

*Indigo East
Community Development District*

Agenda

November 19, 2019

AGENDA

Indigo East

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 12, 2019

Board of Supervisors
Indigo East Community
Development District

The Board of Supervisors of the Indigo East Community Development District will meet on **Tuesday, November 19, 2019 at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, Florida 34481.** 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 20, 2019 Board of Supervisors Meeting and Acceptance of Minutes of the August 20, 2019 Audit Committee Meeting
- V. Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019
- VI. Staff Reports
 - A. Attorney
 - B. District Manager
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
- VII. Other Business
- VIII. Supervisors Requests
- IX. Adjournment

The second order of business of the Board of Supervisors meeting 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 20, 2019 Board of Supervisors meeting and acceptance of the minutes from the August 20, 2019 Audit Committee meeting. The minutes are enclosed for your review.

The fifth order of business is ratification of agreement with Grau & Associates to provide auditing services for Fiscal Year 2019. A copy of the agreement is enclosed for your review.

The sixth 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

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

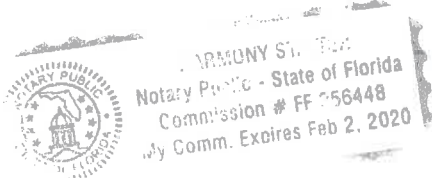
**NOTICE OF MEETING DATES INDIGO EAST COMMUNITY DEVELOPMENT
DISTRICT** The Board of Supervisors of the Indigo East Community Development
District will hold their regularly scheduled public meetings for the Fiscal Year 2020 at
9:00 AM, or as shortly thereafter

was published in said newspaper in the issues of:

9/22 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 23 day of September, A.D., 2019



[Signature]
Notary Public

HARMONY STALTER

(Print, Type or Stamp Name of Notary Public)

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 2020 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 19, 2019
February 18, 2020
May 19, 2020
August 18, 2020

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 22, 2019
#A000958793

Ad #: A000958793

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, August 20, 2019 at 9:20 a.m. at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, Florida 34481.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Rachel Wagoner	District Counsel
Lynette Vermillion	On Top of The World Communities
Philip Hisey	On Top of The World Communities
Robert Stepp	On Top of The World Communities
Residents	

FIRST ORDER OF BUSINESS

Mr. Flint called the meeting to order. All of the above listed Board Members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We have public hearing on the budget, so if you have public comment on the budget it would be appropriate to bring it up at that time. This public comment period would be for anything other than the budget you would like to bring to the Board's attention. Hearing none, we will move to next item.

THIRD ORDER OF BUSINESS**Notice for Meeting**

Mr. Flint: The notice of the meeting was provided to you in your agenda packet. The affidavit of publication for the Audit Committee and the budget hearing as well as the Board meeting. It was advertised in the Ocala Star Banner.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the May 21, 2019 Meeting**

Mr. Flint: Did the Board have any comments or corrections?

On MOTION by Mr. DiPiero, seconded by Mr. Gysen, with all in favor, the minutes of the May 21, 2019 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS**Public Hearing****A. Consideration of Resolution 2019-06 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations**

Mr. Flint: We will open the public hearing and the Board will need to take public comment before you take any action. Before we take public comment, it might be helpful for me to walk through the budget with the Board, if the Board is amenable to that. The CDD as government entity is required to adopt an annual budget. They approve a proposed budget in the spring and set the date, place, and time of the public hearing. Typically, it occurs in August. The proposed budget that the Board approved contemplated that there would be \$151 dollar annual increase in the per unit assessment amount. As a result of that, we did a mailed notice to all the landowners within the District letting them know the date, place and time of the public hearing to consider the final budget. As I touched on before the Audit Committee meeting, the two main reasons that there is this proposed increase is number one is the fact that the landscape maintenance for the southern portion of Indigo is now going to be the CDD's responsibility. At the time we did the proposed budget we did not have proposals, but we do have proposals now that we will be going over. And then the other issue is the fact that, up to this year, we've been assessing 705 units. Now that the Indigo South Development is platted and we know how many units there are going to be, that number has been brought down to 605. So, the combination of taking on the additional costs associated with the southern portion of the Development in

conjunction with the reduction in the number of units has spread those costs across has pushed the per unit amount from \$296 a year to \$447 a year. The administrative costs for the District remain fairly flat over time. Those cover the District Manager, the Attorney, the Audit, the website costs, printing and binding, legal advertising, and those sorts of administrative costs. Again, those remain fairly constant over time. The maintenance costs include a small amount for property insurance, some utility expenses, water and electric, irrigation repairs, landscape maintenance of retention ponds and right of way maintenance, plant replacement, tree trimming, pressure washing, well maintenance and repairs. So those costs are proposed to increase by about \$45,000, and the majority of that is because of the landscaping costs. Does the Board have any discussion before you take public comment? Hearing none, we will go ahead and take public comment. If you would step to the microphone and state your name and address and try to limit your comments to three minutes, if possible. The Board will entertain any comments or questions.

Lou Simmons, 8811 SW 77th Terrace: The lawn maintenance, do we have competitive bidding for such?

Mr. Flint: Yes, actually in the agenda we've got two or three proposals and Phil Hisey is going to go over those and present those to the Board. So yes, they've been competitively bid.

Roger Schwartz, 8196 SW 81st Loop: So, what you are saying is, the \$147 increase is not just for the retention ponds but also because of the decrease from 705 to 605?

Mr. Flint: Right, when we initially did the proposed increase, we had the units still at 705 and we had estimated the landscape maintenance costs. That was back in May timeframe, so we didn't have bids on the landscape maintenance yet. In the interim between then and the public hearing we bid out landscape maintenance costs, the bids came in lower than our original estimate, but we also became aware that the total number of units within Indigo East had been reduced to 605. So, if that unit reduction hadn't taken place, we would have been able to bring these assessments down, based solely on the landscape costs had come in lower than our original estimate. But the fact that we have 100 less units now has required us to tighten up the rest of budget as well.

Mr. Schwartz: So, for all intent and purposes, assuming that there is no increase for anything for next year, the year 2021, then the \$447 will stay the same?

Mr. Flint: Yes it should. It's a very tight budget on the operational side. But the per unit assessments have not changed in a number of years. We try to keep it flat, so we are not coming back and doing mail notices and changing it. But there's not going to be any additional landscaping areas coming on, or pond areas coming on. This includes everything that we ultimately believe we are going to be maintaining. So, the only reason there may be an increase in the future would be inflation, or to fund some capital costs, or something that was unforeseen.

