

Indigo East
Community Development District

Agenda

November 21, 2017

AGENDA

Indigo East

Community Development District

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

November 14, 2017

Board of Supervisors
Indigo East Community
Development District

The Board of Supervisors of the Indigo East Community Development District will meet on **Tuesday, November 21, 2017 at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, 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 August 15, 2017 Meeting
- V. Organizational Matters
 - A. Acceptance of Resignation of Board Member and Appointment of Individual to Fulfill the Board Vacancy with Term Ending November 2020
 - B. Administration of Oath to Newly Appointed Supervisor
 - C. Election of Officer
 - D. Consideration of Resolution 2018-01 Electing Officers
- VI. Consideration of Agreement with Grau & Associates for Auditing Services for Fiscal Year 2017
- VII. Consideration of Signage Plan and License Agreement with On Top of the World Communities for Indigo East South Signage
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
- IX. Other Business
- X. Supervisors Requests
- XI. 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 August 15, 2017 meeting. The minutes are enclosed for your review.

The fifth order of business are the Organizational Matters. Section A is the acceptance of resignation of the Board Member and appointment of an individual to fulfill the Board vacancy with a term ending in November 2020. A copy of the resignation is enclosed for your review. Section B is the administration of oath to the newly appointed supervisor. Section C is the election of officer. Section D is the consideration of resolution 2018-01 Electing Officers. A copy of the resolution is enclosed for your review.

The sixth order of business is the consideration of agreement with Grau & Associates for auditing services. A copy of the agreement is enclosed for your review.

The seventh order of business is the consideration of signage plan and license agreement with On Top of the World Communities for Indigo East South Signage. The agreement will be provided under separate cover.

The ninth 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.

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

Sincerely,



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

RECEIVED

AFFIDAVIT OF PUBLICATION

SEP 25 2017

BY: _____ Ocala, Marion County, Florida

STATE OF FLORIDA
COUNTY OF MARION

Before the undersigned, a Notary Public of Said County and State, Destiney Knight 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

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 2018 at 9:00 AM, or as shortly thereafter

was published in said newspaper in the issues of:

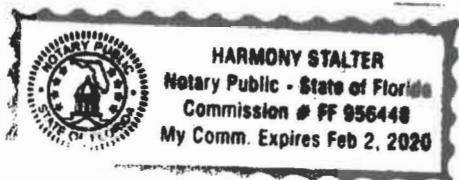
9/21 1x

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 21 day of September, A.D., 2017

Harmony Stalter

Notary Public



HARMONY STALTER
(Type or Stamp Name of Notary Public)

Ad #: A000918504

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 2018 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 21, 2017
February 20, 2018
May 15, 2018
August 21, 2018

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

September 21, 2017
#A000918504

MINUTES

1. The first item on the agenda was the report of the Secretary, who informed the Board that the minutes of the previous meeting had been received and approved.

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, August 15, 2017 at 9:00 a.m. at the Circle Square Commons Cultural Center at 8395 S.W. 80th Street, Ocala, Florida.

Present and constituting a quorum were:

John Gysen	Chairman
Cynthia LaFrance	Vice Chairman
Frank DiPiero	Assistant Secretary
Harold Brouillard	Assistant Secretary
Terry Sloan	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel
Phil Hisey	OTOW
Lynette Vermillion	OTOW
Ian Gaz	Earthscapes Unlimited

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This would be for anything on the agenda, or not on the agenda, that you would like to bring to the Board's attention. Keep in mind that the budget adoption is a public hearing, and there will be another opportunity for public comments regarding the budget, under the public hearing. If you have any comments regarding the budget, I suggest that you hold your comments until we get to that item.

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: The affidavit for publication for the annual meeting notice was provided for this meeting.

Mr. Hisey: Phil Hisey, On Top of The World Communities (OTOWC). When the Indigo East community was developed, the potential bonds were accessible to the CDD, and now that we are starting construction again, there's a retention pond on Tract B-2. I have maps. They should be here momentarily. Tract B-2, is the retention pond that backs up to 80th Avenue, which is land locked. There's no access to it now. I've communicated with the contractor, and we are getting maintenance to just mow the rim, because they can't get a big tractor in there. OTOWC is going to create a cut through berm on 80th Avenue, to provide roadway access, but we need to move the gate that you have on the retention pond, so that we can access it. Where it is located at, we would have to move trees, which would be a big undertaking and a huge expense. Where we are moving it now, there are just some palm trees there, which we can easily relocate and add some landscaping. OTOWC is going to incur the landscape expense, but there is a \$500 charge for moving the fence and gate to access that retention pond. I just wanted to bring that to the Board. Do you have any questions regarding that?

Mr. DiPiero: No.

Mr. Gysen: No. You have to get through it.

Mr. DiPiero: You have to do what you have to do.

Mr. Hisey: I just wanted to make sure that you didn't have any questions. Thank you.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 16, 2017 Meeting

Mr. Flint: We have the minutes from the May 16, 2017 meeting. Did the Board have any comments on those? If not, we need a motion to approve the minutes.

On MOTION by Mr. Gysen, seconded by Ms. LaFrance, with all in favor, the minutes of the May 16, 2017 meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2017-05 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations

Mr. Flint: This is the public hearing to consider adoption of the Fiscal Year 2018 budget and impose special assessments. We need a motion to open the public hearing.

On MOTION by Mr. Brouillard, seconded by Mr. DiPiero, with all in favor, the Public Hearing was opened.

Mr. Flint: I apologize. In reviewing the budget that was included in your agenda package, it looks like when we were running copies of the agenda, one page was omitted, which was the Capital Reserve Budget. I was looking at how we were going to fund the proposal regarding irrigation services, if the Board decided to go through with that. Since this is a public hearing, what is the Board's pleasure? Would you like to take public comment first, and then we would bring it back to the Board for discussion?

Ms. LaFrance: Yes.

Mr. Gysen: Yes, we can.

