

Indigo East
Community Development District

Agenda

November 15, 2022

AGENDA

Indigo East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

November 8, 2022

Board of Supervisors
Indigo East Community
Development District

The Board of Supervisors of the Indigo East Community Development District will meet on **Tuesday, November 15, 2022 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. Consideration of Resolution 2023-01 Declaring a Vacancy in Seats #2 and #5
- V. Approval of Minutes of the September 6, 2022 Meeting
- VI. Consideration of Resolution 2023-02 Amending the Fiscal Year 2022 Budget
- VII. Discussion of Additional Speed Limit Signs
- VIII. Ratification of Proposal from Taylor & Sons for Depression Excavation
- IX. Consideration of Proposal for Fiscal Year 2022 Audit Services
- X. Staff Reports
 - A. Attorney
 - B. District Manager
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
- XI. Other Business
- XII. Supervisors Requests
- XIII. Adjournment

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

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

The fourth order of business is the consideration of Resolution 2023-01 Declaring a vacancy in seats #2 and #5. A copy of the resolution is enclosed for your review.

The fifth order of business is the approval of the minutes from the September 6, 2022 Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is the consideration of Resolution 2023-02 amending the Fiscal Year 2022 budget. A copy of the resolution is enclosed.

The seventh order of business is the discussion of additional speed limit signs.

The eighth order of business is the ratification of a proposal from Taylor & Sons for Depression Excavation. The proposal is enclosed for your review.

The ninth order of business is the consideration of a proposal for Fiscal Year 2022 Audit Services. The proposal is enclosed for review.

The tenth order of business is Staff Reports. Section 1 of the District Managers Report includes the check register for approval and Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,

George Flint

George S. Flint
District Manager

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

SECTION III

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Indigo East Cdd-Gms-Cf
Indigo East Cdd-Gms-Cf
219 E Livingston ST
Orlando FL 32801-1508

STATE OF FLORIDA, COUNTY OF MARION

The Star Banner, a newspaper printed and published in the city of Ocala, and of general circulation in the County of Marion, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/30/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/30/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$133.34

Order No: 7698094

Customer No: 536675

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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 2023 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:

September 6, 2022 at 10:00 AM
November 15, 2022
February 21, 2023
May 16, 2023
August 15, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 219 E. Livingston Street, 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
August 30, 2022 7698094

SARAH BERTELSEN
Notary Public
State of Wisconsin

SECTION IV

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN SEATS #1 AND #2 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 8, 2022, three (3) members of the Board of Supervisors (the “Board”) were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

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

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

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

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

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

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

SECTION 1. The following seats are hereby declared vacant effective as of November 15, 2022:

Seat # 2 (previously held by Robert Hutson)

Seat #5 (previously held by John Gysen)

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

PASSED AND ADOPTED this 15th day of November, 2022.

ATTEST:

**INDIGO EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:_____

Chairperson

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, **September 6, 2022** at 10:00 a.m. at Circle Square Commons, 8395 SW 80th Street, Ocala, FL.

Present and constituting a quorum:

John Gysen	Chairman
Cynthia LaFrance	Vice Chairperson
Terry Solan	Assistant Secretary
Harold Brouillard	Assistant Secretary
Bob Hutson	Assistant Secretary

Also present were:

George Flint	District Manager
Guy Woolbright	OTOW
Niyala Harrison	Greenberg Taurig
Mike Baldwin	Jeffries
Gene Losito	Kimley-Horn
Bryan Schmalz	BLCCDD
Sarah Parrow	Gray-Robinson
Rachel Wagoner	Colen Wagoner
Tamaa Patterson	Jeffries
Crystal House	BLCCDD

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: Next is public comment period. This would be an opportunity for any members of the public to provide comment on anything on the agenda or not on the agenda that you would

like to bring to the Board's attention. If you do have comments, if you would step forward and state your name and address. Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: This meeting was advertised as a special meeting in the Ocala Star Banner. The notice is not in your agenda because of the short timeframe of getting it back, but it was advertised.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 16, 2022 Meeting

Mr. Flint: The next item is approval of the August 16, 2022 meeting minutes. I was made aware we inadvertently labeled Ms. LaFrance as an Assistant Secretary, but she should be Vice Chair, and Mr. Hutson is the Assistant Secretary. Did the Board have any more comments or corrections to the minutes?