Mr. Schwartz: Can I bring up the wells?

Mr. Flint: Sure.

Mr. Schwartz: You are creating two wells?

Mr. Flint: They are already in place. What we did last year, there was a significant expense associated with the irrigation, and what we did last year is we installed two wells. One in the northern section, and one in the southern section. The Developer has been paying the landscape maintenance costs and the well costs up to basically September 30 because we did not take into account on the current year budget those maintenance costs so we told the Developer that they're going to have to continue to bear that expense until the Board can take it into account in the budget. The ultimate result of installing those wells is that it has brought those cost down versus having to pay. But it's brought those costs down below what we would have to have paid Bay Laurel Center.

Mr. Flint: Any other public comments?

Mike Underwood, 7875 SW 80th Place Road: When they set up the design for the maintenance, all the flowers, all the trees, all that stuff does our Board get to approve that? Who designs that? Most of it is things that take a lot of upkeep, and I notice this on the houses they build. They build the houses and they do all this beautiful yard work, which is a lot of upkeep for people. Do they get to approve or choose what it looks like? The new entrance on the south end, there's a lot of stuff down there, there's a lot of maintenance work. Do we need that? Or should we put in plants that are going forward on their own year to year. They don't have to be replaced every six months.

Mr. Flint: Going forward the Board has some discretion because the contracts are going to be in the Board's name, the Board owns the land. Initially, we typically are conveyed what is constructed. So, the Board does not have a lot of input in the design and original installation because the Board's not paying that cost at this point. Going forward maintaining that area if the

Board wanted to make changes like pulling out annuals and putting in perennials, they would have some discretion in doing that. We can look at all those things in the future, but at this point they have to accept what is conveyed to them, then if they want to change it going forward, they can do that.

Mr. Underwood: You pull out flowers that are dead and everybody's having to replace them. It would be easier if they would just put in plants you wouldn't have to mess with them.

Mr. Flint: That is something they can consider down the road.

Philip Becker, 8153 SW 80th Terrace: I just have one quick question. I didn't notice in the budget if there is a maintenance expense for the streets or roadways throughout the community, because I noticed where I live the north part a lot of deterioration of the asphalt. Gravel sweeping it up and so on. Whose responsibility is that?

Mr. Flint: We have a capital reserve fund. It's on page 9. We currently are projecting to have \$508,000 in that. That fund would be used for the northern roads. The northern section roads were constructed in two phases. So, our plan is we would mill and resurface those when the time comes, and they would be funded out of the capital reserve. It will probably be done in two different phases.

Mr. Becker: So, it's actually resurfacing, I thought maybe a little sealant might work.

Athena, 8157 SW 78th Terrace Road: I'm relatively new to the area, we've been living here a year. So, I'm not quite sure how the billing of this happens. Our CDD bond was paid when we bought the house, so how's an individual billed for this?

Mr. Flint: This goes on your property tax bill. It's already been on there, so if you look at last years you will see the \$296 on there. When you get your tax bill in November, or if you have it escrowed with your mortgage company, they just escrow the money to pay the assessment. There's not a separate bill that gets mailed.

Mr. Barnes: There are two parts, they have two taxing entities on there for Indigo East, one is for operations which is what you are talking about right now. The other one is to pay off the original loans for the infrastructure. I believe quite a few folks have already had that paid either for them or it was included in the price of the house. The older folks like us we still have to pay it so we have two things on our tax bill.

Paul Pogosec, 8274 SW 78th Circle: I was looking at your increase in the CDD. Now at \$296, if you divide that in half your increase for that CDD is more than 50% higher for the coming year. I understand an increase; I don't understand why it increases by over 50%. I know it's included in my taxes. Probably amounts to less than 50 cents a day. However, it is the 50% increase, so it's going to be 1/3 higher in the coming years. When does that stop? When does that end? I know there's going to be increases because well everything will increase. When is it going to sit still? So, how many more increase are we going to see? That's a hunk of change.

Mr. Flint: I've addressed the questions as each one has come up. Normally we take all the comments and then we try to answer them all at once, but I've already explained that this is a situation where we're trueing up the number of units from 705 to 605. And you are adding on a whole new phase of the Development. So, as a result of that, we've got this one-time jump. We don't anticipate they'll be significant increases in the future because the community is built out, we now know the number of units and all the areas that we are intending to maintain we currently we would have maintenance responsibility for. So, there are no unknowns out there that would cause other increases of this magnitude.

Mr. Pogosec: I understand the 100 unit difference. However, I don't see where the 100 units difference comes up with the 50 % increase in this bill. That's where I'm coming from.

Mr. Flint: It's the 100 unit increase or decrease plus the additional maintenance costs. Other public comments?

Terrance Fleck, 8062 SW 81st Loop: I'm a lot confused. According to what we pay on our HOA we pay into the neighborhood association. And according to the last year HOA dues we're being part of the neighborhood association, we're paying for a lot of things that are being included in the maintenance costs on this increase. Such as electric, water, plants and mowing. What are we paying for in the HOA that this is different?

Mr. Flint: The CDD owns the roads, right of ways, and the storm water ponds. So, when you see an electric and water for the CDD, it's associated with the road right of ways and the ponds, irrigation, the monumentation. When you see electric and water for the HOA, I'm assuming it's also affiliated with irrigation, but of the irrigation of land the HOA owns, as well as the clubhouse. And they are mutually exclusive, there's no overlap in what you're paying for with the CDD and what you're paying for with the HOA.

Mr. Fleck: What's the deal with the neighborhood association, it says we are paying for management service fees including, but not limited to, water, sewer, electricity, and real estate tax, landscaping maintenance.

Mr. Flint: The HOA owns the clubhouse they also have common area that they maintain that's different than what the CDD has.

Mr. Fleck: This is all separate from here what we are paying for?

Mr. Flint: Correct. Totally separate.

Dan McGinnis, 7741 SW 86th Loop: Can someone explain the difference in the number of units 605 to 705. And looking at the budget the \$56,000 increase, it's in retention ponds and road maintenance, and I guess you referred to it as landscaping. But the bulk of that increase for next year, \$56,000. The number of retention ponds has not changed, correct?

Mr. Flint: The number of retention ponds has changed and what we maintain.

Mr. McGinnis: So, it's just that you are incurring more expense to maintain them because of the density of the area?