Mr. Flint: If there are any members of the public that have comments on the Proposed Fiscal Year 2018 Budget, now would be the opportunity to provide the Board with those comments. Not hearing any, we will close the public comment portion and bring it back to the Board. In your agenda package, you have Resolution 2017-05. You previously approved the Proposed Budget, and set the date, place and time for today, for the budget's final consideration. We advertised this meeting, 21 and 14 days in advance of the public hearing, as required by Statute, and the budget was placed on the District's website, as well as sent to Marion County. The exhibit to the resolution is the Proposed Budget. It is substantially the same as what you approved previously, and I provided the additional page for the capital reserve. It contemplates that the per unit assessment amounts would remain the same at \$296 per unit. That generates annual maintenance assessment revenues of \$195,929. Your administrative expenses increased slightly, by about \$1,000, and your maintenance expenses decreased slightly, by \$1,000. The Proposed Budget includes a transfer out, of \$22,000, to the Capital Reserve Fund, and would be added to the projected carry forward of \$498,000, so \$524,000 would have available in next year's budget. Because you own the roads, there are some expenses that we anticipate such as milling and resurfacing, so we set aside approximately \$20,000 to \$25,000 a year, based on those expenses coming forward. We have a proposal for irrigation conversion, from potable to wells. In the event that the Board approves that proposal, my recommendation would be that you take that out of your Capital Reserve Fund. Are there any questions on the Proposed Budget? Not hearing any, we need a motion to adopt Resolution 2017-05.

On MOTION by Mr. Gysen, seconded by Ms. LaFrance, with all in favor, adopting Resolution 2017-05 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2017-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: We also have Resolution 2017-06, which imposes the assessments associated with the budget you just approved. There are two exhibits; the Adopted Budget and the Assessment Roll, which lists all properties within the District and assessment amounts. Are there any questions or comments on Resolution 2017-06? Hearing none, we need a motion to adopt the resolution.

On MOTION by Mr. DiPiero, seconded by Mr. Solan, with all in favor, adopting Resolution 2017-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Ms. LaFrance, seconded by Mr. Gysen, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Dewberry, Inc. to Provide Annual Engineer's Report

Mr. Flint: The Master Trust Indenture associated with the bonds that the District issued, requires the District Engineer, annually, to inspect the District's assets and review its annual budget and insurance policy, to make sure that the assets are being adequately maintained and insured. As a result of that, the District Engineer provided a Work Authorization that I executed, because of the time required to complete the report. The proposal is for \$1,200. I would ask the Board to ratify that agreement.

On MOTION by Mr. Gysen, seconded by Ms. LaFrance, with all in favor, ratification of the Agreement with Dewberry, Inc. to provide the Annual Engineer's Report, in the amount of \$1,200, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals for Irrigation Conversion Services**

Mr. Hisey: Before I begin, I provided maps to the Board. I apologize for the lack of formality. I drew a circle of where the proposed locations are going to be. On July 17, I sent a letter to George Flint concerning some possibilities of changing the irrigation system, from the current potable system, to wells. In looking at the amount of water that we are going to be withdrawing with the new system and all of the landscaping we are installing in Indigo South, there was a possible savings to the Indigo CDD residents by switching to wells. With wells, you have an upfront cost of the installation, and ongoing maintenance costs. From what we've seen in the past, the costs are minimal; however, we live in the lightning capital of the world, so it's possible to have a lightning strike that could take out a well. If that happens, you are looking at about \$10,000 to replace the well. I provided some cost estimates. We had two contractors bid on this project; Citrus Well Drilling and Earl's Well Drilling. There is a substantial difference in costs between the two contractors. Citrus Well Drilling bid \$62,000 and Earl's bid \$47,000. I spoke to my colleagues at OTOW and they all said, "You are going to pay for it later if you use Earl's." I want to give you the opportunity to make that decision.

Mr. DiPiero: According to the Better Business Bureau, there were some issues with Earl's. Just because they are cheaper, doesn't mean we are getting a better deal.

Mr. Hisey: Yes. We've had some issues in the past and had to come back and correct those.

Mr. DiPiero: There is a weasel clause in there, where they have the price plus overages.

Mr. Hisey: We used Citrus Well Drilling for our other wells. Any time there is an issue, they are very easy to get out here. They have always fixed major repairs. They are very easy to communicate with. The chart is on the second page of the letter. We went into removing the amount of water that would be consumed through the AgMod that S.F.W.M.D. gives us, which is based on 22.2 inches per year. It also has the acreage. There is a lot of information here, so I don't know how you want to begin, or how you want to look at it; however, the end result is that you are looking at roughly anywhere from a seven to nine-month payback. If there are any questions, I would be happy to field them now.

Ms. LaFrance: How many wells will there be?

Mr. Hisey: For the Indigo project, we are figuring three wells. You are going to have one well by the fire station and two wells by the Indigo Clubhouse. We need three-phased power

to run these variable drive pumps. If we have three-phased power in a location that makes it conducive, we will just put the well in that location. Having both wells at the Community Center isn't going to affect pressure. They will be able to jump right in, based on demand. The Variable Frequency Drive (VFD) pumps, according to the letter, ramps up as needed, based on if you are using 10 gallons or 100 gallons a minute. It is a power saving well, and has some efficiency such as the longevity of the well.

Mr. Flint: I guess your model takes into account, the new areas coming on.

Mr. Hisey: Yes.

Mr. Flint: When we look at the current budget and we think about payback, the current budget is understated because it's including our current usage.

Mr. Hisey: I believe that I included both the current and proposed usage on the estimate. The new installation monthly usage is 893,000 gallons a month. For your current usage, I tracked three months and for the current month, the usage was 634,000 gallons, the current monthly usage as of June 2017 was 258,000 gallons, and the total combined usage was 893,000 gallons. I tried to give you a good idea, based on rainfall and temperature. Your payback is 9.1 months to 7.39 months.

Mr. DiPiero: I want to compliment you for coming up with the idea. It's a great idea. We appreciate it.