On MOTION by Mr. Brouillard, seconded by Ms. LaFrance, with all in favor, the Minutes of the August 16, 2022 Meeting, were approved.
--

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Resolution 2022-06 Bond Delegation Resolution

i. Supplemental Trust Indenture

Ms. Harrison: The resolution is a supplemental or delegation resolution, and it was considered and contemplated at the time that the Board adopted Resolution 2022-03 back on May 17th. The resolution at that time was meant to authorize the execution of an interlocal agreement between Indigo East CDD and Bay Laurel Center CDD for the issuance of the Series 2022-A Bonds on behalf of Bay Laurel. Between that time and now, the interlocal agreement has been executed, which provides the terms under which Indigo East will issue bonds for Bay Laurel and Bay Laurel will take responsibility for the debt service of the bonds. The initial resolution authorized the issuance of not-to-exceed \$35,000,000. This resolution now provides for the issuance of not-to-exceed \$30,000,000 of bonds. The purpose of this resolution is to authorize the issuance of Indigo East CDD Water and Sewer Revenue Refunding Bonds, Series 2022-A. The primary purpose of this half of the bonds is to provide funds to refund the Bay Laurel Centre Series 2011 Water and Sewer Bonds. What you have attached to the resolution are forms of certain

documents. The first is a Series 2022-A Supplemental Trust Indenture. It does supplement an existing Trust Indenture entered into in 2011 by Bay Laurel Center and the trustee. The indenture describes the structure and terms of the bonds and the convening on the part of the issuer and Bay Laurel CDD.

ii. Form of Bond Purchase Contract

Ms. Harrison: There is also attached a bond purchase contract between the underwriters, the District, and Bay Laurel Center CDD for the purpose of the Series 2022A Bonds.

iii. Form of Preliminary Official Statement

Ms. Harrison: Attached there is also a preliminary official statement, and that is going to be used by the underwriter to market the bonds. In addition, there is attached a Rule 15c2-12 certificate. That just deems the offering document final and that the bonds cannot be sold unless the issuer deems that the information in the document is finalized.

iv. Form of Continuing Disclosure Agreement

Ms. Harrison: The final attachment that you have is a continuing disclosure agreement, and that just provides that there are going to be certain events that need to be noticed to the market on an ongoing basis while the bonds remain outstanding. There are some things that I wanted to point out as we just walked through the resolution. Due to the complexity of this financing, where you have Indigo East CDD, it will be in the best interest of the District to have the underwriter engage from the outside. These bonds will not be adversely affected if they sold via a competitive sale, and the bonds will be sold with bond insurance. Section 6 of the resolution includes the parameters of sale, and so it provides that the bonds are subject to optional redemption, and you will see there, no later than September 1, 2032. It provides for the interest rate, which would be computed based on a calculation including interest cost rates and what is provided in the bond buyer index. In addition to that, the bonds will not exceed \$30,000,000, and will have a final maturity no later than September 1, 2041, which is the date of the current 2011 bonds. You also have the price from the underwriters, and that there would be no increase in debt service as a result of the issuance of these bonds as compared to the refunded bonds. I am happy to take any questions if there are any.

Mr. Flint: And for the Board, your hard copy does not include the exhibits, but the electronic version that was emailed out to you does include all of the exhibits. This resolution is

basically delegating authority to the Chair to take the actions necessary to close on the bonds without having to hold another Board meeting. It sets the parameters under which if those parameters are met, we can go forward with the financing and not have to hold a special meeting after the pricing. At the next meeting, after the bonds are priced, the Board will confirm the terms of the bonds, but it is not a requirement in advance of pricing.

On MOTION by Mr. Gysen, seconded by Mr. Hutson, with all in favor, Resolution 2022-06 Bond Delegation Resolution, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Wagoner: I have no updates for the Board.

B. District Manager

Mr. Flint: I didn't have any additional items on the agenda.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Request

Mr. Flint: Are there any Supervisor requests? There were a few things that were brought up at the last meeting regarding landscaping. The fence has been repaired and they have put a lock on it. There was an island that had some concerns about landscaping and that was taken care of. The Master Association has been notified of the concerns of the hedge along the main roadway that it the maintenance responsibilities.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VI

RESOLUTION 2023-02

**A RESOLUTION AMENDING THE INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2022**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Indigo East Community Development District, hereinafter referred to as the “District”, adopted a General Fund Budget for the Fiscal Year 2022, and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2022.