Mr. Flint: The first one, the 705 units, when the community was originally planned before any plots were platted, the Developer believed they could construct 705 homes in Indigo. When they issued the bonds, and an assessment methodology was prepared, it was prepared based on 705 homes. As the Developer built out the community, and I haven't had this conversation with them, but I'm assuming he might have decided the demand was for larger lots. There may have been some environmental reasons he couldn't build all 705. Ultimately, he's got 593 homes, and 12 planned units on that 5-acre undeveloped piece. So those together add up to 605 units. He's paid the debt off on all the lots in the southern piece so it didn't really affect the debt service. He's been paying based on 705 lots up until now. So, going forward because all the lots are platted now, everyone's going to be paying them what's actually platted which is 605. And then on the landscape and right of way maintenance costs, the southern portion of Indigo was undeveloped up until recently. There's a map, we are going to go over that shows all the new areas, because we bid out the landscaping associated with the new areas. As a result of the new ponds, the new entrance on the south, the landscaping along the rights of way for the roads in the southern section, those have all increased our landscape right of way maintenance costs. We are doing the best we can to make sure we are bidding everything out and doing the best we can from an expense side. But there are new costs for areas that were not in the previous budget.

DC Carson, 8336 SW 79th Circle: My concern is with what he asked earlier about the change in homes built. When was this decision made? When I bought my home the lots were pretty well planned out and everything so I kind of felt like I should've known this when I purchased my home. Not suddenly a year later get told I got to start paying more.

Mr. Flint: I don't know when the decision was made on the ultimate density. We became aware of it this fiscal year. If we had become aware of it last year, the likely hood is this increase would have gone into effect earlier. Instead, the Developer continued to pay based on the 705 units, so they were paying for 100 more units than what ultimately ended up being developed.

Mr. Carson: I understand that, I was just wondering when that time frame was?

Mr. Flint: I don't know from a development approval perspective when that decision was made, we are not really privy to that. When the lots end up getting platted, we become aware of it at that point. We are not involved in the development side of it. When they are platted, and then the property appraisers sends us the assessment roll, that's when we learn how many units are actually available.

Mr. Carson: Thank you.

Resident (Unidentified): My understanding is these roadways in Indigo East are throughways, open throughways. That being the case for anybody to drive through coming through the gate from 90th Street or 80th Street. If they are open to the public, what was granted at the time that that was done to allow that to happen, and that being the case, why are we the residents of Indigo East responsible for the maintenance on these roads?

Mr. Flint: The CDD is a government entity and because we are a government entity, we own the roads. The roads are, by default, public roads.

Resident (Unidentified): Why are the gates on there then?

Mr. Flint: There is a term called "soft gates" where you are allowed to have gates, but there either has to be a manned gate or you have to be able to gain entrance. So, in the case of Indigo when you pull up to the gate it opens up. You only have to have one staffed gate. We are looking at potential options with that. But the issue is the CDD as a government owns the roads therefore, the roads are public. There are some public access issues we've got to deal with. It's different than Candler. Those roads are privately owned by the HOA.

Resident (Unidentified): If 80th Avenue and the other ones are public roads open to the public, we maintain that with taxes?

Mr. Flint: Yes they are city roads that are within a County that you pay, to maintain city roads. There are County roads, there's state roads, there is also CDD owned roads.

Resident (Unidentified): So, the roads Indigo East are CDD, not County sponsored roads?

Mr. Flint: Correct. That's correct. All the roads within Indigo East, yes.

Resident (Unidentified): It doesn't make sense to me that the whole world can use our roads, but we're responsible to maintain them and take care of them. That's crazy.

Mr. Flint: If you are visiting another city somewhere, or you are driving from here to Orlando, you may be driving on other County roads that you don't pay taxes for that are maintained by someone else, but you are driving on them. The same situation here.

Resident (Unidentified): The federal tax goes to these different areas to maintain roadways and what not, so in a sense, we are paying it paying federal tax.

Mr. Flint: Yes, there is gas tax, you are right.

Janet Sanborn, 8077 SW 78th: My question is, can a cap be set for O&M assessments because a 51% increase is very large? Also, can significant increases like this be a graduated increase so that we are not hit with large assessments?

Mr. Flint: There's no cap for government entities on increases. Sometimes HOA's have caps in their docs that limit the percentage that can increase each year. There aren't any statutory caps on the amount of increase. Again, I don't foresee another substantial increase like this in the future. This is kind of a one-time situation where you are dealing with a true up of the number actual units, plus the addition of the final area to be maintained. In the future, any increase would be probably inflation, barring some unforeseen circumstances. But the answer is no, there can't be a cap. The legislature could always change state law, they could impose caps. The CDD can't impose a cap on themselves. If the CDD has a legal obligation to maintain something, then it can't defer the increase over time. The only thing I might be able to do is use cash on hand to subsidize the budget for a period of time. We actually did that in 2019. The budget was balanced with \$13,000 in cash on hand versus increasing it last year. Other comments?

Linda Clark, 8251 SW 78th Circle: I don't know if it's the purview of this Board, but what is the use of the gates if we have public roads throughout. We have three entrances all with gates, two gates each. Quite frequently one or the other is up. They require a lot of maintenance. Obviously, we are paying that one way or the other. Perhaps, it's through Homeowners, I'm not

sure where the line item appears. But could we have a discussion about these often-nonfunctional gates, I wonder why we even have?

Mr. Flint: The District actually entered into a licensed agreement with the HOA to allow the HOA to own and maintain the gates. So, the gates are not owned by the CDD so the conversation about whether we should have them or not, or whether they are working really, would be an HOA conversation. I'm not trying to pass the buck on that, but there's actually an agreement between the CDD and HOA that allows the HOA to put the gates there. So, short of the CDD cancelling or amending that agreement somehow, it really is an HOA issue. Other comments?

John Clark, 8251 SW 78th Circle: You are saying 605 units? Is there any plan of expanding Indigo East in any shape or form that would add more units and make us responsible for more territory?

Mr. Flint: I'm not aware of any. I can't speak for the Developer if there was any plan to expand the CDD. The owner of the land that they wanted to include in the District would have to come to the Board. The Board would have to file a petition with Marion County to amend the boundaries of the District.

Mr. Clark: The new area they are building is going to be right outside the gate. I wondered if that was going to be included?

Mr. Flint: I'm not aware of that.

Mr. Brouillard: I had a resident come to me and complained about the bushes along his back line. I went checking with some people and they said they weren't outside the fence, and because the resident was entitled to trim anything that grew through the fence. Turns out the bushes are on the inside of the fence. So, questions are they our bushes or are they the resident's bushes? Second question is who is responsible for trimming that? Some of our residents, myself included, are too damn old to up on a ladder. Third, is there a specific height because we could add 6 ft, 5ft, and somebody don't like it they can rip them out.