Mr. Flint: If there are no other questions, if the Board is interested, we need a motion to proceed with Citrus Well Drilling.

On MOTION by Mr. DiPiero, seconded by Mr. Gysen, with all in favor, the Citrus Well Drilling proposal for well drilling services, in the amount of \$62,000, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Gerald left the room. If he returns, we will ask him if he has a report.

B. Engineer

There not being any, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register for the General Fund and payroll, from May 8 through August 8, totaling \$39,215.46. The detail is behind the summary. Are there any questions on the Check Register? Not hearing any, we need a motion to approve it.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through July 31st. No action is required. If the Board has any questions, we can discuss those. We are 100% collected on our on-roll maintenance assessments through July 31st. We are on track as far as our admin assessments, according to our pro-rated expenses to actual.

iii. Presentation of Final Arbitrage Report for Series 2006 Bonds

Mr. Flint: We have the Arbitrage Rebate Calculation Report for the Series 2006 Bonds. This is the final report for that bond series, because those were refinanced. It indicates a negative cumulative rebate requirement of \$280,000, meaning that there are no arbitrage issues. I would ask for a motion to accept the final Arbitrage Rebate Calculation Report.

On MOTION by Mr. Gysen, seconded by Mr. DiPiero, with all in favor, approving the final Arbitrage Rebate Calculation Report for the Series 2006 Bonds, was approved.

iv. Approval of Fiscal Year 2018 Meeting Schedule

Mr. Flint: The Board is required to approve an annual meeting schedule. We suggested four dates; November 21, 2017, February 20, 2018, May 15, 2018 and August 21, 2018. Of course, if you meet other than those dates, we can do that with one advertisement. Are there any questions on the annual meeting schedule? If not, we need a motion to approve it.

On MOTION by Mr. Gysen, seconded by Ms. LaFrance, with all in favor, approving the Fiscal Year 2018 meeting schedule, was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Gysen: At every meeting, I've been paying compliments to the folks maintaining our hedges, but I don't know what happened. It went downhill in the last couple of months. I emailed and talked to you about it. I'm just curious about what's going on.

Mr. Gaz: Ian Gaz of Earthscapes Unlimited, 500 E. Gulf to Atlantic Highway, Wildwood, 34785. I'm aware of the issues. All I can do is apologize. This year, for whatever reason, whether it is the rain or construction, I'm not sure, but there are invasive species spread out along 80th Avenue and 80th Street. It's been extremely brutal. None of the chemicals work on it. In your Indian Hawthorne and bushes, you see a yellow green long weed. That has been a huge issue for us. We are looking into options. Last summer, this was not this big of an issue, but that's our biggest issue right now. Obviously, the rainfall in June and July is pushing 40 inches. It's on us, and we have to figure out a way to get that done. Unfortunately, it's a hiccup. All I can do is sit in front of you and say that we will correct it. We have had extra people out in the last few weeks. I hope you noticed that. I think the place is looking better. We don't want to have peaks and valleys, but sometimes you do and all we can do is correct it.

Mr. Gysen: The only question that I still have is we have an island on SW 80th Terrace that is part of the maintenance program.

Mr. Gaz: The one in the back?

Mr. Gysen: Yes. I think it's being neglected.

Mr. Gaz: It was trimmed. We talked to Phillip about putting in more plants.

Mr. Gysen: Correct. They own spots. It's not right with the rest of the landscaped area. If you can take care of that, I would appreciate it.

Ms. LaFrance: The plants on that island are very high on both ends, and it's very difficult seeing coming around. I know that they have been in there for 13 years. I don't know if it's time to replace them.

Mr. Gaz: They can be cut down even lower than what they have been. I've done it before. They are just going to be ugly at the start, but they will fill in.

Ms. LaFrance: They are not looking well right now. Something definitely should be done with them.

Mr. Gaz: The ones on either end?

Ms. LaFrance: Yes.

Mr. Gysen: The only other question is, Phil, are they going to take care of the sidewalk and fill it in?

Mr. Hisey: Yes. We will review that today.

Mr. Gysen: There is a small sidewalk at the back gate of 80th Street, from the street to the walk, near the fence. It's still bare. You can see roots. Maybe we can fill it in with plants or pine or whatever.

Mr. DiPiero: You need to take a ride around any of these communities in a car. In a truck, you don't see how visually impaired some of these intersections are.

Mr. Gaz: I understand.

Mr. DiPiero: In a car, you find out quickly that you can't see people coming. Someone is going to get hurt.

Mr. Flint: Mr. Colen, do you have anything to report?

Mr. Colen: No.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gysen, seconded by Ms. LaFrance, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

Ms. Cynthia Lafrance
8180 SW 80th Terrace
Ocala, FL 34476

George Flint, Manager
Governmental Management Service, LLC
13574 Village Park Drive, Suite 265
Orlando, FL 32837

November 7, 2017

Dear Mr. Flint,
Please accept this as notification of my resignation from the Indigo East Community Development Board effective November 21, 2017. It has been my pleasure to serve on this board since January 2013. I have thoroughly enjoyed representing my community, however, personal responsibilities make it necessary for me to focus my time and attention elsewhere.

Sincerely,

Cynthia Lafrance
Cynthia Lafrance



D

RESOLUTION 2018-01

A RESOLUTION ELECTING OFFICERS OF THE INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **Indigo East Community Development District** at a regular business meeting held on **November 21, 2017** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 21ST DAY OF November, 2017.