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

1. The General Fund Budget for Fiscal Year 2022 is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 15th day of November, 2022 and be reflected in the monthly and Fiscal Year End 9/30/2022 Financial Statements and Audit Report of the District.

Adopted this 15th day of November, 2022.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Indigo East
Community Development District

Amended Budget
FY 2022



Table of Contents

1	<u>General Fund</u>
---	---------------------

Indigo East
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2022	Increase/ (Decrease)	Amended Budget FY2022	Projected FY2022
Revenues				
Maintenance Assessments	\$ 254,337	\$ 898	\$ 255,236	\$ 255,236
Interest	\$ -	\$ 20	\$ 20	\$ 20
Carry Forward Surplus	\$ 12,378	\$ 21,559	\$ 33,937	\$ 33,937
Total Revenues	\$ 266,715	\$ 22,477	\$ 289,192	\$ 289,192
Expenditures				
<i>General & Administrative</i>				
Supervisor Fees	\$ 4,000	\$ 1,800	\$ 5,800	\$ 5,800
FICA Expense	\$ 306	\$ 46	\$ 352	\$ 352
Engineering	\$ 1,200	\$ 7,800	\$ 9,000	\$ 8,500
Trustee Fees	\$ 2,050	\$ -	\$ 2,050	\$ 2,020
Dissemination	\$ 2,700	\$ 233	\$ 2,933	\$ 2,933
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Attorney	\$ 6,000	\$ 11,000	\$ 17,000	\$ 17,000
Annual Audit	\$ 3,800	\$ -	\$ 3,800	\$ 3,700
Management Fees	\$ 7,461	\$ -	\$ 7,461	\$ 7,461
Information Technology	\$ 800	\$ -	\$ 800	\$ 800
Website Maintenance	\$ 600	\$ -	\$ 600	\$ 600
Telephone	\$ 100	\$ -	\$ 100	\$ -
Postage	\$ 1,250	\$ -	\$ 1,250	\$ 172
Printing & Binding	\$ 500	\$ 608	\$ 1,108	\$ 1,108
Insurance	\$ 7,154	\$ -	\$ 7,154	\$ 6,731
Legal Advertising	\$ 1,000	\$ 218	\$ 1,218	\$ 1,218
Other Current Charges	\$ 700	\$ 1,800	\$ 2,500	\$ 1,038
Office Supplies	\$ 200	\$ -	\$ 200	\$ 85
Property Taxes	\$ 35	\$ -	\$ 35	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 45,481	\$ 23,506	\$ 68,987	\$ 65,143
<i>Operations & Maintenance</i>				
Property Insurance	\$ 465	\$ -	\$ 465	\$ 438
Water Expense	\$ 2,700	\$ -	\$ 2,700	\$ 2,201
Electric Expense	\$ 25,432	\$ -	\$ 25,432	\$ 23,601
Irrigation Repairs	\$ 2,925	\$ -	\$ 2,925	\$ 259
Retention Ponds/ROW Maintenance	\$ 169,162	\$ (6,029)	\$ 163,133	\$ 163,133
Plant Replacement	\$ 2,500	\$ -	\$ 2,500	\$ 1,364
Tree Trimming	\$ 1,000	\$ -	\$ 1,000	\$ -
Pressure Washing	\$ 13,000	\$ 2,000	\$ 15,000	\$ 14,474
Well Maintenance/Repairs	\$ 4,050	\$ -	\$ 4,050	\$ -
Contingency	\$ -	\$ 3,000	\$ 3,000	\$ 2,621
Total Operations & Maintenance:	\$ 221,234	\$ (1,029)	\$ 220,205	\$ 208,092
Total Expenditures	\$ 266,715	\$ 22,477	\$ 289,192	\$ 273,235
Excess Revenues/(Expenditures)	\$ 0	\$ (0)	\$ -	\$ 15,957

SECTION VIII

Taylor & Sons Ground Breaking L.L.C.

