



Indigo East
Community Development District
Adopted Budget
FY 2020



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Indigo East
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

DESCRIPTION	ADOPTED BUDGET FY2019	ACTUAL THRU 7/31/19	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/19	ADOPTED BUDGET FY2020
REVENUES:					
MAINTENANCE ASSESSMENTS	\$195,929	\$183,234	\$12,695	\$195,929	\$254,337
INTEREST	\$200	\$55	\$10	\$65	\$0
CARRY FORWARD	\$12,658	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$208,787	\$183,289	\$12,705	\$195,994	\$254,337

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEE	\$4,000	\$2,400	\$1,000	\$3,400	\$4,000
FICA EXPENSE	\$306	\$138	\$77	\$214	\$306
ENGINEERING	\$1,200	\$900	\$0	\$900	\$1,200
TRUSTEE FEES	\$2,050	\$2,020	\$0	\$2,020	\$2,050
DISSEMINATION	\$2,700	\$2,283	\$417	\$2,700	\$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	\$3,700	\$0	\$3,700	\$3,700
MANAGEMENT FEES	\$7,244	\$6,037	\$1,207	\$7,244	\$7,244
INFORMATION TECHNOLOGY	\$1,000	\$2,808	\$167	\$2,975	\$1,000
TELEPHONE	\$100	\$0	\$20	\$20	\$100
POSTAGE	\$1,500	\$847	\$278	\$1,125	\$1,500
PRINTING & BINDING	\$800	\$239	\$86	\$325	\$800
INSURANCE	\$6,100	\$6,042	\$0	\$6,042	\$6,650
LEGAL ADVERTISING	\$1,000	\$220	\$530	\$750	\$1,000
OTHER CURRENT CHARGES	\$700	\$447	\$83	\$530	\$700
OFFICE SUPPLIES	\$200	\$87	\$28	\$115	\$200
PROPERTY TAXES	\$35	\$0	\$0	\$0	\$35
DUES, LICENSES, SUBSCRIPTIONS	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$44,310	\$38,443	\$5,392	\$43,835	\$44,960

MAINTENANCE:

PROPERTY INSURANCE	\$550	\$358	\$0	\$358	\$400
WATER EXPENSE	\$0	\$1,331	\$319	\$1,650	\$2,500
ELECTRIC EXPENSE	\$25,432	\$17,029	\$3,706	\$20,735	\$25,432
IRRIGATION REPAIRS	\$3,000	\$0	\$500	\$500	\$3,000
RETENTION PONDS/ROW MAINTENANCE	\$106,995	\$67,958	\$11,078	\$79,036	\$163,045
PLANT REPLACEMENT	\$5,000	\$0	\$1,000	\$1,000	\$2,500
TREE TRIMMING	\$2,500	\$0	\$500	\$500	\$1,000
PRESSURE WASHING	\$6,000	\$0	\$1,000	\$1,000	\$4,000
WELL MAINTENANCE/REPAIRS	\$10,000	\$0	\$1,500	\$1,500	\$5,000
CONTINGENCY	\$5,000	\$772	\$2,500	\$3,272	\$2,500
TOTAL MAINTENANCE	\$164,477	\$87,448	\$22,103	\$109,550	\$209,377

TOTAL EXPENDITURES	\$208,787	\$125,891	\$27,495	\$153,386	\$254,337
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EXCESS REVENUES (EXPENDITURES)	(\$0)	\$57,398	(\$14,790)	\$42,608	\$0
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	FY2017	FY2018	FY2019	FY2020
Net Assessments	\$195,929	\$195,929	\$195,929	\$254,337
Discounts & Collections (6%)	\$12,506	\$12,506	\$12,506	\$16,234
Gross Assessments	\$208,435	\$208,435	\$208,435	\$270,572
Residential	705	705	705	605
Total Units	705	705	705	605
Assessments per Unit	\$296	\$296	\$296	\$447

Indigo East
Community Development District

General Fund Budget
Fiscal Year 2020

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 2020

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 2020

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 2020

MAINTENANCE:

Water & Sewer

To record the water cost of irrigation charges to the common area. The District has the following accounts with Bay Laurel Center CDD.

Address	Monthly	Annually
80th Terrace Median	\$50	\$600
82nd/78th Terrace Median	\$100	\$1,200
77th Court Culdesac	\$30	\$360
Contingency		\$340
		\$2,500

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/ROW Maintenance

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.

Indigo East

Community Development District

General Fund Budget
Fiscal Year 2020

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.

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.

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.

Indigo East
Community Development District

General Fund Budget
Fiscal Year 2020

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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	\$4,037	\$48,450
Future Area - South Area	\$4,656	\$55,872
Everglades Pine Straw 10,100 bales @ \$4.03/bale)		\$40,703
Retention Ponds	\$1,502	\$18,020
TOTAL		\$163,045

Plant Replacement

Estimated cost to replace damaged plants within the District.

Tree Trimming

Estimated cost for tree trimming within the District.