Chairman / Vice Chairman

Secretary / Assistant Secretary

SECTION VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 5, 2017

To Board of Supervisors
Indigo East Community Development District
135 W Central Blvd., Suite 320
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Indigo East Community Development District, Marion County, Florida ("the District") for the fiscal year ended September 30, 2017. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Indigo East Community Development District as of and for the fiscal year ended September 30, 2017. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2017 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

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

Audit Objectives

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

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

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include

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

Other Services

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

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

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

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Our fee for these services will not exceed \$3,600 for the September 30, 2017 audit respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

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

This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN GRAU AND
ASSOCIATES AND Indigo East Community Development District
(DATED _____, 201__)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-CF, LLC
135 W. CENTRAL BLVD, SUITE 320
ORLANDO, FL 32801
TELEPHONE: 407-841-5524
EMAIL: GFLINT@GMSCFL.COM**

Auditor: _____

District: _____

Title: _____ **President** _____

Title: _____

Date: _____

Date: _____

SECTION VII





NEW 24x24 Post & Panel 6A-01



NEW 48x48 Panel 6A-02



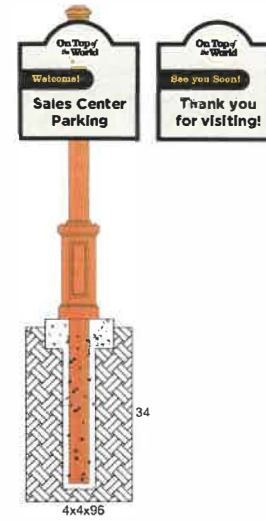
48x48 Panel 6A-03



NEW 48x48 Panel 7A-07



7A - 03 - 96x48
Temporary Banner



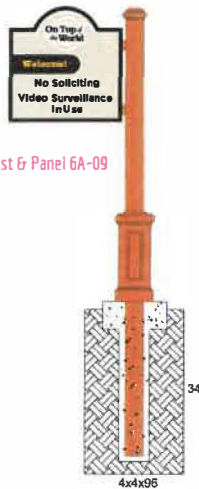
MOVE 24x24 Post 7A-01



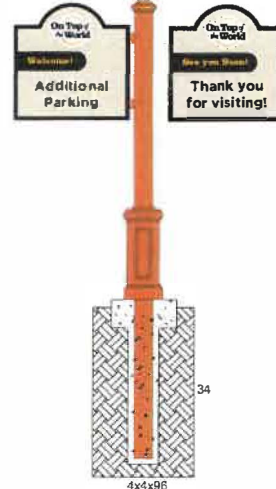
NEW 48x48 Panel 7A-02a6b



NEW 24x24 Post & Panel 6A-09



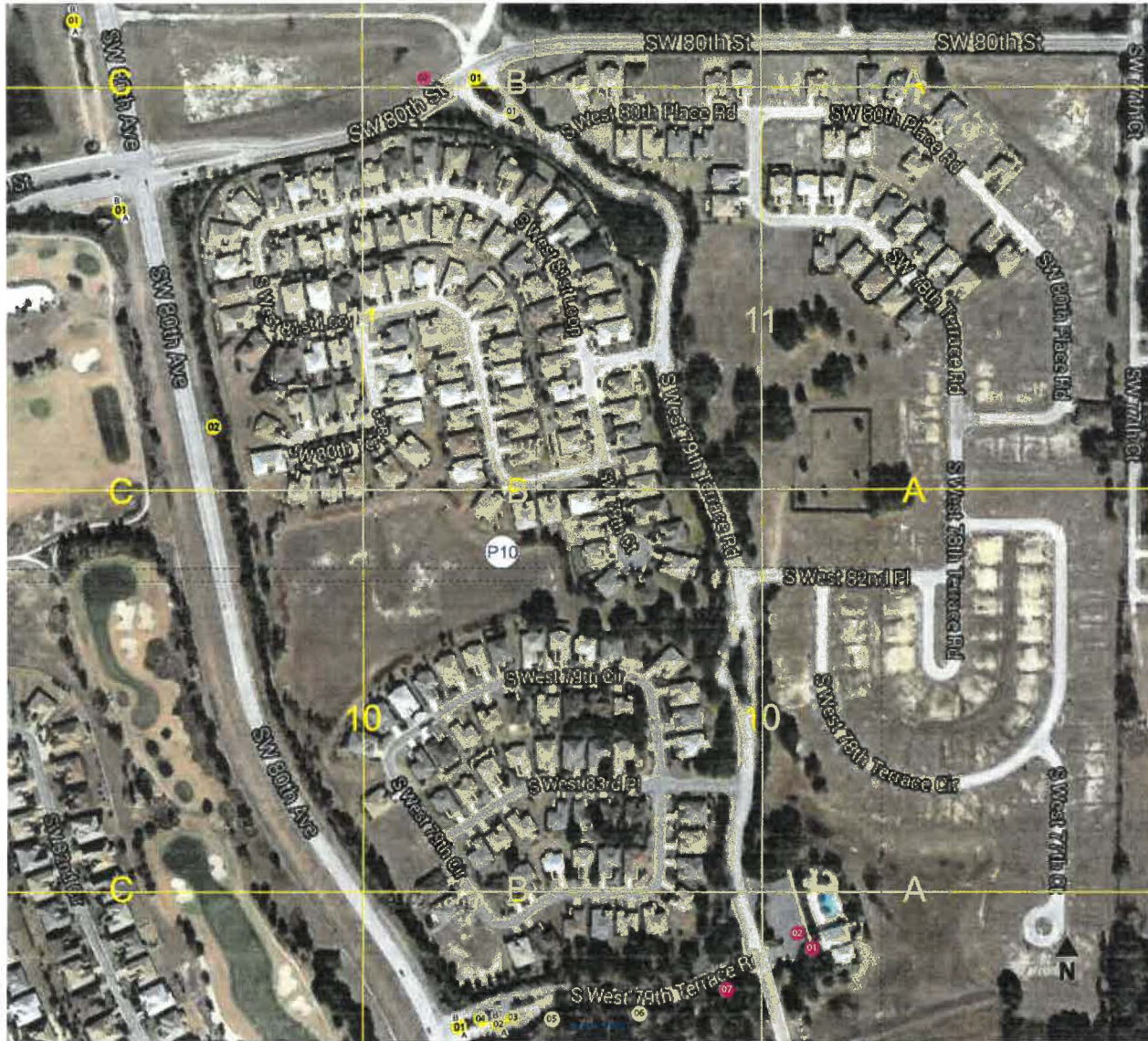
NEW 24x24 Post & Panel 6A-10



NEW 24x24 Post & Panel 6A-11



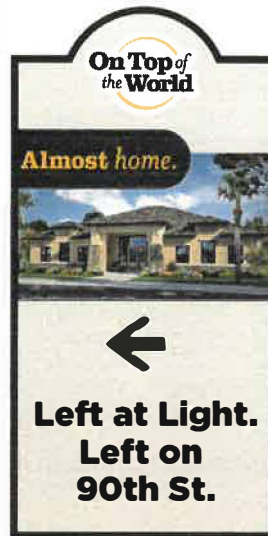
Update 6B-03a6b 48x48
Post & Panel 6B-03a6b