961 CR 542E

Bushnell, FL 33513 US

ts.megan.taylor@gmail.com



Estimate

ADDRESSCw Howard
Otow**ESTIMATE #** 134**DATE** 10/18/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Excavation	Indigo East South DRA 2			
	Excavation	Over excavate depression of 3'x12' - place compact clay and haul off	144	42.00	6,048.00
	Sod installation	sod side slope (bahia)	1,300	2.20	2,860.00
	Silt Fence		320	2.00	640.00
TOTAL					\$9,548.00

Accepted By

Accepted Date

SECTION IX



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 14, 2022

Board of Supervisors
Indigo East Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Indigo East Community Development District, Marion County, Florida ("the District") for the fiscal year ended September 30, 2022. 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, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles 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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

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

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

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

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

Management Responsibilities

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

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

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

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

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

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

With regard to 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 AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,900 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will 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.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2022 must be provided to us no later than January 1, 2023, in order for us to complete the engagement by March 31, 2023.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2023 for the District's review, and a final draft audit report by March 31, 2023 for the District's review and approval.

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 has the option to terminate this agreement with or without cause by providing 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 effective termination of this agreement, subject to whatever claims or off-sets 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 2019 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 terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION X

SECTION B

SECTION 1

Indigo East

Community Development District

Summary of Invoices

July 1, 2022 to September 30, 2022

Fund	Date	Check No.'s		Amount
General Fund	7/1/22	1583 - 1584	\$	3,027.30
	7/28/22	1585 - 1587	\$	5,918.00
	8/16/22	1588 - 1590	\$	25,401.33
	9/14/22	1591	\$	1,430.22
	9/20/22	1592	\$	348.07
			\$	36,124.92
Payroll	<u>August - September 2022</u>			
	Cynthia Lafrance	50253, 50258	\$	369.40
	Harold Brouillard	50254, 50259	\$	369.40
	Robert D Hutson	50255, 50260	\$	369.40
	John Gysen	50256, 50261	\$	400.00
	Terrance Solan	50257, 50262	\$	369.40
			\$	1,877.60
			\$	38,002.52

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/22	00052	6/15/22 2133651	202205 310-51300-31100	ENGINEERS REPORT-MAY22	*	2,790.00	
				DEWBERRY ENGINEERS INC.			2,790.00 001583
7/01/22	00073	5/20/22 00045505	202204 310-51300-48000	NOT OF MEETING 4/20/22	*	126.56	
		6/20/22 00046220	202205 310-51300-48000	NOT OF MEETING 5/20/22	*	110.74	
				LOCALIQ			237.30 001584
7/28/22	00052	7/15/22 2147543	202206 310-51300-31100	STORMWATER ANALYSIS REPOT	*	2,347.50	
				DEWBERRY ENGINEERS INC.			2,347.50 001585
7/28/22	00047	11/24/21 69178	202111 320-53800-49000	INSTALL VALVE DOWN STREAM	*	2,621.44	
				EARTHSCAPES UNLIMITED INC.			2,621.44 001586
7/28/22	00019	7/01/22 233	202207 310-51300-34000	MANAGEMENT FEES JUL22	*	621.75	
		7/01/22 233	202207 310-51300-34200	WEBSITE ADMIN JUL22	*	50.00	
		7/01/22 233	202207 310-51300-34100	INFORMATION TEC JUL22	*	66.67	
		7/01/22 233	202207 310-51300-31300	DISSEMINATION SVCS JUL22	*	208.33	
		7/01/22 233	202207 310-51300-51000	OFFICE SUPPLIES	*	.09	
		7/01/22 233	202207 310-51300-42000	POSTAGE	*	2.22	
				GOVERNMENTAL MANAGEMENT SERVICES			949.06 001587
8/16/22	00047	6/06/22 72066	202205 320-53800-47300	ROW MAINTENANCE MAY 22	*	10,708.91	
		6/06/22 72066	202205 320-53800-47300	2% FUEL SURCHARGE	*	214.18	
		7/05/22 72995	202206 320-53800-47300	ROW MAINTENANCE JUN 22	*	10,708.91	
		7/05/22 72995	202206 320-53800-47300	2% FUEL SURCHARGE	*	214.18	
				EARTHSCAPES UNLIMITED INC.			21,846.18 001588
8/16/22	00019	8/01/22 234	202208 310-51300-34000	MANAGEMENT FEES AUG22	*	621.75	
		8/01/22 234	202208 310-51300-34200	WEBSITE ADMIN AUG22	*	50.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/01/22 234	202208 310-51300-34100		*	66.67	
			INFORMATION TEC AUG22				
		8/01/22 234	202208 310-51300-31300		*	208.33	
			DISSEMINATION SVCS AUG22				
			GOVERNMENTAL MANAGEMENT SERVICES				946.75 001589
8/16/22 00035		8/11/22 08112022	202208 300-20700-10000		*	2,608.40	
			ASSESSMENT TXFER-S2016				
			INDIGO EAST CDD C/O USBANK				2,608.40 001590
9/14/22 00019		9/01/22 235	202209 310-51300-34000		*	621.75	
			MNGMNT FEES SEP 22				
		9/01/22 235	202209 310-51300-34200		*	50.00	
			WEBSITE ADMIN SEP 22				
		9/01/22 235	202209 310-51300-34100		*	66.67	
			INFORMATION TECH SEP 22				
		9/01/22 235	202209 310-51300-31300		*	208.33	
			DISSEMINATION SVCS SEP 22				
		9/01/22 235	202209 310-51300-51000		*	.24	
			OFFICE SUPPLIES				
		9/01/22 235	202209 310-51300-42000		*	21.83	
			POSTAGE				
		9/01/22 235	202209 310-51300-42500		*	461.40	
			COPIES				
			GOVERNMENTAL MANAGEMENT SERVICES				1,430.22 001591
9/20/22 00040		9/16/22 1714 A	202209 300-13100-10200		*	348.07	
			REIMBURS OVERPAY 10/13/21				
			EVERGLADES PINESTRAW, INC.				348.07 001592
				TOTAL FOR BANK A		36,124.92	
				TOTAL FOR REGISTER		36,124.92	