Mr. Flint: I'm going to defer to Philip Hisey if he's available to comment on that.

Mr. Hisey: Good Morning, I'm Philip Hisey with On Top of the World Community. The hedges you are speaking about, they are on the Master Association property and there's a fence line that borders Indigo East and there's a fence line that borders the is a neighborhood association, so these are not CDD issues, these are HOA and Master Association issues. To your

question, there is a vertical property line, so the contractor does not go on the homeowner's property to maintain inside the fence. The hedges on the outside of the fence they maintained on the outside of that fence.

Mr. Brouillard: Ok. So, then the homeowner, if you don't like them you can just tear them out?

Mr. Hisey: They are on the outside of the fence. If the hedges are on the inside of the fence then it's the homeowners' hedge.

Mr. Brouillard: It's on the inside of the fence?

Mr. Hisey: Then it's the homeowner's hedge.

Mr. Brouillard: Okay, thank you.

Mr. Hisey: The 80th street fence as you are heading east and west, there's a hedge that's on the outside of the fence in the HOA property. Where you are speaking of is on the north and south fence line that backs up to the cow pastures, I believe? And all of those hedges are actually tied to the HO irrigation, then it's the HO hedge. So, if the HO wants to remove them they can with modifications, I should say. They would need to apply for modification with the HOA.

Mr. Flint: Any other comments?

Athena, 8157 SW 78th Terrace Rd: In light of that property issue where trees and bushes are, we have a green space between us and the dog park and there's trees there that have limbs that are dead, that we see as a hazard coming forward in storms. They could land on another tree or a homeowner's house. Who's responsible for trimming them?

Mr. Hisey: That's an HOA issue as well. I know we had issues there, but we will take a look at that again. We had Barkley's tree Service out there to remove some trees.

Mr. Flint: Ok, other public comments? Hearing none we will close the public comment. Board discussion? Hearing none, I would ask for a motion to approve.

On MOTION by Mr. DiPiero, seconded by Mr. Barnes, with all in favor, the Resolution 2019-06 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2019-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This next resolution imposes the assessments with the budget you just approved. The budget is attached as well as the assessment roll which shows each of the parcels and how much the per unit assessment amount is. The Board will close the public hearing.

On MOTION by Mr. Solan, seconded by Mr. DiPiero, with all in favor, the Resolution 2019-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2019

Mr. Flint: The Board sat as the Audit Selection Committee and ranked Grau & Associates #1. Is there a motion to accept the Audit Committee's rankings?

On MOTION by Mr. Brouillard, seconded by Mr. Barnes, with all in favor, the Acceptance of the Audit Committee Recommendation and #1 Ranked Firm to provide auditing Services for Fiscal Year 2019, was approved.

SEVENTH ORDER OF BUSINESS

Review of Proposals and Selection of Firm to Provide Retention Pond and Landscape Services for Indigo South

Mr. Flint: Are you prepared to present the proposals for landscaping?

Mr. Hisey: Yes I am. You have before you in your agenda items the map we had created, and this hopefully will clarify some of the confusion that's out there. We had the map created for this reason because we knew it would create some confusion. The areas you see there in yellow are your CDD retention ponds. So, there are several of those, and we did have a landscape architect go through this plan, so we could get actual contract bid numbers that way we could compare everything apples to apples across the board. The areas that are in the pink color here are the HOA owned properties. The HOA properties that are maintained through the HOA. So, you have two separate areas we bid for the purpose of this CDD meeting. The numbers for the CDD maintained areas you have roughly \$594,000 and it's for 66,000 square yards of bahia area that's being maintained and 4,985 square yards of bed area. If you look at the bottom left of the screen it says multi use path and see the yellow and the pink, you really can't see on the map the

area between the sidewalk and the back of curb as highlighted. You can see that area is CDD property, not HOA property. Then you have the areas where your walking trails and all of that are associated on that map. And you have the area where the walking trails go behind all these houses is all HOA property. To the gentlemen's point about the roadways being public access, the sidewalks are not public access. That's something that we wanted to keep exclusive for our Indigo residents. So that is why that is in the HOA. It is all maintained through the Indigo East HOA or the CDD based on this map.

Mr. Flint: You want to comment on the areas that appear to be black?

Mr. Hisey: Yes. The areas that appear to be black, that is because of the heavy line work that's there with the architect, because this is the landscape plan just blown up, reduced in scale. Because of the heavy line work, you cannot see that that is yellow, but it is yellow on the computer screen. There was a question, if I may, concerning the installation of the project. The County has specific requirements for developers to install Florida Friendly Landscaping which that's basically drought tolerance species, low maintenance species, things of that nature. The architect that we hired for this project has worked with us on several other projects and he understands that concept. There was also a great deal of trees we had to cut back on this project because we have to replace 1 tree per 3,000 square feet. There were over 100 acres on this project. At the end of the day we had 800 trees we had to plant because the County wanted tree replacement canopy. The areas where we do have the entry features, we wanted to match our other entries that are also in CDD. So, you have an entry here, and then you have an entry over here on 80th street. Those all have annuals, that was something that was adjusted probably 4 years ago. We added annuals in those areas so that's why you have annuals here as well as having something that the homeowners previously wanted, so that's why we have certain areas where there are annuals for color. As a CDD if you guys want to change that you have that opportunity.

Mr. Flint: Any other questions from the Board?

Mr. Schwartz: So, you are saying that the black areas there are really yellow, so starting on 90th Avenue in front and going to towards Lowes, that's all CDD?

Mr. Hisey: Because of the online work, that is pink. That is HOA owned property out there.

Mr. Schwartz: So, the area that fronts 90th is all HOA?

Mr. Hisey: Yes. That is all HOA as well.

Resident (Unidentified): Can I ask a question? There is a proposed commercial area that is excluded, why are we maintaining the tree in front of the proposed area?

Mr. Hisey: That is actually outside the fence and that is the HOA property. We have no current plans on that area. And there's also the HOA amenity area here that is not included that's a separate item that we have in the map. We wanted to make sure it was a map that the CDD could easily back into for their maintenance costs.

Mr. Flint: Any other questions?

Nancy Miller, 7832 SW 86th Loop: On the Lowes side, there's a fence and every so often the trees on the other side of that, one fell awhile back and took the fence down. I'm not sure you are aware of that. Is that something that gets serviced from time to time to figure it out. That encroachment, is that the dividing line or what?