INDIGO EAST (South) SIGNAGE



NEW 48x48 Panel 9B-07



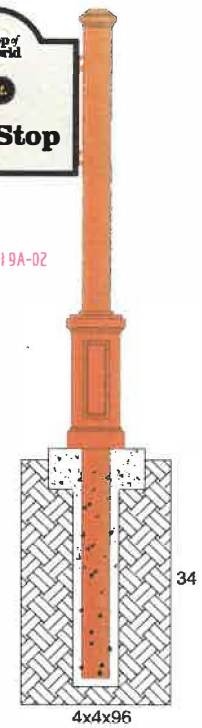
REFACE 12B-02a&b



REFACE 48x48 Panel 9A-01



REFACE 24x24 Panel 9A-02



SECTION VIII

Indigo East Community Development District

Summary of Invoices

August 08, 2017 to November 14, 2017

Fund	Date	Check No.'s		Amount
General Fund	8/8/17	1152	\$	902.93
	8/9/17	1153-1154	\$	112.37
	8/17/17	1155-1159	\$	11,452.82
	8/24/17	1160-1162	\$	3,234.88
	8/31/17	1163	\$	35.77
	9/7/17	1164-1167	\$	4,497.71
	9/13/17	1168	\$	890.32
	9/19/17	1169	\$	5,000.00
	9/21/17	1170-1171	\$	739.18
	10/10/17	1172-1178	\$	19,663.42
	10/12/17	1179	\$	890.51
	10/19/17	1180-1182	\$	5,304.08
	10/26/17	1183-1186	\$	7,462.67
	11/2/17	1187-1188	\$	956.13
	11/9/17	1189	\$	58.99
			\$	61,201.78
Payroll	August 2017			
	Cynthia LaFrance	50156	\$	184.70
	Frank Dipiero	50157	\$	184.70
	Harold Brouillard	50158	\$	184.70
	John Gysen	50159	\$	200.00
	Terrance Sloan	50160	\$	184.70
			\$	938.80
			\$	62,140.58

*** CHECK DATES 08/08/2017 - 11/14/2017 ***

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 #
8/08/17	00019	8/01/17 166	201708 310-51300-34000	MANAGEMENT FEES AUG17	*	603.67	
		8/01/17 166	201708 310-51300-34100	INFO TECHNOLOGY AUG17	*	83.33	
		8/01/17 166	201708 310-51300-31300	DISSEMINATION FEES AUG17	*	208.33	
		8/01/17 166	201708 310-51300-51000	OFFICE SUPPLIES	*	.15	
		8/01/17 166	201708 310-51300-42000	POSTAGE	*	2.35	
		8/01/17 166	201708 310-51300-42500	COPIES	*	5.10	
				GOVERNMENTAL MANAGEMENT SERVICES			902.93 001152
8/09/17	00035	8/03/17 08032017	201707 300-20700-10000	FY17 DEBT ASSESSMENTS	*	1.61	
				INDIGO EAST CDD C/O USBANK			1.61 001153
8/09/17	00032	8/01/17 MED82NDJ	201707 320-53800-43000	82ND/78TH WTR CHRGS-JUL17	*	110.76	
				BAY LAUREL CENTER CDD			110.76 001154
8/17/17	00032	8/01/17 LS1600 I	201707 320-53800-43000	79TH TERR WTR CHRGS-JUL17	*	895.34	
		8/01/17 MED80THJ	201707 320-53800-43000	80TH TERR WTR CHRGS-JUL17	*	15.41	
				BAY LAUREL CENTER CDD			910.75 001155
8/17/17	00039	8/11/17 5761	201708 300-15500-10000	INSURANCE PREMIUM-FY18	*	6,042.00	
				EGIS INSURANCE ADVISORS, LLC			6,042.00 001156
8/17/17	00047	8/14/17 39333	201707 320-53800-47300	RIGHT OF WAY MAINT-JUL17	*	3,293.43	
				EARTHSCAPES UNLIMITED INC.			3,293.43 001157
8/17/17	00004	8/01/17 A914887	201707 310-51300-48000	NOT.OF HEARING FY18 BDGT	*	329.48	
				OCALA STAR-BANNER			329.48 001158
8/17/17	00043	8/08/17 70116409	201707 320-53800-43100	STREETLIGHTING-JUL17	*	877.16	
				SUMTER ELECTRIC COOPERATIVE, INC.			877.16 001159
8/24/17	00002	8/15/17 08152017	201708 310-51300-31500	PREP & ATTEND CDD MEETING	*	1,500.00	
				COLEN & WAGONER P.A.			1,500.00 001160

INDE INDIGO EAST BPEREGRINO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/14/17
 *** CHECK DATES 08/08/2017 - 11/14/2017 *** INDIGO EAST - GENERAL FUND
 BANK A INDIGO EAST CDD