INDE INDIGO EAST ZYAN

SECTION 2

Indigo East
Community Development District

Unaudited Financial Reporting
September 30, 2022



Table of Contents

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

Indigo East
Community Development District
Combined Balance Sheet
September 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Operating Account	\$ 129,779	\$ -	\$ -	\$ 129,779
<u>Investment</u>				
State Board Administration	\$ -	\$ -	\$ 481,825	\$ 481,825
<u>Series 2016</u>				
Reserve	\$ -	\$ 32,905	\$ -	\$ 32,905
Revenue	\$ -	\$ 87,782	\$ -	\$ 87,782
Prepayment	\$ -	\$ 9,730	\$ -	\$ 9,730
Accrued Interest Receivable	\$ -	\$ 190	\$ 99	\$ 289
Due from Capital Reserves	\$ 21,055	\$ -	\$ -	\$ 21,055
Due from Other	\$ 31	\$ -	\$ -	\$ 31
Total Assets	\$ 150,864	\$ 130,606	\$ 481,924	\$ 763,394
Liabilities:				
Accounts Payable	\$ 32,704	\$ -	\$ -	\$ 32,704
Due to General Fund	\$ -	\$ -	\$ 21,055	\$ 21,055
Total Liabilities	\$ 32,704	\$ -	\$ 21,055	\$ 53,759
Fund Balance:				
Assigned For:				
Capital Reserve	\$ -	\$ -	\$ 460,869	\$ 460,869
Restricted For:				
Debt Service Series 2016	\$ -	\$ 130,606	\$ -	\$ 130,606
Unassigned	\$ 118,161	\$ -	\$ -	\$ 118,161
Total Fund Balances	\$ 118,161	\$ 130,606	\$ 460,869	\$ 709,636
Total Liabilities & Fund Balance	\$ 150,864	\$ 130,606	\$ 481,924	\$ 763,394

Indigo East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance

Revenues:

Assessments - Tax Roll	\$ 254,337	\$ 254,337	\$ 255,236	\$ 899
Interest	\$ -	\$ -	\$ 20	\$ 20

Total Revenues	\$ 254,337	\$ 254,337	\$ 255,255	\$ 918
-----------------------	-------------------	-------------------	-------------------	---------------