Indigo East
Community Development District

General Fund Budget
Fiscal Year 2020

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
CAPITAL RESERVE FUND

Description	ADOPTED BUDGET FY2019	ACTUAL THRU 7/31/19	PROJECTED NEXT 2 MONTHS	TOTAL THRU 9/30/19	ADOPTED BUDGET FY2020
REVENUES					
Interest	\$8,000	\$10,458	\$2,000	\$12,458	\$10,000
Carry Forward Surplus	\$485,187	\$485,552	\$0	\$485,552	\$498,011
Total Revenues	\$493,187	\$496,011	\$2,000	\$498,011	\$508,011
EXPENDITURES					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Excess Revenues	\$493,187	\$496,011	\$2,000	\$498,011	\$508,011

Indigo East
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016

Description	ADOPTED BUDGET FY2019	ACTUAL THRU 7/31/19	PROJECTED NEXT 2 MONTHS	TOTAL THRU 9/30/19	ADOPTED BUDGET FY2020
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REVENUES

Assessments - Tax Roll	\$90,303	\$90,433	\$0	\$90,433	\$87,581
Assessments - Prepayment	\$0	\$27,682	\$5,536	\$33,218	\$0
Interest Income	\$200	\$364	\$36	\$400	\$200
Carry Forward Surplus	\$99,264	\$99,280	\$0	\$99,280	\$115,944

Total Revenues	\$189,767	\$217,759	\$5,572	\$223,331	\$203,724
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EXPENDITURES

Special Call 11/1	\$10,000	\$10,000	\$0	\$10,000	\$25,000
Interest - 11/1	\$23,788	\$23,788	\$0	\$23,788	\$22,800
Principal - 5/1	\$45,000	\$40,000	\$0	\$40,000	\$45,000
Interest - 5/1	\$23,788	\$23,600	\$0	\$23,600	\$22,800
Special Call 5/1	\$0	\$10,000	\$0	\$10,000	\$0

Total Expenditures	\$102,575	\$107,388	\$0	\$107,388	\$115,600
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⁽¹⁾ Excess Revenues	\$87,192	\$110,371	\$5,572	\$115,944	\$88,124
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Nov 1, 2020 \$ 22,013

Net Assessments	\$87,581
Discounts & Collections (6%)	<u>\$5,590</u>
Gross Assessments	\$93,171

Total Units	<u>193</u>
Assessments per Unit	<u><u>\$483</u></u>

(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
11/1/19	\$ 1,100,000	\$ -	\$22,800.00	\$ 22,800
5/1/20	\$ 1,100,000	\$ 45,000	\$22,800.00	\$ -
11/1/20	\$ 1,055,000	\$ -	\$22,012.50	\$ 89,813
5/1/21	\$ 1,055,000	\$ 45,000	\$22,012.50	\$ -
11/1/21	\$ 1,010,000	\$ -	\$21,225.00	\$ 88,238
5/1/22	\$ 1,010,000	\$ 40,000	\$21,225.00	\$ -
11/1/22	\$ 965,000	\$ -	\$20,437.50	\$ 81,663
5/1/23	\$ 965,000	\$ 50,000	\$20,437.50	\$ -
11/1/23	\$ 920,000	\$ -	\$19,650.00	\$ 90,088
5/1/24	\$ 920,000	\$ 50,000	\$19,650.00	\$ -
11/1/24	\$ 870,000	\$ -	\$18,712.50	\$ 88,363
5/1/25	\$ 870,000	\$ 50,000	\$18,712.50	\$ -
11/1/25	\$ 820,000	\$ -	\$17,775.00	\$ 86,488
5/1/26	\$ 820,000	\$ 55,000	\$17,775.00	\$ -
11/1/26	\$ 765,000	\$ -	\$16,640.63	\$ 89,416
5/1/27	\$ 765,000	\$ 55,000	\$16,640.63	\$ -
11/1/27	\$ 710,000	\$ -	\$15,506.25	\$ 87,147
5/1/28	\$ 710,000	\$ 60,000	\$15,506.25	\$ -
11/1/28	\$ 650,000	\$ -	\$14,268.75	\$ 89,775
5/1/29	\$ 650,000	\$ 60,000	\$14,268.75	\$ -
11/1/29	\$ 590,000	\$ -	\$13,031.25	\$ 87,300
5/1/30	\$ 590,000	\$ 65,000	\$13,031.25	\$ -
11/1/30	\$ 525,000	\$ -	\$11,690.63	\$ 89,722
5/1/31	\$ 525,000	\$ 65,000	\$11,690.63	\$ -
11/1/31	\$ 460,000	\$ -	\$10,350.00	\$ 87,041
5/1/32	\$ 460,000	\$ 70,000	\$10,350.00	\$ -
11/1/32	\$ 390,000	\$ -	\$ 8,775.00	\$ 89,125
5/1/33	\$ 390,000	\$ 70,000	\$ 8,775.00	\$ -
11/1/33	\$ 320,000	\$ -	\$ 7,200.00	\$ 85,975
5/1/34	\$ 320,000	\$ 75,000	\$ 7,200.00	\$ -
11/1/34	\$ 245,000	\$ -	\$ 5,512.50	\$ 87,713
5/1/35	\$ 245,000	\$ 80,000	\$ 5,512.50	\$ -
11/1/35	\$ 165,000	\$ -	\$ 3,712.50	\$ 89,225
5/1/36	\$ 165,000	\$ 80,000	\$ 3,712.50	\$ -
11/1/36	\$ 85,000	\$ -	\$ 1,912.50	\$ 85,625
5/1/37	\$ 85,000	\$ 85,000	\$ 1,912.50	\$ 86,913
Totals		\$ 1,100,000	\$ 502,425	\$ 1,602,425