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/24/17	00003	8/15/17 5-897-84	201708 310-51300-42000	DELIVERY 8/8/17	*	233.19	
				FEDEX			233.19 001161
8/24/17	00055	8/19/17 3260	201707 320-53800-47000	POND MOWING - AUG17	*	1,501.69	
				SHARP SITE SERVICES, LLC			1,501.69 001162
8/31/17	00003	8/22/17 5-904-73	201708 310-51300-42000	DELIVERY 8/11/17	*	35.77	
				FEDEX			35.77 001163
9/07/17	00032	9/01/17 MED82NDA	201708 320-53800-43000	82ND/78TH WTR CHRGS/AUG17	*	153.21	
				BAY LAUREL CENTER CDD			153.21 001164
9/07/17	00047	9/07/17 39748	201708 320-53800-47300	RIGHT OF WAY MAINT-AUG17	*	3,293.43	
				EARTHSCAPES UNLIMITED INC.			3,293.43 001165
9/07/17	00003	8/29/17 5-912-09	201708 310-51300-42000	DELIVERY 8/18/17	*	35.94	
				FEDEX			35.94 001166
9/07/17	00019	9/01/17 167	201709 310-51300-34000	MANAGEMENT FEES SEP17	*	603.67	
		9/01/17 167	201709 310-51300-34100	INFO TECHNOLOGY SEP17	*	83.33	
		9/01/17 167	201709 310-51300-31300	DISSEMINATION FEE SEP17	*	208.33	
		9/01/17 167	201709 310-51300-51000	OFFICE SUPPLIES	*	28.16	
		9/01/17 167	201709 310-51300-42000	POSTAGE	*	10.34	
		9/01/17 167	201709 310-51300-42500	COPIES	*	81.30	
				GOVERNMENTAL MANAGEMENT SERVICES			1,015.13 001167
9/13/17	00043	9/07/17 70116409	201708 320-53800-43100	STREETLIGHTING-AUG17	*	890.32	
				SUMTER ELECTRIC COOPERATIVE, INC.			890.32 001168
9/19/17	00019	9/18/17 168	201709 300-15500-10000	FY18 ASSESSMENT ROLL CERT	*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 001169

INDE INDIGO EAST BPEREGRINO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/14/17
 *** CHECK DATES 08/08/2017 - 11/14/2017 *** INDIGO EAST - GENERAL FUND
 BANK A INDIGO EAST CDD

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/21/17	00032	9/01/17 LS1600 I	201708 320-53800-43000			*	687.73	
		8250 SW 79TH TERRACE RD						
		9/01/17 MED80THA	201708 320-53800-43000			*	15.68	
		80TH TERRACE MEDIAN						
					BAY LAUREL CENTER CDD			703.41 001170
9/21/17	00003	9/12/17 5-926-69	201709 310-51300-42000			*	35.77	
		DELIVERY 9/1/17						
					FEDEX			35.77 001171
10/10/17	00032	10/01/17 MED82NDS	201709 320-53800-43000			*	217.13	
		MED SW 82NDPL/SW 78TH TER						
					BAY LAUREL CENTER CDD			217.13 001172
10/10/17	00040	10/02/17 11268	201710 320-53800-47300			*	1,873.95	
		465 BALES OF STRAW 2BASIN						
		10/02/17 11269	201710 320-53800-47300			*	12,654.20	
		3140 BALES OF STRAW RDWYS						
					EVERGLADES PINESTRAW, INC.			14,528.15 001173
10/10/17	00047	10/05/17 40083	201709 320-53800-47300			*	2,258.75	
		RIGHT OF WAY-SEP17						
					EARTHSCAPES UNLIMITED INC.			2,258.75 001174
10/10/17	00003	9/26/17 5-940-91	201709 310-51300-42000			*	36.81	
		DELIVERY 9/19/17						
					FEDEX			36.81 001175
10/10/17	00019	10/02/17 169	201710 310-51300-34000			*	603.67	
		MANAGEMENT FEES OCT17						
		10/02/17 169	201710 310-51300-34100			*	83.33	
		INFO TECHNOLOGY OCT17						
		10/02/17 169	201710 310-51300-31300			*	208.33	
		DISSEMINATION FEE OCT17						
		10/02/17 169	201710 310-51300-51000			*	.93	
		OFFICE SUPPLIES						
		10/02/17 169	201710 310-51300-42000			*	14.65	
		POSTAGE						
		10/02/17 169	201710 310-51300-42500			*	88.50	
		COPIES						
					GOVERNMENTAL MANAGEMENT SERVICES			999.41 001176
10/10/17	00004	9/24/17 8189983	201709 310-51300-48000			*	121.48	
		NOTICE OF FY18 MEETINGS						
					OCALA STAR-BANNER			121.48 001177

INDE INDIGO EAST BPEREGRINO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/14/17
 *** CHECK DATES 08/08/2017 - 11/14/2017 *** INDIGO EAST - GENERAL FUND
 BANK A INDIGO EAST CDD

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/10/17	00055	9/30/17 3298	201709 320-53800-47000	POND MOWING-SEP17	*	1,501.69	
				SHARP SITE SERVICES, LLC			1,501.69 001178
10/12/17	00043	10/09/17 70116409	201709 320-53800-43100	STREETLIGHTING-SEP17	*	890.51	
				SUMTER ELECTRIC COOPERATIVE, INC.			890.51 001179
10/19/17	00032	10/01/17 LS1600IR	201709 320-53800-43000	8250 SW 79TH TERRACE RD	*	1,819.70	
		10/01/17 MED80THS	201709 320-53800-43000	80TH TERRACE MEDIAN	*	15.95	
				BAY LAUREL CENTER CDD			1,835.65 001180
10/19/17	00002	10/05/17 70570	201710 310-51300-54000	SPECIAL DISTRICT FEE-FY18	*	175.00	
				COLEN & WAGONER P.A.			175.00 001181
10/19/17	00047	10/12/17 40147	201709 320-53800-47300	RIGHT OF WAY-SEP17	*	3,293.43	
				EARTHSCAPES UNLIMITED INC.			3,293.43 001182
10/26/17	00043	10/25/17 QUOTE 28	201710 300-13100-10100	WELL #2	*	4,611.35	
				SUMTER ELECTRIC COOPERATIVE, INC.			4,611.35 001183
10/26/17	00047	10/19/17 40276	201710 320-53800-47600	LOROPETALUM/GINGER/BLUE	*	1,313.43	
				EARTHSCAPES UNLIMITED INC.			1,313.43 001184
10/26/17	00003	10/18/17 5-962-87	201710 310-51300-42000	DELIVERY 10/10/17	*	36.20	
				FEDEX			36.20 001185
10/26/17	00055	10/24/17 3336	201710 320-53800-47000	POND MOWING-OCT17	*	1,501.69	
				SHARP SITE SERVICES, LLC			1,501.69 001186
11/02/17	00003	10/24/17 5-970-65	201711 310-51300-42000	DELIVERY 10/13/17	*	36.20	
				FEDEX			36.20 001187
11/02/17	00019	11/01/17 170	201711 310-51300-34000	MANAGEMENT FEES NOV17	*	603.67	
		11/01/17 170	201711 310-51300-34100	INFO TECHNOLOGY NOV17	*	83.33	