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,000	\$ 4,000	\$ 5,800	\$ (1,800)
FICA Expense	\$ 306	\$ 306	\$ 352	\$ (46)
Engineering	\$ 1,200	\$ 1,200	\$ 7,660	\$ (6,460)
Trustee Fees	\$ 2,050	\$ 2,050	\$ 2,020	\$ 30
Dissemination	\$ 2,700	\$ 2,700	\$ 2,933	\$ (233)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 6,000	\$ 6,000	\$ 9,248	\$ (3,248)
Annual Audit	\$ 3,800	\$ 3,800	\$ 3,700	\$ 100
Management Fees	\$ 7,461	\$ 7,461	\$ 7,461	\$ 0
Information Technology	\$ 800	\$ 800	\$ 800	\$ (0)
Website Maintenance	\$ 600	\$ 600	\$ 600	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 1,250	\$ 1,250	\$ 172	\$ 1,078
Printing & Binding	\$ 500	\$ 500	\$ 1,108	\$ (608)
Insurance	\$ 7,154	\$ 7,154	\$ 6,731	\$ 423
Legal Advertising	\$ 1,000	\$ 1,000	\$ 1,218	\$ (218)
Other Current Charges	\$ 700	\$ 700	\$ 1,038	\$ (338)
Office Supplies	\$ 200	\$ 200	\$ 85	\$ 115
Property Taxes	\$ 35	\$ 35	\$ -	\$ 35
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 45,481	\$ 45,481	\$ 56,551	\$ (11,070)
--	------------------	------------------	------------------	--------------------

Indigo East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>Operation and Maintenance</u>				
Property Insurance	\$ 465	\$ 465	\$ 438	\$ 27
Water Expense	\$ 2,700	\$ 2,700	\$ 2,201	\$ 499
Electric Expense	\$ 25,432	\$ 25,432	\$ 23,601	\$ 1,831
Irrigation Repairs	\$ 2,925	\$ 2,925	\$ 259	\$ 2,666
Retention Ponds/ROW Maintenance	\$ 169,162	\$ 169,162	\$ 163,133	\$ 6,029
Plant Replacement	\$ 2,500	\$ 2,500	\$ 1,364	\$ 1,136
Tree Trimming	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Pressure Washing	\$ 13,000	\$ 13,000	\$ 14,474	\$ (1,474)
Well Maintenance/Repairs	\$ 4,050	\$ 4,050	\$ -	\$ 4,050
Contingency	\$ -	\$ -	\$ 2,621	\$ (2,621)
Total O&M Expenditures:	\$ 221,234	\$ 221,234	\$ 208,092	\$ 13,142
Total Expenditures	\$ 266,715	\$ 266,715	\$ 264,643	\$ 2,073
Excess Revenues (Expenditures)	\$ (12,378)		\$ (9,388)	
Fund Balance - Beginning	\$ 12,378		\$ 127,548	
Fund Balance - Ending	\$ 0		\$ 118,161	

Indigo East
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 83,950	\$ 83,950	\$ 84,500	\$ 550
Assessments - Prepayment	\$ -	\$ -	\$ 14,585	\$ 14,585
Interest Income	\$ -	\$ -	\$ 91	\$ 91
Total Revenues	\$ 83,950	\$ 83,950	\$ 99,176	\$ 15,226
Expenditures:				
Special Call - 11/1	\$ 15,000	\$ 15,000	\$ 20,000	\$ (5,000)
Interest - 11/1	\$ 20,284	\$ 20,284	\$ 20,284	\$ -
Principal - 5/1	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest - 5/1	\$ 20,284	\$ 20,284	\$ 19,853	\$ 431
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 95,569	\$ 95,569	\$ 105,138	\$ (9,569)
Excess Revenues (Expenditures)	\$ (11,619)		\$ (5,961)	
Fund Balance - Beginning	\$ 103,661		\$ 136,567	
Fund Balance - Ending	\$ 92,043		\$ 130,606	

Indigo East
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>Revenues:</u>				
Interest Income	\$ -	\$ -	\$ 4,068	\$ 4,068
Total Revenues	\$ -	\$ -	\$ 4,068	\$ 4,068
<u>Expenditures:</u>				
Roadway Resurfacing	\$ 106,169	\$ 106,169	\$ 2,850	\$ 103,319
DRA Repair	\$ -	\$ -	\$ 18,205	\$ (18,205)
Total Expenditures	\$ 106,169	\$ 106,169	\$ 21,055	\$ 85,114
Excess Revenues (Expenditures)	\$ (106,169)		\$ (16,987)	
Fund Balance - Beginning	\$ 477,661		\$ 477,856	
Fund Balance - Ending	\$ 371,492		\$ 460,869	