Mr. Hisey: That is a dividing line and like we spoke earlier, with the vertical property line. That is the vertical property line limb hangs over the fence and it snaps and damages the fence, we own the fence, we fix the fence. The landscape contractor who is here today, they actually send me pictures every once in a while saying, "Hey you've got a fence down, tree down on the fence, when you going to fix?" Then I send it to our fencing contractor that then makes the repairs. We do try to get that fixed/repaired often. So, if you look there's a density of landscape right in this area. That is a County requirement for dense landscaping specifically for the commercial/residential separation. When this line begins here you have the residential to residential separation. So, the density of landscape is less.

Resident (Unidentified): How often is the grass supposed to be mowed in those retention areas?

Mr. Hisey: Well with the rain we 've been having, it's not been as often as we'd like. The bottoms are soggy they tend to stay wet we try to get the bottoms mowed as often as we can, but the sides should be mowed weekly.

Resident (Unidentified): The sides are not being mowed weekly. And the grass is growing almost chin level. The trees aren't being maintained. A lot of time the grass around trees, that's all blown away. So, they're all bare. There's no weeding taking place around those trees. So, I'm just wondering what's going on?

Mr. Hisey: We have the contractor here today. Earthscapes has been with us for several years, they have been here for 14 years and that's the first contractor that shows up to hear the homeowners speak. I will follow up with them.

Resident (Unidentified): At the rate of speed that they are mowing, there is just no way you can cut that grass. In most cases, it's just being chopped or flattened down. It's not being maintained the right way.

Mr. Hisey: Understood. Thank you.

Kenneth Coleman OTOW, 8445 SW 80th Street: I want to point out that this is a CDD meeting and it's inappropriate to talk about HOA matters in a CDD meeting, to mix it up like that. So, I would just ask that all comments be to be directed to the Chair, people don't speak out of turn, and that we keep to the CDD business. Thank you.

Mr. Flint: Any other public comments? Philip do you want to go through the 3 proposals we've received?

Mr. Hisey: Yes sir. So, you have before you a proposal from Earthscapes Unlimited. They provided unit costs for the bahia maintenance, the bed area maintenance, and the irrigation system maintenance, as well as the annual planting. Their total bid was \$55,872 annually. And again, this is for the project we are speaking of in this map. We currently have them maintaining the Indigo East portion. So, we will call it the North end of the project. The next bid we received was from Facility Resources. This is another vendor that we've used on other projects inside Candler Hills. They as well have provided unit costs for the bahia, and bed area maintenance, and the irrigation and annual installation. They came in at \$63,091.05. The final bid we received was from Tri-County Landscape. They again bid all the unit costs the same bid format and they came in at \$83,751.24. It would be my recommendation to go with Earthscapes. George asked me what my recommendation would be, based on price and the previous experience I would recommend Earthscapes.

Mr. Flint: Any comments or discussion from the Board on the landscape proposals?

On MOTION by Mr. Gysen, seconded by Mr. DiPiero, with all in favor, the Proposal for Earthscapes to provide Retention Pond and Landscape Services for Indigo East, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

1. Approval of Check Register

Mr. Flint: You have the check register from May 14th through August 13th totaling \$39,973.32. Does the Board have any questions.? Hearing none is there a motion to approve?

On MOTION by Mr. Barnes, seconded by Mr. Solan, with all in favor, the Check Register totaling \$39,973.32, was approved.

2. Balance Sheet and Income Statement

Mr. Flint: No action required. If the Board has any questions, we can discuss those.

3. Approval of Fiscal Year 2020 Meeting Schedule

Mr. Flint: We prepared a schedule in your agenda that has you meeting in November, February, May, and August at this location at 9:00 a.m. on the indicated dates. This would be consistent with when Candler meets. Of course, you can meet more often or another time if you choose to do that. I would like to see the November one moved earlier, further up into the month. Does the Board want to move November? It's listed as November 19th, which is the 3rd Tuesday. Candler set it for the 19th already. I know we've had limited success on the phone, but we can try again. If the Board want to keep it as is, is there a motion?

On MOTION by Mr. Barnes, seconded by Mr. Gysen, with all in favor, the Fiscal Year 2020 Meeting Schedule, was approved.

4. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: The Arbitrage Rebate Calculation Report indicates we have a negative rebate requirement of \$2,888. That's pretty close. Any questions on the report? If not, is there a motion to accept?

On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any other business the Board would like to discuss that's not on the agenda? Hearing none,

TENTH ORDER OF BUSINESS

Supervisors Request

Mr. Flint: Are there any Supervisors Requests? Hearing none,

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Barnes, seconded by Mr. Gysen with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING
INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, August 20, 2019 at 9:20 a.m. at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, Florida 34481.

Present were:

John Gysen
Frank DiPiero
Terry Solan
Donald G. Barnes
Harold Brouillard
George Flint
Rachel Wagoner
Lynette Vermillion
Philip Hisey
Robert Stepp

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the roll, the above listed Board Members were present constituting a quorum.

Mr. Flint: Before we start with the Audit Committee, I'll introduce myself. My name is George Flint, I'm the District Manager for the Indigo East Community Development District. I work for a company called Governmental Management Services. We are hired to manage community development districts around the state of Florida. We manage about 160 of them around the state of Florida. We've been the manager since the 2007 or 2006 timeframe. Next to me is the five member Board of Supervisors. They are elected officials on a smaller scale, but similar to cities/county school boards. They're elected to the Board through the general election process. They have to go to the Supervisor of Elections to qualify to actually run for the Board seat. They're subject to the Sunshine Law, Publics Records Laws, and other laws that city commissioners, county commissioners, school board members, etc. are subject to. As far as the community development district goes, there are over 600 community development districts in Florida, and they are government entities. They're called Limited Purpose Special Districts, so

they have a geographic boundary like a city would or a county would. In this case, the geographic boundary is the Indigo East Community. Again, as a government, we have to follow the same rules as far as advertising, public records, noticing meetings, annual independent audits, bidding processes, all of those same rules and procedures apply to community development districts. When Indigo East was originally being developed, the Board initially was elected by landowner election which is one vote per acre. So typically, the majority landowner in a community development district controls who the Board Members are. Then that transitions to general election where all residents of Indigo East and registered to vote within Indigo East. So, the District issued tax exempt bonds to construct some of the infrastructure within Indigo East primarily the roadway system, the storm water system, the water and sewer infrastructure which was then turned over to another governmental entity which is in this case the Bay Laurel Center CDD. The repayment of those bonds is an annual debt service assessment on all the land within the District. So, when you see your tax bill, there's something called a Non-Ad Valorem Assessment at the bottom. It's a combination of repayment of the debt service and also annual operating and maintenance expenses. Some of the lots, people have chosen to prepay the debt so you no longer have a debt service assessment on your property and some do. Some of the phases the developer, as an incentive to sell the home, chose to prepay the debt. So, we've got a combination of lots that have debt on them and that don't. All the lots pay the operating maintenance costs. Up until when the District was originally planned and when the bonds were issued, it was anticipated that there were going to be 705 units within Indigo East. Initially, the developer pays the assessments based on the planned units. When the developer owned all 705 units, they were paying 705 times whatever the assessment amount was. As the property developed and the northern portion developed first, the developer continued to pay operating and maintenance assessments on the southern portion, even though there was no infrastructure in place. As the project develops, the cost increased as more landscape comes online, more roads come online, etc. But the total number of units doesn't change because all 705 units were paying. So, the folks in the northern portion of Indigo East have really benefited from the fact that the developer was paying assessments on the undeveloped portion. Now that the southern portion is developed and those expenses are coming online, you have more expenses and the same number of units. But actually, in this case we've got less units because as the project actually developed, it was 100 less units than originally planned. So, we have 605 units now that the project is billed

out versus 705. I can get into more of the detail of that when we get to the budget, but I just wanted to give everyone an overview of the Community Development District. Who they are, what their responsibilities are, and how they are governed. When we get to public comment if people have questions, we can try to address those. So, if the Board is okay, go back to the agenda?

SECOND ORDER OF BUSINESS**Public Comment Period**

Mr. Flint: The CDD as a government entity is required to have an annual independent audit performed. That audit is transmitted to the state of Florida and to pick the auditor, we go through an audit selection process. Any public comment on the Audit Committee Meeting itself? Hearing none.

THIRD ORDER OF BUSINESS**Approval of Minutes of May 21, 2019 Meeting**

Mr. Flint: Did the committee have any proposed changes or comments to those? If not, is there a motion to approve them?

On MOTION by Mr. Gysen, seconded by Mr. DiPiero, with all in favor, the minutes of May 21, 2019 Audit Committee meeting were approved, as presented.

FOURTH ORDER OF BUSINESS**Tally of Audit Committee Members Rankings and Selection of an Auditor**

Mr. Flint: As a result of the notice that was placed, we did receive two responses. Those were from Grau & Associates and Berger, Toombs, Elam, Gaines & Frank. As was noted in the Candler meeting, although we asked for five years of pricing, Grau only provided three. Berger Toombs provided all five. We work with both firms, and I think both of them are equally qualified to do the work. In that case it may come down to price, but any discussion from the Committee?

Mr. Barnes: Based on the categories that we were to rate them on, the six different categories, personally I like Grau & Associates better. The only the category where Berger Toombs came out ahead was on price, but the difference was clearly negligible. It was three years, Grau was \$10,800 and Berger Toombs was \$9,755. But the reason I like Grau better is

because of looking at the experience of the whole and the ability and personnel. Berger is a huge firm, they have many, many, many people working for them. A bulk of them though have less than five years of experience, so we don't know which one of them is going to be on our team. Where Grau & Associates spell out up front who the three people are going to be and the people have 40 years, 30 years, and 15 years' experience together. And they have been the ones assigned to us for the past couple of years. So, they know us and we know them. So, on that basis, even though they are a little more expensive, I kind of think they would do a better job for us.

Mr. Flint: Okay. Other Committee comments?

Mr. DiPiero: Yes, I was going to indicate that although Berger has more accountants in their firm, only 12 are dedicated to government services like the CDD here. Whereas Grau has 16 even though it is a smaller firm.

Mr. Barnes: If I could duck tail on the end of that. Grau does exclusively CDDs and they do 300 in the state of Florida. Whereas that other one is only doing 59 CDDs in the state of Florida.

Mr. Flint: Any other comments from the Committee? Is there a motion then to rank the responses?

Mr. Brouillard: I'll make the motion that we take Grau & Associates.

On MOTION by Mr. Brouillard, seconded by Mr. Barnes, with all in favor, ranking Berger, Toombs, Elam, Gaines & Frank as the no. 1 auditor to Provide Auditing Services for Fiscal Year 2019, was approved.

FIFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

SECTION V



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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September 5, 2019

Board of Supervisors
Indigo East Community Development District
c/o GMS, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

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, 2019, with the option of two (2) additional one-year renewals. 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, 2019, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, 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. As part of the audit, we will assist with preparation of your financial statements and related notes 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*. 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 establishing 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 is reliable 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. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

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 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 cash or other 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.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which 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 the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

Our fee for these services will not exceed \$3,500 for the September 30, 2019 audit. The fees for fiscal years 2020 and 2021, respectively, will not exceed \$3,600 and \$3,700 unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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.

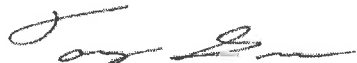
The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

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: R. J. L

Title: District Manager

Date: 9/6/19



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 dark ink, appearing to read "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

SECTION VI

SECTION B

SECTION 1

Indigo East

Community Development District

Summary of Invoices

August 13, 2019 to November 11, 2019

Fund	Date	Check No.'s		Amount
General Fund	8/16/19	1393-1394	\$	6,298.86
	8/30/19	1395-1396	\$	4,503.38
	9/9/19	1397	\$	2,114.50
	9/13/19	1398-1399	\$	4,165.18
	9/17/19	1400	\$	6.62
	9/20/19	1401-1402	\$	17,343.89
	9/23/19	1403	\$	6,563.00
	10/4/19	1404-1406	\$	1,727.33
	10/11/19	1407	\$	901.89
	10/18/19	1408	\$	4,037.46
	10/23/19	1409	\$	1,501.69
	11/6/19	1410	\$	175.00
	11/11/19	1411	\$	3,068.71
			\$	52,407.51
Payroll	<u>August 2019</u>			
	Donald Barnes	50190	\$	184.70
	Frank Dipiero	50191	\$	184.70
	Harold Brouillard	50192	\$	184.70
	John Gysen	50193	\$	200.00
	Terrance Solan	50194	\$	184.70
			\$	938.80
			\$	53,346.31

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/16/19	00047	8/13/19	54461	201907	320-53800-47300		RIGHT OF WAY MAINT-JUL19	*	4,037.46	
8/16/19	00004	8/02/19	OSB06470	201908	310-51300-48000		EARTHSCAPES UNLIMITED INC.	*	2,261.40	4,037.46 001393
8/30/19	00002	8/21/19	08212019	201908	310-51300-31500		OCALA STAR-BANNER	*	1,500.00	2,261.40 001394
8/30/19	00055	5/28/19	4288	201905	320-53800-47000		COLEN & WAGONER P.A.	*	1,501.69	1,500.00 001395
8/23/19	4423	8/23/19	4423	201908	320-53800-47000		POND MOWING-MAY19	*	1,501.69	
9/09/19	00019	9/01/19	194	201909	310-51300-34000		POND MOWING-AUG19	*	603.67	3,003.38 001396
9/01/19	194	9/01/19	194	201909	310-51300-34100		SHARP SITE SERVICES, LLC	*	83.33	
9/01/19	194	9/01/19	194	201909	310-51300-31300		MANAGEMENT FEES-SEP19	*	208.33	
9/01/19	194	9/01/19	194	201909	310-51300-51000		INFORMATION TECH-SEP19	*	27.86	
9/01/19	194	9/01/19	194	201909	310-51300-42000		DISSEMINATION FEE-SEP19	*	33.33	
9/01/19	194	9/01/19	194	201909	310-51300-42500		OFFICE SUPPLIES	*	227.70	
9/01/19	194	9/01/19	194	201909	310-51300-42500		POSTAGE	*	563.62	
9/01/19	194	9/01/19	194	201909	310-51300-42000		COPIES	*	366.66	
9/10/19	54954	9/10/19	54954	201908	320-53800-47300		FEDEX-PRINTING	*		2,114.50 001397
9/13/19	00047	9/10/19	54954	201908	320-53800-47300		USPS-POSTAGE	*	4,037.46	
9/13/19	00004	9/01/19	8205870	201908	310-51300-48000		GOVERNMENTAL MANAGEMENT SERVICES	*		
9/17/19	00035	9/17/19	09172019	201909	300-20700-10000		RIGHT OF WAY MAINT-AUG19	*	127.72	4,037.46 001398
							EARTHSCAPES UNLIMITED INC.	*	6.62	
							NOT.FY19/20 BDGT/MTG ADJ.	*		127.72 001399
							OCALA STAR-BANNER	*		
							INDIGO EAST CDD C/O USBANK	*		6.62 001400
							INDIGO EAST			
							TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/20/19	00040	9/13/19 15779	201909 320-53800-47300		EVERGLADES PINESTRAW, INC.	*	12,343.89	12,343.89 001401
9/20/19	00019	9/15/19 195	201909 300-15500-10000		GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	5,000.00 001402
9/23/19	00039	9/20/19 9845	201909 300-15500-10000		GOVERNMENTAL MANAGEMENT SERVICES	*	6,193.00	6,193.00 001402
9/20/19	9845	9/20/19 9845	201909 300-15500-10000		GOVERNMENTAL MANAGEMENT SERVICES	*	370.00	370.00 001402
10/04/19	00061	9/27/19 4	201910 310-51300-31300		EGIS INSURANCE ADVISORS, LLC	*	100.00	100.00 001403
10/04/19	00004	9/22/19 A958793	201909 310-51300-48000		DISCLOSURE SERVICES LLC	*	125.64	125.64 001404
10/04/19	00055	10/04/19 4484	201909 320-53800-47000		OCALA STAR-BANNER	*	1,501.69	1,501.69 001405
10/11/19	00019	10/01/19 196	201910 310-51300-34000		SHARP SITE SERVICES, LLC	*	603.67	603.67 001406
10/01/19	196	10/01/19 196	201910 310-51300-34100		SHARP SITE SERVICES, LLC	*	83.33	83.33 001406
10/01/19	196	10/01/19 196	201910 310-51300-31300		SHARP SITE SERVICES, LLC	*	208.33	208.33 001406
10/01/19	196	10/01/19 196	201910 310-51300-51000		SHARP SITE SERVICES, LLC	*	.21	.21 001406
10/01/19	196	10/01/19 196	201910 310-51300-42000		SHARP SITE SERVICES, LLC	*	3.50	3.50 001406
10/01/19	196	10/01/19 196	201910 310-51300-42500		SHARP SITE SERVICES, LLC	*	2.85	2.85 001406
10/18/19	00047	10/07/19 55483	201909 320-53800-47300		GOVERNMENTAL MANAGEMENT SERVICES	*	4,037.46	4,037.46 001407
10/23/19	00055	10/22/19 4531	201910 320-53800-47000		EARTHSCAPES UNLIMITED INC.	*	1,501.69	1,501.69 001408
10/23/19	00055	10/22/19 4531	201910 320-53800-47000		SHARP SITE SERVICES, LLC	*	1,501.69	1,501.69 001409

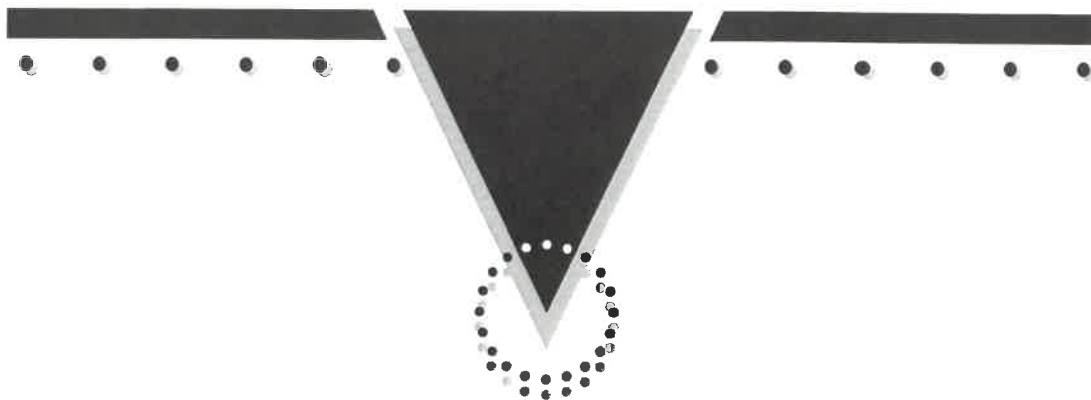
AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/11/19
 *** CHECK DATES 08/13/2019 - 11/11/2019 *** INDIGO EAST - GENERAL FUND
 BANK A INDIGO EAST CDD