INDE INDIGO EAST BPEREGRINO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 11/14/17

PAGE 5

*** CHECK DATES 08/08/2017 - 11/14/2017 ***

INDIGO EAST - GENERAL FUND

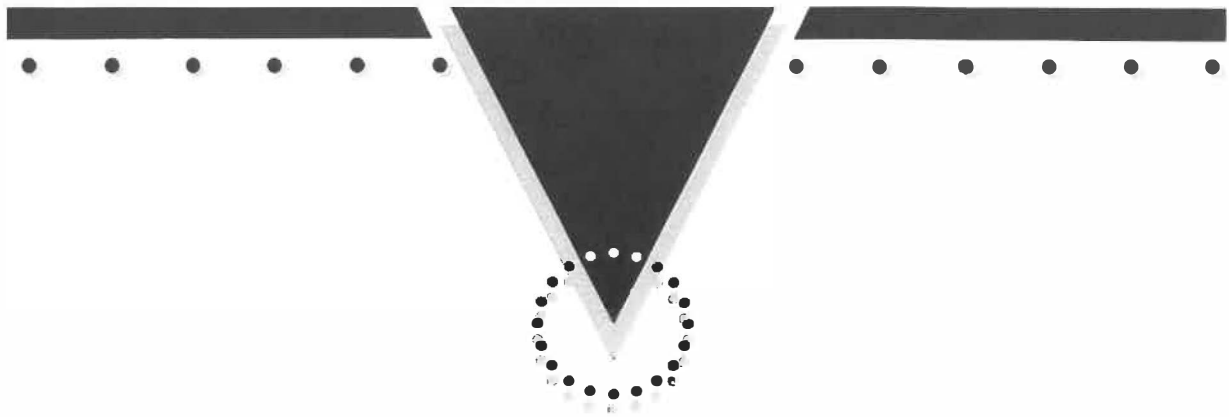
BANK A INDIGO EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/01/17	170	201711 310-51300-31300			DISSEMINATION FEE NOV17	*	208.33	
11/01/17	170	201711 310-51300-51000			OFFICE SUPPLIES	*	.72	
11/01/17	170	201711 310-51300-42000			POSTAGE	*	11.28	
11/01/17	170	201711 310-51300-42500			COPIES	*	12.60	
GOVERNMENTAL MANAGEMENT SERVICES							919.93	001188
11/09/17	00003	10/31/17 5-978-99 201710 310-51300-42000			DELIVERY 10/20/17	*	58.99	
FEDEX							58.99	001189
TOTAL FOR BANK A							61,201.78	
TOTAL FOR REGISTER							61,201.78	

INDE INDIGO EAST BPEREGRINO

—

2



Indigo East

Community Development District

Unaudited Financial Reporting
October 31, 2017



Table of Contents

1	Balance Sheet
2	General Fund
3	Debt Service Fund
4	Capital Reserve Fund
5	Month to Month
6	Long-Term Debt
7	Assessment Receipt Schedule

Indigo East
Community Development District
Combined Balance Sheet
For the Period Ended October 31, 2017

	<u>Governmental Fund Types</u>			Totals
	General Fund	Debt Service	Capital Projects	(Memorandum Only)
				2018
Assets:				
Cash	\$49,384	---	---	\$49,384
Accrued Interest Receivable	---	\$190	\$99	\$289
<u>Investments - Bonds</u>				
Series 2016				
Reserve	---	\$32,905	---	\$32,905
Revenue	---	\$101,599	---	\$101,599
Prepayments	---	\$290,847	---	\$290,847
Costs of Issuance	---	---	---	\$0
<u>Investments - Operating</u>				
SBA	---	---	---	\$490,536
Due from General Fund	---	\$2,812	---	\$2,812
Due from Capital	\$4,611	---	---	\$4,611
Total Assets	\$53,995	\$428,352	\$99	\$972,982
Liabilities:				
Accounts Payable	\$2,199	---	---	\$6,810
Due to Debt	\$2,812	---	---	\$2,812
Fund Balances:				
Restricted for Debt Service	---	\$428,352	---	\$428,352
Restricted for Capital Projects	---	---	\$99	\$99
Assigned	---	---	---	\$485,924
Unassigned	\$48,984	---	---	\$48,984
Total Liabilities and Fund Equity	\$53,995	\$428,352	\$99	\$972,982

Indigo East
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For the Period Ended October 31, 2017

