacement	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,313
Tree Trimming	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197	\$0	\$0	\$0	\$197
Contingency	\$0	\$0	\$0	\$0	\$0	\$1,825	\$1,351	\$0	\$0	\$0	\$0	\$0	\$3,176
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,311	\$0	\$0	\$0	\$0	\$22,311
Total Maintenance	\$25,513	\$7,783	\$7,132	\$7,820	\$25,089	\$11,019	\$8,261	\$29,118	\$6,907	\$4,795	\$0	\$0	\$133,437
Total Expenditures	\$37,865	\$11,105	\$10,296	\$9,572	\$32,269	\$12,089	\$9,718	\$33,139	\$9,164	\$5,786	\$0	\$0	\$171,004
Excess Revenues (Expenditures)	(\$35,804)	\$5,332	\$122,346	\$22,077	(\$27,565)	(\$10,073)	(\$4,897)	(\$31,627)	(\$7,940)	(\$5,767)	\$0	\$0	\$26,083

Indigo East
Community Development District
LONG TERM DEBT REPORT

SERIES 2016, SPECIAL ASSESSMENT BONDS		
INTEREST RATE:	3.561%, 4.125% 4.500%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	50% of Maximum Annual Debt Service	
RESERVE FUND REQUIREMENT	\$32,905	
RESERVE FUND BALANCE	\$32,905	
BONDS OUTSTANDING - 11/17/16		\$1,745,000
LESS: PRINCIPAL PAYMENT 5/1/17		(\$25,000)
LESS: PRINCIPAL PAYMENT 5/1/17 Prepayment		(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/17 Prepayment		(\$190,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$55,000)
LESS: PRINCIPAL PAYMENT 5/1/18 Prepayment		(\$170,000)
CURRENT BONDS OUTSTANDING		\$1,160,000

INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENTS FY 2018 RECEIPTS

MAINTENANCE

Gross Assessments \$ 208,680.00
Certified Net Assessments \$ 196,159.20
100%

Date	ACH	Gross Assessments Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
10/30/17	ACH	\$ 2,094.49	\$ 41.89	\$ -	\$ -	\$ 2,052.60
11/16/17	ACH	\$ 1,420.80	\$ 28.42	\$ -	\$ -	\$ 1,392.38
11/27/17	ACH	\$ 15,344.66	\$ 306.89	\$ -	\$ -	\$ 15,037.77
12/7/17	ACH	\$ 14,283.42	\$ 285.67	\$ -	\$ -	\$ 13,997.75
12/19/17	ACH	\$ 3,409.91	\$ 68.20	\$ -	\$ -	\$ 3,341.71
12/28/17	ACH	\$ 117,642.24	\$ 2,352.84	\$ -	\$ -	\$ 115,289.40
1/11/18	ACH	\$ 7,672.35	\$ 153.45	\$ -	\$ -	\$ 7,518.90
1/17/18	ACH	\$ 18,613.47	\$ 372.27	\$ -	\$ -	\$ 18,241.20
1/19/18	ACH	\$ -	\$ -	\$ -	\$ 96.90	\$ 96.90
1/25/18	ACH	\$ 5,882.02	\$ 117.64	\$ -	\$ -	\$ 5,764.38
2/23/18	ACH	\$ 4,775.69	\$ 95.51	\$ -	\$ -	\$ 4,680.18
3/14/18	ACH	\$ 1,740.50	\$ 34.81	\$ -	\$ -	\$ 1,705.69
3/21/18	ACH	\$ 293.04	\$ 5.86	\$ -	\$ -	\$ 287.18
4/20/18	ACH	\$ -	\$ -	\$ -	\$ 13.46	\$ 13.46
4/25/18	ACH	\$ 4,885.20	\$ 97.70	\$ -	\$ -	\$ 4,787.50
5/22/18	ACH	\$ 1,524.40	\$ 30.49	\$ -	\$ -	\$ 1,493.91
6/21/18	ACH	\$ 304.88	\$ 6.10	\$ -	\$ -	\$ 298.78
6/27/18	ACH	\$ 927.96	\$ 18.56	\$ -	\$ -	\$ 909.40
7/24/18	ACH	\$ -	\$ -	\$ -	\$ 4.87	\$ 4.87
Total Collected		\$ 200,815.03	\$ 4,016.30	\$ -	\$ 115.23	\$ 196,913.96
Percentage Collected		100%				

DEBT SERVICE

Gross Assessments \$ 107,653.00
Certified Net Assessments \$ 101,193.82
100%

Date	ACH	Gross Assessments Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
10/30/17	ACH	\$ 2,869.30	\$ 57.39	\$ -	\$ -	\$ 2,811.91
11/16/17	ACH	\$ 926.87	\$ 18.54	\$ -	\$ -	\$ 908.33
11/27/17	ACH	\$ 18,074.08	\$ 361.48	\$ -	\$ -	\$ 17,712.60
12/7/17	ACH	\$ 14,952.97	\$ 299.06	\$ -	\$ -	\$ 14,653.91
12/19/17	ACH	\$ 2,780.64	\$ 55.61	\$ -	\$ -	\$ 2,725.03
12/28/17	ACH	\$ 9,268.92	\$ 185.38	\$ -	\$ -	\$ 9,083.54
1/11/18	ACH	\$ 9,732.26	\$ 194.65	\$ -	\$ -	\$ 9,537.61
1/17/18	ACH	\$ 18,770.95	\$ 375.42	\$ -	\$ -	\$ 18,395.53
1/19/18	ACH	\$ -	\$ -	\$ -	\$ 44.16	\$ 44.16
1/25/18	ACH	\$ 7,550.61	\$ 151.01	\$ -	\$ -	\$ 7,399.60
2/23/18	ACH	\$ 6,384.04	\$ 127.68	\$ -	\$ -	\$ 6,256.36
3/14/18	ACH	\$ 2,365.49	\$ 47.31	\$ -	\$ -	\$ 2,318.18
3/21/18	ACH	\$ 477.91	\$ 9.56	\$ -	\$ -	\$ 468.35
4/20/18	ACH	\$ -	\$ -	\$ -	\$ 18.83	\$ 18.83
4/25/18	ACH	\$ 6,324.69	\$ 126.49	\$ -	\$ -	\$ 6,198.20
5/22/18	ACH	\$ 1,988.97	\$ 39.78	\$ -	\$ -	\$ 1,949.19
6/21/18	ACH	\$ 497.23	\$ 9.94	\$ -	\$ -	\$ 487.29
6/27/18	ACH	\$ 1,008.95	\$ 20.18	\$ -	\$ -	\$ 988.77
7/24/18	ACH	\$ -	\$ -	\$ -	\$ 6.17	\$ 6.17
Total Collected		\$ 103,973.88	\$ 2,079.48	\$ -	\$ 69.16	\$ 101,963.56
Percentage Collected		101%				

SECTION 3

NOTICE OF MEETING DATES INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Indigo East Community Development District* will hold their regularly scheduled public meetings for the **Fiscal Year 2019** at **9:00 AM**, or as *shortly thereafter as reasonably possible*, at the *Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, FL 34476* as follows:

November 20, 2018

February 19, 2019

May 21, 2019

August 20, 2019

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager