

*Indigo East  
Community Development District*

*Agenda*

*May 18, 2021*

# AGENDA

# *Indigo East*

## *Community Development District*

219 East Livingston Street, Orlando, Florida 32801

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

May 11, 2021

Board of Supervisors  
Indigo East Community  
Development District

The Board of Supervisors of the Indigo East Community Development District will meet on **Tuesday, May 18, 2021 at 9:00 a.m., or as shortly thereafter as reasonably possible at the Circle Square Commons, Cultural Center, 8395 SW 80<sup>th</sup> 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 February 16, 2021 Meeting
- V. Consideration of Resolution 2021-05 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing
- VI. Consideration of Proposal with AMTEC to Provide Arbitrage Rebate Calculation Services
- VII. Landscape Maintenance
  - A. Termination of Agreement with Sharp Fence Construction, LLC
  - B. Consideration of Addendum to Agreement with Earthscapes Unlimited, Inc. to Provide Landscape Maintenance Services
  - C. Consideration of Proposals for Fiscal Year 2022 Landscape Maintenance Services
- VIII. Update on Speed Limit Signage Study
- IX. Ratification of Proposal from John T. Crowder, LLC for Speed Limit Signage Revisions
- X. Review and Acceptance of Fiscal Year 2020 Audit Report
- XI. Staff Reports
  - A. Attorney
  - B. District Manager
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Presentation of Number of Registered Voters – 966
    4. Discussion of Resident Requests
- XII. Other Business
- XIII. Supervisors Requests
- XIV. Adjournment

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

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

The fourth order of business is the approval of the minutes from the February 16, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is consideration of resolution 2021-05 approving the proposed budget for Fiscal Year 2022 and setting a public hearing. A copy of the resolution is enclosed for your review.

The sixth order of business is consideration of proposal with AMTEC to provide arbitrage rebate calculation services. A copy of the proposal will be provided under separate cover.

The seventh order of business is landscape maintenance. Section A is termination of Agreement with Sharp Fence Construction, LLC. There is no back-up. Section B is consideration of Addendum to Agreement with Earthscapes Unlimited, Inc. to Provide Landscape Maintenance Services. A copy of the addendum is enclosed for your review. Section C is consideration of proposals for Fiscal Year 2022 Landscape Maintenance Services. Copies will be provided under separate cover.

The eighth order of business is update on Speed Limit Signage Study.

The ninth order of business is ratification of proposal from John T. Crowder, LLC for Speed Limit Signage. A copy of the proposal is enclosed for your review.

The tenth order of business is review and acceptance of Fiscal Year 2020 audit report. A copy of the report will be provided under separate cover.

The eleventh order of business is Staff Reports. Section 1 of the District Managers Report includes the check register for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is presentation of number of registered voters living within the boundaries of the district. Section 4 is discussion of resident requests.

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, Kim Kahenob 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 2021 at 9:00 AM, or as shortly there*

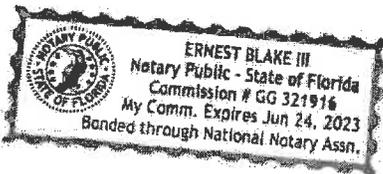
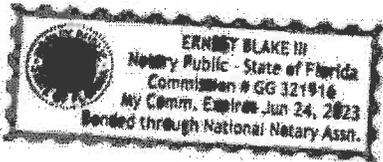
was published in said newspaper in the issues of:

9/24 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.

*Kim Kahenob*

Sworn to and subscribed before me this 24 day of September, A.D., 2020



*[Signature]*  
Notary Public

Ernest Blake III

(Print, Type or Stamp Name of Notary Public)

Ad #: A000973605

### 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 2021 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 17, 2020  
February 16, 2021  
May 18, 2021  
August 17, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above re-

ferenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: [www.indigoeastd.com](http://www.indigoeastd.com).

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 24, 2020  
#A000973605

# 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, February 16, 2021 at 9:17 a.m. at Circle Square Commons, 8395 SW 80<sup>th</sup> Street, Ocala, FL.

Present and constituting a quorum were:

John Gysen	Chairman
Frank DiPiero	Vice Chairman
Terrance Solan	Assistant Secretary
Harold Brouillard	Assistant Secretary
Cynthia LaFrance	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel
Philip Hisey	On Top of The World Communities
Lynette Vermillion	On Top Of The World Communities
Robert Stepp	On Top Of The World Communities

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Five members of the Board were present at the meeting, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Are there any members of the public here who would like to comment on any agenda items or anything that is not on the agenda for Indigo East? Hearing no public comment,

**THIRD ORDER OF BUSINESS**

**Notice for Meeting**

Mr. Flint: The notice of the meeting was included in the agenda book and was advertised in the Ocala Star Banner. We have met the legal noticing requirements.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Appointed Board Member**

Mr. Flint: At the last Board meeting you appointed Ms. LaFrance to the Board. We need to administer the oath. Ms. LaFrance, as a citizen of the State of Florida and of the United States of America, and as an officer of the Indigo East Community Development District, and a recipient of public funds as such officer, do you hereby solemnly swear or affirm your support to the Constitution of the United States and the state of Florida?

Ms. LaFrance: I do.

Mr. Flint: The Board designated Ms. LaFrance as an Assistant Secretary at the previous Board meeting in anticipation of her being sworn today.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the November 17, 2020 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the November 17, 2020 minutes? Hearing no changes to the minutes I would ask for a motion to approve them.

On MOTION by Mr. DiPiero, seconded by Mr. Brouillard, with all in favor, the Minutes of the November 17, 2020 Meeting, were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04 Re-Designating Registered Agent and Office**

Mr. Flint: Resolution 2021-04 designates a registered agent and office. District Counsel is currently designated as the registered agent and office. We would recommend by this resolution you designate myself as registered agent and my office. District Counsel has confirmed that they are okay with this change.

On MOTION by Mr. Gysen, seconded by Ms. LaFrance, with all in favor, the Resolution 2021-04 Re-Designating Registered Agent and Office as Mr. Flint and his office, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05  
Providing for the Removal and  
Appointment of Treasurer and  
Appointment of Assistant Treasurer –  
ADDED**

Mr. Flint: We are asking the Board to rescind Ariel Lovera as Treasurer and appoint Ms. Jill Burns as Treasurer and Katie Costa as Assistant Treasurer. Ariel has unfortunately left the company due to health issues, and Jill is located in my office in Orlando. Katie Costa is the Director of Operations for our accounting group.

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, the Resolution 2021-05 Providing for the removal and Appointment of Jill Burns as Treasurer and Appointment of Katie Costa as Assistant Treasurer, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Speed Limit  
Review and Signage – ADDED**

Mr. Flint: I apologize on the lateness of this, we were waiting on the consultant to break out the Indigo East costs. The Board has commented on the varying speed limits in Indigo East in the past. On Top of the World has engaged a traffic engineering firm to do a wider study included Indigo. Mr. Stepp reached out to me because of the issue in Indigo and I asked if he would have the consultant break out the cost specifically to Indigo so that you all could consider that proposal.

Mr. Stepp: You have the proposal in front of you. I would just point out that this is a not to exceed. Mr. Flint explained it well. Many of you are aware there are differing speed limits in Indigo. It's due to different engineering firms designing the project, the designs being done in phases over the course of nearly a decade, what the county would allow over time varies, etc. If you have any specific questions I can answer those for you. It would also be advisable to get a quote for some general signage maintenance around the community.

Mr. Flint: Are there any questions for Bo? Hearing none,

On MOTION by Mr. DiPiero, seconded by Ms. LaFrance, with all in favor, the Proposal for Speed Limit Review and Signage, was approved.

**NINTH ORDER OF BUSINESS**

**Discussion of E-Verify Requirements and Ratification of Staff Actions Related to the Memorandum of Understanding**

Mr. Flint: As part of the registration process there is a memorandum of understanding with the Department of Homeland Security that has to be checked off acknowledging compliance.

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, the E-Verify Requirements and Ratification of Staff Actions Related to the Memorandum of Understanding, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Gerry, do you have anything else for the Board?

Mr. Colen: I do not.

**B. District Manager**

**1. Approval of Check Register**

Mr. Flint: You have the Check Register from October 1<sup>st</sup> through February 9<sup>th</sup>. It totals \$51,260.74 and the detailed register is behind the summary. Were there any questions on the check register? Hearing none,

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, the Check Register, totaling \$51,260.74, was approved.

**2. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials. They require no action, but if you have any questions we can discuss those.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

Hearing none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Supervisors Request**

Hearing none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION V

**RESOLUTION 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Indigo East Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 17, 2021

HOUR: 9:00 a.m.

LOCATION: Circle Square Commons, Cultural Center  
8395 SW 80<sup>th</sup> Street  
Ocala, FL 34481

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Marion County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18<sup>TH</sup> DAY OF MAY, 2021.**

ATTEST:

**INDIGO EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

***Indigo East***  
***Community Development District***

***Proposed Budget***  
***FY 2022***

**GMS**

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**Indigo East**  
Community Development District  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Maintenance Assessments	\$ 254,337	\$ 244,846	\$ 9,491	\$ 254,337	\$ 254,337
Interest	\$ -	\$ 10	\$ 12	\$ 22	\$ -
<b>Total Revenues</b>	<b>\$ 254,337</b>	<b>\$ 244,856</b>	<b>\$ 9,503</b>	<b>\$ 254,359</b>	<b>\$ 254,337</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 4,000	\$ 1,800	\$ 2,000	\$ 3,800	\$ 4,000
FICA Expense	\$ 306	\$ 107	\$ 77	\$ 184	\$ 306
Engineering	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Trustee Fees	\$ 2,050	\$ 2,020	\$ -	\$ 2,020	\$ 2,050
Dissemination	\$ 2,700	\$ 1,350	\$ 1,350	\$ 2,700	\$ 2,700
Arbitrage	\$ 600	\$ 600	\$ -	\$ 600	\$ 450
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Attorney	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Annual Audit	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ 3,800
Management Fees	\$ 7,244	\$ 3,622	\$ 3,622	\$ 7,244	\$ 7,461
Information Technology	\$ 600	\$ 300	\$ 300	\$ 600	\$ 800
Website Maintenance	\$ 400	\$ 200	\$ 200	\$ 400	\$ 600
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 1,500	\$ 19	\$ 300	\$ 319	\$ 1,500
Printing & Binding	\$ 800	\$ 102	\$ 60	\$ 162	\$ 500
Insurance	\$ 6,815	\$ 6,503	\$ -	\$ 6,503	\$ 7,154
Legal Advertising	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Other Current Charges	\$ 700	\$ 297	\$ 403	\$ 700	\$ 700
Office Supplies	\$ 200	\$ 56	\$ 56	\$ 112	\$ 200
Property Taxes	\$ 35	\$ 15	\$ -	\$ 15	\$ 35
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 45,025</b>	<b>\$ 25,767</b>	<b>\$ 16,617</b>	<b>\$ 42,385</b>	<b>\$ 45,731</b>
<i>Operations &amp; Maintenance</i>					
Property Insurance	\$ 410	\$ 423	\$ -	\$ 423	\$ 465
Water Expense	\$ 2,500	\$ 1,157	\$ 1,200	\$ 2,357	\$ 2,700
Electric Expense	\$ 25,432	\$ 11,099	\$ 10,500	\$ 21,599	\$ 25,432
Irrigation Repairs	\$ 2,925	\$ -	\$ 2,925	\$ 2,925	\$ 2,914
Retention Ponds/ROW Maintenance	\$ 163,045	\$ 87,144	\$ 75,901	\$ 163,045	\$ 163,045
Plant Replacement	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Tree Trimming	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Pressure Washing	\$ 6,500	\$ -	\$ 6,500	\$ 6,500	\$ 6,500
Well Maintenance/Repairs	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 4,050
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 209,312</b>	<b>\$ 99,823</b>	<b>\$ 105,526</b>	<b>\$ 205,349</b>	<b>\$ 208,606</b>
<b>Total Expenditures</b>	<b>\$ 254,337</b>	<b>\$ 125,590</b>	<b>\$ 122,143</b>	<b>\$ 247,734</b>	<b>\$ 254,337</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 119,266</b>	<b>\$ (112,640)</b>	<b>\$ 6,625.70</b>	<b>\$ -</b>

	FY2019	FY2020	FY2021	FY2022
Net Assessments	\$195,929	\$254,337	\$254,337	\$254,337
Discounts & Collections (6%)	\$12,506	\$16,234	\$16,234	\$16,234
Gross Assessments	\$208,435	\$270,572	\$270,572	\$270,572
Total Units	705	605	605	605
Assessments per Unit	\$296	\$447	\$447	\$447

**Indigo East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2022

**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.

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**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.

**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.

**Indigo East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2022

**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. The District has contracted with Grau & Associates for this service.

**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**

Represents costs related to the District’s information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

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

**Printing & Binding**

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

**Indigo East**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2022

**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.

**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		\$540
		<b>\$2,700</b>

**Indigo East**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2022

**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
<b>TOTAL</b>		<b>\$25,432</b>

**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 Earthscapes Unlimited, Inc to provide the following services:

**Turf Maintenance**

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

**Edging / String Trimming**

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

**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.”

**Indigo East**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2022

Tree Maintenance, Pruning and Fertilization

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

Turf Fertilization

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

Mulch

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Earthscapes Unlimited Inc - North Area	\$4,037	\$48,450
Earthscapes Unlimited Inc - South Area	\$4,656	\$55,872
Everglades Pine Straw 10,100 bales @ \$4.03/bale)		\$40,703
Retention Ponds	\$1,502	\$18,020
<b>TOTAL</b>		<b>\$163,045</b>

**Plant Replacement**

Estimated cost to replace damaged plants within the District.

**Tree Trimming**

Estimated cost for tree trimming within the District.

**Pressure Washing**

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

**Well Repairs and Maintenance**

Estimated cost for repairs and maintenance of the two wells.

**Indigo East**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserves Fund**

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Interest Income	\$ 1,500	\$ 163	\$ 120	\$ 283	\$ -
Carry Forward Surplus	\$ 503,897	\$ 482,901	\$ -	\$ 482,901	\$ 483,184
<b>Total Revenues</b>	<b>\$ 505,397</b>	<b>\$ 483,064</b>	<b>\$ 120</b>	<b>\$ 483,184</b>	<b>\$ 483,184</b>
<b>Expenditures</b>					
Roadway Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ 106,169
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 106,169</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 505,397</b>	<b>\$ 483,064</b>	<b>\$ 120</b>	<b>\$ 483,184</b>	<b>\$ 377,015</b>

**Indigo East**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2016**

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - Tax Roll	\$ 85,312	\$ 79,398	\$ 5,914	\$ 85,312	\$ 85,312
Interest Income	\$ 200	\$ 3	\$ 3	\$ 6	\$ -
Carry Forward Surplus	\$ 153,298	\$ 99,976	\$ -	\$ 99,976	\$ 87,944
<b>Total Revenues</b>	<b>\$ 238,809</b>	<b>\$ 179,377</b>	<b>\$ 5,917</b>	<b>\$ 185,294</b>	<b>\$ 173,255</b>
<b>Expenditures</b>					
<b>General &amp; Administrative:</b>					
Special Call - 11/1	\$ 5,000	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 11/1	\$ 21,278	\$ 21,278	\$ -	\$ 21,278	\$ 20,284
Principal - 5/1	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 40,000
Interest - 5/1	\$ 21,278	\$ -	\$ 21,072	\$ 21,072	\$ 20,284
<b>Total Expenditures</b>	<b>\$ 92,556</b>	<b>\$ 31,278</b>	<b>\$ 66,072</b>	<b>\$ 97,350</b>	<b>\$ 80,569</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 146,253</b>	<b>\$ 148,099</b>	<b>\$ (60,155)</b>	<b>\$ 87,944</b>	<b>\$ 92,686</b>

Nov 1, 2022      \$19,584

Net Assessments	\$85,312
Discounts & Collections (6%)	\$5,445
<b>Gross Assessments</b>	<b>\$90,757</b>

Total Units	187
<b>Assessments per Unit</b>	<b>\$485</b>

**Indigo East**  
**Community Development District**  
**Series 2016 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/21	\$ 1,010,000.00	\$ 45,000.00	\$ 21,071.88	
11/01/21	\$ 965,000.00	\$ -	\$ 20,284.38	\$ 86,356.25
05/01/22	\$ 965,000.00	\$ 40,000.00	\$ 20,284.38	
11/01/22	\$ 925,000.00	\$ -	\$ 19,584.38	\$ 79,868.75
05/01/23	\$ 925,000.00	\$ 45,000.00	\$ 19,584.38	
11/01/23	\$ 880,000.00	\$ -	\$ 18,796.88	\$ 83,381.25
05/01/24	\$ 880,000.00	\$ 45,000.00	\$ 18,796.88	
11/01/24	\$ 835,000.00	\$ -	\$ 17,953.13	\$ 81,750.00
05/01/25	\$ 835,000.00	\$ 50,000.00	\$ 17,953.13	
11/01/25	\$ 785,000.00	\$ -	\$ 17,015.63	\$ 84,968.75
05/01/26	\$ 785,000.00	\$ 50,000.00	\$ 17,015.63	
11/01/26	\$ 735,000.00	\$ -	\$ 15,984.38	\$ 83,000.00
05/01/27	\$ 735,000.00	\$ 55,000.00	\$ 15,984.38	
11/01/27	\$ 680,000.00	\$ -	\$ 14,850.00	\$ 85,834.38
05/01/28	\$ 680,000.00	\$ 55,000.00	\$ 14,850.00	
11/01/28	\$ 625,000.00	\$ -	\$ 13,715.63	\$ 83,565.63
05/01/29	\$ 625,000.00	\$ 60,000.00	\$ 13,715.63	
11/01/29	\$ 565,000.00	\$ -	\$ 12,478.13	\$ 86,193.75
05/01/30	\$ 565,000.00	\$ 60,000.00	\$ 12,478.13	
11/01/30	\$ 505,000.00	\$ -	\$ 11,240.63	\$ 83,718.75
05/01/31	\$ 505,000.00	\$ 65,000.00	\$ 11,240.63	
11/01/31	\$ 440,000.00	\$ -	\$ 9,900.00	\$ 86,140.63
05/01/32	\$ 440,000.00	\$ 65,000.00	\$ 9,900.00	
11/01/32	\$ 375,000.00	\$ -	\$ 8,437.50	\$ 83,337.50
05/01/33	\$ 375,000.00	\$ 70,000.00	\$ 8,437.50	
11/01/33	\$ 305,000.00	\$ -	\$ 6,862.50	\$ 85,300.00
05/01/34	\$ 305,000.00	\$ 70,000.00	\$ 6,862.50	
11/01/34	\$ 235,000.00	\$ -	\$ 5,287.50	\$ 82,150.00
05/01/35	\$ 235,000.00	\$ 75,000.00	\$ 5,287.50	
11/01/35	\$ 160,000.00	\$ -	\$ 3,600.00	\$ 83,887.50
05/01/36	\$ 160,000.00	\$ 80,000.00	\$ 3,600.00	
11/01/36	\$ 80,000.00	\$ -	\$ 1,800.00	\$ 85,400.00
05/01/37	\$ 80,000.00	\$ 80,000.00	\$ 1,800.00	\$ 81,800.00
		\$ 1,010,000.00	\$ 416,653.13	\$ 1,426,653.13

# SECTION VI

*This item will be provided under  
separate cover*

# SECTION VII

# SECTION A



March 30, 2021

To Whom It May Concern:

Due to the strain of hiring during the pandemic, and therefore not being able to meet the needs of the following contracts, Sharp Site Services, LLC will need to terminate the following in 45 days.

<b>Contract</b>	<b>Yearly Amount</b>	<b>Monthly Amount</b>
Candler Hills East CDD DRA (CHNA Contract)	\$49,995.36	\$4,166.28
Candler Hills East CDD Retention Ponds (Neighborhood Assoc. Contract)	\$43,386.20	\$3,615.52
Indigo East CDD Retention Ponds	\$18,020.32	\$1,501.69
Indigo Dog Park	\$3,772.96	\$314.41
Indigo Exercise Trail	\$9,327.50	\$777.29
Canopy Oaks Retention Pond Maintenance	\$6,401.50	\$533.46
Avalon 7 Retentions Pond	\$16,650.92	\$1,387.58
Crescent Ridge 3 Common Areas and Retention Pond	\$13,921.96	\$1,160.16
Canopy Oaks Retention Pond Irrigation Maintenance	\$1,200.00	\$100.00
Stone Creek SW 63rd St Rd DRA Maintenance	\$13,484.90	\$1,123.74

Sincerely,

Chris Sharp

Sharp Site Services, LLC Owner

# SECTION B

**Agreement for Services**

**On Top of the World Communities, LLC**  
8445 SW 80<sup>th</sup> St Ocala, FL 34481  
**Phone 352-873-0848 Fax 352-854-6325**

This agreement is made this day of April 1, 2021 by and between **Indigo East Community Development District** (hereafter referred to as "Owner") and **Earthscapes Unlimited, INC.** (hereafter referred to as "Contractor").

**Contract Addendum #1**

**Indigo East CDD Right of Way**

Addition of **Tract B-2**  
6.26 Acres totaling \$617.24 monthly.

Addition of **Tract J**  
6.18 Acres totaling \$609.34 monthly.

Addition of **Tract H**  
2.79 Acres totaling \$275.09 monthly.

\_\_\_\_\_  
Contractor Authorized Signature  
Date: \_\_\_\_\_

\_\_\_\_\_  
Owner Authorized Signature

Date: \_\_\_\_\_

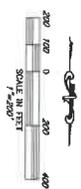
# SECTION C

*This item will be provided under  
separate cover*

# SECTION VIII



- Notes**
1. CONSTRUCTION SHALL LOCATE AND REMOVE ALL EXISTING SPEED SIGNS AND SPEED LIMIT TABLES WITHIN THE ZONING DISTRICT.
  2. THE PROPOSED SPEED LIMIT SIGNS SHALL BE PLACED AT THE INTERSECTION OF THE PROPOSED ROAD AND EXISTING STREETS.
  3. THE PROPOSED SPEED LIMIT SIGNS SHALL BE PLACED AT THE INTERSECTION OF THE PROPOSED ROAD AND EXISTING STREETS.
  4. THE PROPOSED SPEED LIMIT SIGNS SHALL BE PLACED AT THE INTERSECTION OF THE PROPOSED ROAD AND EXISTING STREETS.



DATE: 08/26/21  
 DRAWN BY: JET  
 CHECKED BY: JET  
 JOB NO: 20000

**INDIGO EAST - RESIDENTIAL  
 ON TOP OF THE WORLD  
 MARION COUNTY, FLORIDA**

**SPEED SIGNAGE EXHIBIT**

DATE	REVISIONS

**Tillman & Associates**  
 ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
 Office: (352) 367-4540 Fax: (352) 367-4545  
 CERTIFICATE OF AUTHORIZATION #20296

# SECTION IX



**JOHN T. CROWDER, LLC**  
7406 S. E. 135th Street  
Summerfield, Florida 34491  
352-307-3400  
352-266-1925 Cell

# Estimate

Number: E670

Date 4/23/2021

**Bill To:**

On Top of the World  
Communities, Inc.  
8445 SW 80th Street  
Ocala, Fl., 34481

**Project**

Indigo East (Signage)

---

<b>Terms</b>		<b>PO Number</b>		
Upon completion		ATTEN: CW		
<b>Job Date</b>	<b>Description</b>	<b>Quantity</b>	<b>Price</b>	<b>Amount</b>
	speed limit sign & post removed	1.00	\$25.00	\$25.00
	speed limit sign only removed	1.00	\$25.00	\$25.00
	20 MPH (R2-1) sign with post furnished & installed	1.00	\$300.00	\$300.00
	20 MPH (R2-1) sign only furnished & installed	1.00	\$150.00	\$150.00
	mobilization - no charge	1.00	\$0.00	\$0.00
			<b>Total</b>	<b>\$500.00</b>

# SECTION X

*This item will be provided under  
separate cover*

# SECTION XI

## SECTION B

# SECTION 1

# Indigo East Community Development District

## Summary of Invoices

February 10, 2021 to May 11, 2021

Fund	Date	Check No.'s	Amount
General Fund	2/17/21	1506-1507	\$ 2,398.64
	2/19/21	1508	\$ 71,979.92
	3/4/21	1509-1512	\$ 34,568.68
	3/10/21	1513	\$ 959.12
	4/8/21	1514-1516	\$ 12,195.15
	4/23/21	1517-1518	\$ 9,809.09
	4/27/21	1519	\$ 11,714.74
			\$ 143,625.34
Payroll	<u>February 2021</u>		
	Cynthia Lafrance	50219	\$ 184.70
	Frank Dipiero	50220	\$ 184.70
	Harold Brouillard	50221	\$ 184.70
	John Gysen	50222	\$ 200.00
	Terrance Solan	50223	\$ 184.70
			\$ 938.80
			\$ 144,564.14

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
2/17/21	00019	2/01/21	215	202102	310-51300-34000			MANAGEMENT FEES FEB2021	*	603.67	.....
2/01/21	215	202102	310-51300-34100				INFORMATION TECH FEB2021	*	83.33		.....
2/01/21	215	202102	310-51300-31300				DISSEMINATION SVC FEB2021	*	208.33		.....
2/01/21	215	202102	310-51300-51000				OFFICE SUPPLIES	*	.09		.....
2/01/21	215	202102	310-51300-42000				POSTAGE	*	1.53		.....
GOVERNMENTAL MANAGEMENT SERVICES											
2/17/21	00055	1/20/21	5285	202101	320-53800-47000			JAN MOWING	*	1,501.69	896.95 001506
2/19/21	00035	2/19/21	02192021	202102	300-20700-10000			ASSESSMENT TXFER - 52016	*	71,979.92	1,501.69 001507
SHARP SITE SERVICES, LLC											
3/04/21	00040	2/26/21	1245	202102	320-53800-47300			BALES OF PINESTRAW	*	1,088.10	71,979.92 001508
2/26/21	1246	202102	320-53800-47300				BALES OF PINESTRAW	*	483.60		.....
2/26/21	1247	202102	320-53800-47300				BALES OF PINESTRAW	*	12,424.49		.....
2/26/21	1248	202102	320-53800-47300				BALES OF PINESTRAW	*	2,418.00		.....
2/26/21	1249	202102	320-53800-47300				BALES OF PINESTRAW	*	6,359.34		.....
EVERGLADES PINESTRAW, INC.											
3/04/21	00047	2/08/21	63986	202101	320-53800-47300			LANDSCAPE MAINT JAN 21	*	8,693.46	22,773.53 001509
EARTHSCAPES UNLIMITED INC.											
3/04/21	00026	3/01/21	20599	202103	310-51300-32200			AUDIT FYE 9/30/20	*	1,600.00	8,693.46 001510
GRAU AND ASSOCIATES											
3/04/21	00055	2/23/21	5331	202102	320-53800-47000			FEB MOWING	*	1,501.69	1,600.00 001511
SHARP SITE SERVICES, LLC											
3/10/21	00019	3/01/21	216	202103	310-51300-34000			MANAGEMENT FEE MAR 21	*	603.67	1,501.69 001512

INDE INDIGO EAST MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
3/01/21	216	202103 310-51300-34200						*	83.33		83.33
3/01/21	216	INFO TECHNOLOGY MAR 21						*	208.33		208.33
3/01/21	216	DISSEMINATION AGENT MAR21						*	27.92		27.92
3/01/21	216	OFFICE SUPPLIES						*	6.62		6.62
3/01/21	216	POSTAGE						*	29.25		29.25
3/01/21	216	COPIES						*			
GOVERNMENTAL MANAGEMENT SERVICES											
4/08/21	00047	64436	202102 320-53800-47300					*	8,693.46		8,693.46
MAINTENANCE FEB 2021											
4/08/21	00026	20460	202102 310-51300-32200					*	2,000.00		2,000.00
AUDIT FYE 09/30/2020											
4/08/21	00055	5357	202103 320-53800-47000					*	1,501.69		1,501.69
MOWING MARCH 2021											
4/23/21	00047	64968	202103 320-53800-47300					*	8,693.46		8,693.46
MAINTENANCE MARCH 21											
4/14/21	64985	202104 320-53800-49000						*	215.40		215.40
REPAIR STAT BATTERY TIMER											
4/23/21	00019	217	202104 310-51300-34000					*	603.67		603.67
MANAGEMENT FEES APRIL 21											
4/01/21	217	202104 310-51300-34100						*	83.33		83.33
INFO TECHNOLOGY APRIL 21											
4/01/21	217	202104 310-51300-31300						*	208.33		208.33
DISSEM AGENT SVC APRIL 21											
4/01/21	217	202104 310-51300-42000						*	4.90		4.90
POSTAGE											
GOVERNMENTAL MANAGEMENT SERVICES											
4/27/21	00035	04272021	202104 300-20700-10000					*	11,714.74		11,714.74
ASSESSMENT TXFER - S2016											
INDIGO EAST CDD C/O USBANK											
										11,714.74	001519
TOTAL FOR BANK A										143,625.34	
INDE INDIGO EAST											
MEYINGTON											

INDIGO EAST - GENERAL FUND  
 BANK A INDIGO EAST CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
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TOTAL FOR REGISTER 143,625.34

INDE INDIGO EAST MBYINGTON

## SECTION 2

***Indigo East***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2021***

**GMS**

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1	<hr/>	<u>Balance Sheet</u>
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5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long-Term Debt</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>

**Indigo East**  
Community Development District  
**Combined Balance Sheet**  
March 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash				
Operating Account	\$ 232,167		\$ -	\$ 232,167
Series 2016				
Reserve	\$ -	\$ 32,905	\$ -	\$ 32,905
Revenue	\$ -	\$ 140,491	\$ -	\$ 140,491
Investment				
State Board Administration	\$ -	\$ -	\$ 483,369	\$ 483,369
Accrued Interest Receivable	\$ -	\$ 190	\$ -	\$ 190
Due From General Fund	\$ -	\$ 7,418	\$ -	\$ 7,418
<b>Total Assets</b>	<b>\$ 232,167</b>	<b>\$ 181,004</b>	<b>\$ 483,369</b>	<b>\$ 896,541</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 20,889	\$ -	\$ -	\$ 20,889
Due To Debt Fund	\$ 7,418	\$ -	\$ -	\$ 7,418
<b>Total Liabilities</b>	<b>\$ 28,307</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,307</b>
<b>Fund Balance:</b>				
Unassigned	\$ 203,860	\$ -	\$ -	\$ 203,860
Assigned:				
Debt Service	\$ -	\$ 181,004	\$ -	\$ 181,004
Capital Reserve	\$ -	\$ -	\$ 483,369	\$ 483,369
<b>Total Fund Balances</b>	<b>\$ 203,860</b>	<b>\$ 181,004</b>	<b>\$ 483,369</b>	<b>\$ 868,234</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 232,167</b>	<b>\$ 181,004</b>	<b>\$ 483,369</b>	<b>\$ 896,541</b>

**Indigo East**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 254,337	\$ 244,846	\$ 244,846	\$ -
Interest	\$ -	\$ -	\$ 10	\$ 10
<b>Total Revenues</b>	<b>\$ 254,337</b>	<b>\$ 244,846</b>	<b>\$ 244,856</b>	<b>\$ 10</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 1,800	\$ 200
FICA Expense	\$ 306	\$ 153	\$ 107	\$ 46
Engineering	\$ 1,200	\$ 600	\$ -	\$ 600
Trustee Fees	\$ 2,050	\$ 2,050	\$ 2,020	\$ 30
Dissemination	\$ 2,700	\$ 1,350	\$ 1,350	\$ 0
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Management Fees	\$ 7,244	\$ 3,622	\$ 3,622	\$ (0)
Information Technology	\$ 1,000	\$ 500	\$ 500	\$ 0
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 1,500	\$ 750	\$ 19	\$ 731
Printing & Binding	\$ 800	\$ 400	\$ 102	\$ 298
Insurance	\$ 6,815	\$ 6,815	\$ 6,503	\$ 312
Legal Advertising	\$ 1,000	\$ 500	\$ -	\$ 500
Other Current Charges	\$ 700	\$ 350	\$ 297	\$ 53
Office Supplies	\$ 200	\$ 100	\$ 56	\$ 44
Property Taxes	\$ 35	\$ 35	\$ 15	\$ 20
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 45,025</b>	<b>\$ 31,650</b>	<b>\$ 25,767</b>	<b>\$ 5,883</b>
<b>Operation and Maintenance</b>				
Property Insurance	\$ 410	\$ 410	\$ 423	\$ (13)
Water Expense	\$ 2,500	\$ 1,250	\$ 1,157	\$ 93
Electric Expense	\$ 25,432	\$ 12,716	\$ 11,099	\$ 1,617
Irrigation Repairs	\$ 2,925	\$ 1,463	\$ -	\$ 1,463
Retention Ponds/ROW Maintenance	\$ 163,045	\$ 81,523	\$ 87,144	\$ (5,622)
Plant Replacement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Tree Trimming	\$ 1,000	\$ 500	\$ -	\$ 500
Pressure Washing	\$ 6,500	\$ 3,250	\$ -	\$ 3,250
Well Maintenance/Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
<b>Total O&amp;M Expenses:</b>	<b>\$ 209,312</b>	<b>\$ 104,861</b>	<b>\$ 99,823</b>	<b>\$ 5,038</b>
<b>Total Expenditures</b>	<b>\$ 254,337</b>	<b>\$ 136,511</b>	<b>\$ 125,590</b>	<b>\$ 10,921</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>		<b>\$ 119,266</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 84,594</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 203,860</b>	

**Indigo East**  
**Community Development District**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2021**

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 85,312	\$ 79,398	\$ 79,398	\$ -
Interest Income	\$ 200	\$ 100	\$ 3	\$ (97)
<b>Total Revenues</b>	<b>\$ 85,512</b>	<b>\$ 79,498</b>	<b>\$ 79,401</b>	<b>\$ (97)</b>
<b>Expenditures:</b>				
Special Call - 11/1	\$ 5,000	\$ 5,000	\$ 10,000	\$ (5,000)
Interest - 11/1	\$ 21,278	\$ 21,278	\$ 21,278	\$ -
Principal - 5/1	\$ 45,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 21,278	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 92,556</b>	<b>\$ 26,278</b>	<b>\$ 31,278</b>	<b>\$ (5,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (7,044)</b>		<b>\$ 48,123</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 153,298</b>		<b>\$ 132,881</b>	
<b>Fund Balance - Ending</b>	<b>\$ 146,254</b>		<b>\$ 181,004</b>	

**Indigo East**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2021**

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
<b>Revenues:</b>				
Interest Income	\$ 5,000	\$ 2,500	\$ 468	\$ (2,032)
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 2,500</b>	<b>\$ 468</b>	<b>\$ (2,032)</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,000</b>		<b>\$ 468</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 503,897</b>		<b>\$ 482,901</b>	
<b>Fund Balance - Ending</b>	<b>\$ 508,897</b>		<b>\$ 483,369</b>	

**Indigo East**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 62,806	\$ 55,090	\$ 112,764	\$ 9,204	\$ 4,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244,846
Interest	\$ 1	\$ 1	\$ 2	\$ 3	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
<b>Total Revenues</b>	<b>\$ 1</b>	<b>\$ 62,807</b>	<b>\$ 55,092</b>	<b>\$ 112,766</b>	<b>\$ 9,207</b>	<b>\$ 4,984</b>	<b>\$ -</b>	<b>\$ 244,856</b>					
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Dissemination	\$ 308	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Arbitrage	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Management Fees	\$ 604	\$ 604	\$ 604	\$ 604	\$ 604	\$ 604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,622
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 1	\$ 2	\$ 5	\$ 2	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Printing & Binding	\$ -	\$ -	\$ 73	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102
Insurance	\$ 6,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,503
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 60	\$ 43	\$ 61	\$ 46	\$ 43	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297
Office Supplies	\$ 0	\$ 0	\$ 28	\$ 0	\$ 0	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
Property Taxes	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 12,737</b>	<b>\$ 954</b>	<b>\$ 3,925</b>	<b>\$ 1,546</b>	<b>\$ 2,940</b>	<b>\$ 3,665</b>	<b>\$ -</b>	<b>\$ 25,767</b>					
<b>Operation and Maintenance</b>													
Property Insurance	\$ 423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423
Water Expense	\$ 258	\$ 239	\$ 160	\$ 136	\$ 116	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,157
Electric Expense	\$ 1,935	\$ 1,725	\$ 1,756	\$ 2,099	\$ 1,730	\$ 1,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,099
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retention Ponds/ROW Maintenance	\$ 13,395	\$ 10,195	\$ 10,195	\$ 10,195	\$ 32,969	\$ 10,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,144
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Well Maintenance/Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total O&amp;M Expenses:</b>	<b>\$ 16,012</b>	<b>\$ 12,159</b>	<b>\$ 12,111</b>	<b>\$ 12,430</b>	<b>\$ 34,815</b>	<b>\$ 12,296</b>	<b>\$ -</b>	<b>\$ 99,823</b>					
<b>Total Expenditures</b>	<b>\$ 28,749</b>	<b>\$ 13,114</b>	<b>\$ 16,036</b>	<b>\$ 13,976</b>	<b>\$ 37,755</b>	<b>\$ 15,961</b>	<b>\$ -</b>	<b>\$ 175,590</b>					
<b>Excess Revenues (Expenditures)</b>	<b>\$ (28,749)</b>	<b>\$ 49,693</b>	<b>\$ 39,056</b>	<b>\$ 98,790</b>	<b>\$ (28,548)</b>	<b>\$ (10,977)</b>	<b>\$ -</b>	<b>\$ 119,266</b>					