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		DATE	INVOICE	YRMO DPT ACCT# SUB			
11/06/19	00002	10/10/19	74057	201910 310-51300-54000	*	175.00	
			SPECIAL	DISTRICT FEE-FY19			
				COLEN & WAGONER P.A.			175.00 001410
11/11/19	00035	11/11/19	11112019	201911 300-20700-10000	*	3,068.71	
			FY20	DEBT SERVICE ASSESS			
				INDIGO EAST CDD C/O USBANK			3,068.71 001411

TOTAL FOR BANK A	52,407.51
TOTAL FOR REGISTER	52,407.51

INDE INDIGO EAST TVISCARRA

SECTION 2



Indigo East

Community Development District

Unaudited Financial Reporting
October 31, 2019



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund</u>
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 October 31, 2019

	<u>Governmental Fund Types</u>		Totals (Memorandum Only) 2020
	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Reserves</u>
<u>Assets:</u>			
Cash	\$74,121	---	---
Due from General Fund	---	\$3,069	---
Accrued Interest Receivable	---	\$190	\$99
<u>Investments - Bonds</u>			
Series 2016			
Reserve	---	\$32,905	---
Revenue	---	\$90,983	---
Prepayments	---	\$30,121	---
<u>Investments - Operating</u>			
State Board Administration	---	---	\$498,709
Total Assets	\$74,121	\$157,268	\$498,709
			\$730,196
<u>Liabilities:</u>			
Accounts Payable	\$175	---	---
Due to Debt Service	\$3,069	---	---
			\$175
			\$3,069
<u>Fund Balances:</u>			
Restricted for Debt Service	---	\$157,268	---
Assigned	---	---	\$498,808
Unassigned	\$70,877	---	---
Total Liabilities and Fund Equity	\$74,121	\$157,268	\$498,808
			\$70,877
			\$730,196

Indigo East
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For the Period Ended October 31, 2019

	Adopted Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$254,337	\$4,386	\$4,386	\$0
Interest	\$0	\$0	\$3	\$3
Total Revenues	\$254,337	\$4,386	\$4,389	\$3
<u>Expenditures:</u>				
<u>Administrative</u>				
Supervisor Fees	\$4,000	\$0	\$0	\$0
FICA Expense	\$306	\$306	\$0	\$306
Engineering	\$1,200	\$100	\$0	\$100
Trustee Fees	\$2,050	\$0	\$0	\$0
Dissemination	\$2,700	\$225	\$308	(\$83)
Arbitrage	\$600	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$6,000	\$0	\$0	\$0
Annual Audit	\$3,700	\$0	\$0	\$0
Management Fees	\$7,244	\$604	\$604	(\$0)
Information Technology	\$1,000	\$83	\$83	\$0
Telephone	\$100	\$8	\$0	\$8
Postage	\$1,500	\$125	\$4	\$122
Printing & Binding	\$800	\$67	\$3	\$64
Insurance	\$6,650	\$6,650	\$6,193	\$457
Legal Advertising	\$1,000	\$83	\$0	\$83
Other Current Charges	\$700	\$58	\$44	\$14
Office Supplies	\$200	\$17	\$0	\$16
Property Taxes	\$35	\$35	\$0	\$35
Dues, Licenses, & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$44,960	\$13,536	\$12,414	\$1,122
<u>Maintenance</u>				
Property Insurance	\$400	\$400	\$370	\$30
Water & Sewer	\$2,500	\$208	\$158	\$50
Electric Expense	\$25,432	\$2,119	\$1,790	\$329
Irrigation Repairs	\$3,000	\$250	\$0	\$250
Retention Ponds/ROW Maintenance	\$163,045	\$13,587	\$1,502	\$12,085
Plant Replacement	\$2,500	\$208	\$0	\$208
Tree Trimming	\$1,000	\$83	\$0	\$83
Pressure Washing	\$4,000	\$333	\$0	\$333
Well Maintenance / Repairs	\$5,000	\$417	\$0	\$417
Contingency	\$2,500	\$208	\$0	\$208
Total Maintenance	\$209,377	\$17,815	\$3,820	\$13,995
Total Expenditures	\$254,337	\$31,351	\$16,234	\$15,117
Excess Revenues (Expenditures)	\$0		(\$11,845)	
Fund Balance - Beginning	\$0		\$82,722	
Fund Balance - Ending	\$0		\$70,877	

Indigo East
Community Development District
Debt Service Fund - Series 2016
For the Period Ended October 31, 2019

Adopted Budget	Prorated Thru 10/31/19	Actual Thru 10/31/19	Variance
-------------------	---------------------------	-------------------------	----------

Revenues:

Assessments - Tax Roll	\$87,581	\$3,069	\$3,069	\$0
Assessments - Prepayments	\$0	\$0	\$5,311	\$5,311
Interest	\$200	\$17	\$22	\$5
Total Revenues	\$87,781	\$3,085	\$8,402	\$5,317

Expenditures:

Series 2016

Special Call - 11/1	\$25,000	\$0	\$0	\$0
Interest - 11/1	\$22,800	\$0	\$0	\$0
Principal - 5/1	\$45,000	\$0	\$0	\$0
Interest - 5/1	\$22,800	\$0	\$0	\$0

Total Expenditures	\$115,600	\$0	\$0	\$0
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Excess Revenues (Expenditures)	(\$27,819)	\$8,402		
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Fund Balance - Beginning	\$115,944	\$148,866		
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Fund Balance - Ending	\$88,125	\$157,268		
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Indigo East
Community Development District
Capital Reserves Fund
For the Period Ended October 31, 2019

	Adopted Budget	Prorated Thru 10/31/19	Actual Thru 10/31/19	Variance
<u>Revenues:</u>				
Interest	\$10,000	\$833	\$864	\$31
Total Revenues	\$10,000	\$833	\$864	\$31
<u>Expenditures:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$10,000		\$864	
Fund Balance - Beginning	\$498,011		\$497,943	
Fund Balance - Ending	\$508,011		\$498,808	

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	\$4,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,386
Interest	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Total Revenues	\$4,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,389
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	\$308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308
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	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Printing & Binding	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Insurance	\$6,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,193
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$12,414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,414
Maintenance:													
Property Insurance	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370
Water & Sewer	\$158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158
Electric Expense	\$1,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,790
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retention Ponds/ROW Maintenance	\$1,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,502
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
Total Maintenance	\$3,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,820
Total Expenditures	\$16,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,234
Excess Revenues (Expenditures)	(\$11,845)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$11,845)

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	Flat Rate	
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)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/19 Prepayment		(\$10,000)
CURRENT BONDS OUTSTANDING		\$1,110,000