	Adopted Budget	Prorated Budget Thru 10/31/17	Actual Thru 10/31/17	Variance
Revenues:				
Maintenance Assessments	\$195,929	\$2,053	\$2,053	\$0
Interest	\$250	\$21	\$9	(\$12)
Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$196,179	\$2,073	\$2,061	(\$12)
Expenditures:				
<u>Administrative</u>				
Supervisor Fees	\$4,000	\$333	\$0	\$333
FICA Expense	\$306	\$26	\$0	\$26
Engineering	\$1,200	\$100	\$0	\$100
Trustee Fees	\$2,050	\$0	\$0	\$0
Dissemination	\$2,700	\$225	\$208	\$17
Arbitrage	\$600	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$6,000	\$500	\$0	\$500
Annual Audit	\$3,600	\$0	\$0	\$0
Management Fees	\$7,244	\$604	\$604	(\$0)
Information Technology	\$1,000	\$83	\$83	\$0
Telephone	\$100	\$8	\$0	\$8
Postage	\$1,450	\$121	\$110	\$11
Printing & Binding	\$800	\$67	\$89	(\$22)
Insurance	\$6,650	\$6,650	\$6,042	\$608
Legal Advertising	\$1,000	\$83	\$0	\$83
Other Current Charges	\$750	\$63	\$40	\$22
Office Supplies	\$250	\$21	\$1	\$20
Property Taxes	\$35	\$0	\$0	\$0
Dues, Licenses, & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$44,910	\$14,058	\$12,352	\$1,707
<u>Maintenance</u>				
Water Expense	\$12,000	\$1,000	\$2,140	(\$1,140)
Electric Expense	\$12,000	\$1,000	\$0	\$1,000
Irrigation Repairs	\$3,000	\$250	\$0	\$250
Retention Ponds	\$18,020	\$1,502	\$1,502	\$0
ROW Maintenance	\$55,238	\$19,131	\$14,528	\$4,603
Plant Replacement	\$10,000	\$1,313	\$1,313	\$0
Tree Trimming	\$3,000	\$250	\$0	\$250
Pressure Washing	\$6,000	\$500	\$0	\$500
Contingency	\$9,700	\$808	\$0	\$808
Transfer Out	\$22,311	\$0	\$0	\$0
Total Maintenance	\$151,269	\$25,755	\$19,483	\$6,271
Total Expenditures	\$196,179	\$39,813	\$31,835	\$7,978
Excess Revenues (Expenditures)	\$0		(\$29,774)	
Fund Balance - Beginning	\$0		\$78,758	
Fund Balance - Ending	\$0		\$48,984	

Indigo East
Community Development District
Debt Service Fund - Series 2016
For the Period Ended October 31, 2017

Adopted Budget	Prorated Thru 10/31/17	Actual Thru 10/31/17	Variance
-------------------	---------------------------	-------------------------	----------

Revenues:

Assessments - Tax Roll	\$113,850	\$2,812	\$2,812	\$0
Prepayments	\$0	\$0	\$63,183	\$63,183
Interest	\$200	\$17	\$55	\$39

Total Revenues	\$114,050	\$2,829	\$66,051	\$63,222
-----------------------	------------------	----------------	-----------------	-----------------

Expenditures:

Series 2016

Special Call 11/1	\$135,000	\$0	\$0	\$0
Interest - 11/1	\$32,000	\$0	\$0	\$0
Principal - 5/1	\$55,000	\$0	\$0	\$0
Interest - 5/1	\$32,000	\$0	\$0	\$0

Total Expenditures	\$254,000	\$0	\$0	\$0
---------------------------	------------------	------------	------------	------------

OTHER SOURCES & USES

INTERFUND TRANSFERS	\$0	\$0	\$0	\$0
---------------------	-----	-----	-----	-----

TOTAL OTHER SOURCES & USES	\$0	\$0	\$0	\$0
---------------------------------------	------------	------------	------------	------------

Excess Revenues (Expenditures)	(\$139,950)	\$66,051		
---------------------------------------	--------------------	-----------------	--	--

Fund Balance - Beginning	\$236,474	\$362,302		
---------------------------------	------------------	------------------	--	--

Fund Balance - Ending	\$96,524	\$428,352		
------------------------------	-----------------	------------------	--	--

Indigo East
Community Development District
Capital Reserves Fund
For the Period Ended October 31, 2017

	Adopted Budget	Prorated Thru 10/31/17	Actual Thru 10/31/17	Variance
<u>Revenues:</u>				
Transfer In	\$22,311	\$0	\$0	\$0
Interest	\$4,000	\$333	\$565	\$232
Total Revenues	\$26,311	\$333	\$565	\$232
<u>Expenditures:</u>				
Capital Outlay	\$0	\$0	\$4,611	(\$4,611)
Total Expenditures	\$0	\$0	\$4,611	(\$4,611)
Excess Revenues (Expenditures)	\$26,311		(\$4,046)	
Fund Balance - Beginning	\$498,414		\$489,971	
Fund Balance - Ending	\$524,725		\$485,924	

Indigo East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Month to Month Detail

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Maintenance Assessments	\$2,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,053
Interest	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$2,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,061
Expenditures:													
Administrative													
Supervisor Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$604
Information Technology	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110
Printing & Binding	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89
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	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Office Supplies	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,352
Maintenance:													
Water Expense	\$2,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,140
Electric Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retention Ponds	\$1,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,502
ROW Maintenance	\$14,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,528
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	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$19,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,483
Total Expenditures	\$31,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,835
Excess Revenues (Expenditures)	(\$29,774)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$29,774)

Indigo East
Community Development District
LONG TERM DEBT REPORT

SERIES 2006B, SPECIAL ASSESSMENT BONDS		
INTEREST RATE:	5.45%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	6.815% of Outstanding Bonds	
RESERVE FUND REQUIREMENT	\$0	
RESERVE FUND BALANCE	\$0	
BONDS OUTSTANDING - 9/30/13		\$2,090,000
LESS: PRINCIPAL PAYMENT 11/1/13		(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/14		(\$45,000)
LESS: PRINCIPAL PAYMENT 11/1/14		(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$45,000)
LESS: PRINCIPAL PAYMENT 11/1/15		(\$30,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$50,000)
LESS: BOND PAYOFF 12/19/16		(\$1,900,000)
CURRENT BONDS OUTSTANDING		\$0

SERIES 2016, SPECIAL ASSESSMENT BONDS		
INTEREST RATE:	3.561%, 4.125% 4.500%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	\$32,905	
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)
CURRENT BONDS OUTSTANDING		\$1,575,000