**Indigo East**  
**Community Development District**  
**LONG TERM DEBT REPORT**

<b>SERIES 2016, SPECIAL ASSESSMENT BONDS</b>		
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)
LESS: PRINCIPAL PAYMENT 11/1/19 Prepayment		(\$25,000)
LESS: PRINCIPAL PAYMENT 5/1/20		(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/20 Prepayment		(\$15,000)
LESS: PRINCIPAL PAYMENT 11/1/20 Prepayment		(\$10,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$1,020,000</b>

## INDIGO EAST

### COMMUNITY DEVELOPMENT DISTRICT Assessment Receipt Schedule FY2021

#### MAINTENANCE

**Gross Assessments**     \$270,572.00  
**Certified Net Assessments**     \$254,337.68  
100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/3/20	ACH	\$ 5,727.36	\$ 114.55	\$ -	\$ -	\$5,612.81
11/20/20	ACH	\$ 13,731.99	\$ 274.64	\$ -	\$ -	\$13,457.35
11/25/20	ACH	\$ 44,628.59	\$ 892.57	\$ -	\$ -	\$43,736.02
12/11/20	ACH	\$ 51,494.42	\$ 1,029.89	\$ -	\$ -	\$50,464.53
12/18/20	ACH	\$ 4,720.33	\$ 94.41	\$ -	\$ -	\$4,625.92
1/8/21	ACH	\$ 78,529.29	\$ 1,570.59	\$ -	\$ -	\$76,958.70
1/13/21	ACH	\$ 21,885.26	\$ 437.71	\$ -	\$ -	\$21,447.55
1/22/21	ACH	\$ 14,650.43	\$ 293.01	\$ -	\$ -	\$14,357.42
2/3/21	ACH	\$ -	\$ -	\$ -	\$ 61.05	\$61.05
2/25/21	ACH	\$ 9,329.90	\$ 186.60	\$ -	\$ -	\$9,143.30
3/12/21	ACH	\$ 5,067.64	\$ 101.35	\$ -	\$ -	\$4,966.29
3/23/21	Deposit	\$ -	\$ -	\$ -	\$ 15.47	\$15.47
<b>Total Collected</b>		<b>\$ 249,765.21</b>	<b>\$ 4,995.32</b>	<b>\$ -</b>	<b>\$ 76.52</b>	<b>\$ 244,846.41</b>
<b>Percentage Collected</b>						<b>96%</b>

#### DEBT SERVICE

**Gross Assessments**     \$90,757.00  
**Certified Net Assessments**     \$85,311.58  
100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/3/20	ACH	\$ 3,542.34	\$ 70.85	\$ -	\$ -	\$3,471.49
11/20/20	ACH	\$ 3,244.07	\$ 64.88	\$ -	\$ -	\$3,179.19
11/25/20	ACH	\$ 15,757.07	\$ 315.14	\$ -	\$ -	\$15,441.93
12/11/20	ACH	\$ 17,147.34	\$ 342.95	\$ -	\$ -	\$16,804.39
12/18/20	ACH	\$ 2,317.20	\$ 46.34	\$ -	\$ -	\$2,270.86
1/8/21	ACH	\$ 17,147.42	\$ 342.95	\$ -	\$ -	\$16,804.47
1/13/21	ACH	\$ 9,268.79	\$ 185.38	\$ -	\$ -	\$9,083.41
1/22/21	ACH	\$ 5,004.60	\$ 100.09	\$ -	\$ -	\$4,904.51
2/3/21	ACH	\$ -	\$ -	\$ -	\$ 19.67	\$19.67
2/25/21	ACH	\$ 5,398.85	\$ 107.98	\$ -	\$ -	\$5,290.87
3/12/21	ACH	\$ 2,170.91	\$ 43.42	\$ -	\$ -	\$2,127.49
<b>Total Collected</b>		<b>\$ 80,998.59</b>	<b>\$ 1,619.98</b>	<b>\$ -</b>	<b>\$ 19.67</b>	<b>\$ 79,398.28</b>
<b>Percentage Collected</b>						<b>93%</b>

# SECTION 3



# Wesley Wilcox

**Supervisor of Elections, Marion County, FL**

**Election Center**

981 NE 16<sup>th</sup> ST • Ocala, FL 34470

**M** PO Box 289 • Ocala, FL 34478-0289

**P** 352-620-3290

**F** 352-620-3286

**W** [www.VoteMarion.Gov](http://www.VoteMarion.Gov)

April 26, 2021

Re: Chapter 190 (3)(a)(2)(d), Request

Lauren Vanderveer, Administrative Assistant  
219 East Livingston Street  
Orlando, Florida 32801

Lauren,

In accordance with Chapter 190 (3)(a)(2)(d) and with reference to your letter requesting registered voters in **Indigo East Community Development District**, as of April 15, 2021, our records indicate there are **966** active registered voters in the boundaries of the referenced development.

If you have any questions or require any further information, please contact me.

Sincerely,

Charlee Nichols, CERA  
Support Services Analyst II  
Marion County Election Center  
CNichols@VoteMarion.Gov