Indigo East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 5,640	\$ 110,833	\$ 115,888	\$ 6,396	\$ 4,722	\$ 7,750	\$ 1,354	\$ -	\$ 2,652	\$ -	\$ -	\$ 255,236
Interest	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 20
Total Revenues	\$ 1	\$ 5,641	\$ 110,834	\$ 115,891	\$ 6,399	\$ 4,725	\$ 7,752	\$ 1,355	\$ 2	\$ 2,653	\$ 1	\$ 1	\$ 255,255
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 5,800
FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ 46	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ 61	\$ 61	\$ 352
Engineering	\$ 673	\$ -	\$ 350	\$ -	\$ 240	\$ -	\$ 1,260	\$ 2,790	\$ 2,348	\$ -	\$ -	\$ -	\$ 7,660
Trustee Fees	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Dissemination	\$ 325	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 325	\$ 225	\$ 208	\$ 208	\$ 208	\$ 308	\$ 2,933
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ -	\$ 2,543	\$ 384	\$ 1,328	\$ 3,300	\$ -	\$ 944	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ 9,248
Annual Audit	\$ -	\$ -	\$ -	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700
Management Fees	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 7,461
Information Technology	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 800
Website Maintenance	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 10	\$ 4	\$ 7	\$ 10	\$ 5	\$ 47	\$ 4	\$ 58	\$ 2	\$ -	\$ 22	\$ 172
Printing & Binding	\$ -	\$ -	\$ 81	\$ -	\$ -	\$ 92	\$ -	\$ -	\$ 474	\$ -	\$ -	\$ 461	\$ 1,108
Insurance	\$ 6,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,731
Legal Advertising	\$ 504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127	\$ 111	\$ -	\$ -	\$ 477	\$ -	\$ 1,218
Other Current Charges	\$ 87	\$ 73	\$ 91	\$ 85	\$ 86	\$ 74	\$ 89	\$ 91	\$ 95	\$ 88	\$ 86	\$ 93	\$ 1,038
Office Supplies	\$ 0.18	\$ -	\$ 28	\$ 0	\$ 0	\$ 28	\$ 0	\$ 0	\$ 28	\$ 0	\$ -	\$ 0	\$ 85
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 14,237	\$ 4,650	\$ 4,371	\$ 6,083	\$ 5,445	\$ 1,162	\$ 4,590	\$ 5,771	\$ 3,950	\$ 1,037	\$ 2,570	\$ 2,685	\$ 56,551
Operation and Maintenance													
Property Insurance	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438
Water Expense	\$ 155	\$ 156	\$ 157	\$ 142	\$ 168	\$ 128	\$ 187	\$ 364	\$ 196	\$ 207	\$ 178	\$ 165	\$ 2,201
Electric Expense	\$ 2,010	\$ 1,740	\$ 1,885	\$ 2,010	\$ 1,821	\$ 1,885	\$ 2,004	\$ 1,874	\$ 2,004	\$ 2,213	\$ 2,011	\$ 2,145	\$ 23,601
Irrigation Repairs	\$ -	\$ -	\$ 127	\$ -	\$ -	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259
Retention Ponds/ROW Maintenance	\$ 28,131	\$ 10,709	\$ 10,709	\$ 10,709	\$ 27,485	\$ 10,709	\$ 10,709	\$ 10,923	\$ 10,923	\$ 10,709	\$ 10,709	\$ 10,709	\$ 163,133
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,364
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 14,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,474
Contingency	\$ -	\$ 2,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,621
Total O&M Expenses:	\$ 30,733	\$ 15,227	\$ 12,878	\$ 12,861	\$ 43,948	\$ 14,086	\$ 13,032	\$ 13,161	\$ 13,123	\$ 13,128	\$ 12,898	\$ 13,019	\$ 208,092
Total Expenditures	\$ 44,969	\$ 19,877	\$ 17,249	\$ 18,944	\$ 49,393	\$ 15,248	\$ 17,622	\$ 18,931	\$ 17,073	\$ 14,165	\$ 15,468	\$ 15,703	\$ 264,643
Excess Revenues (Expenditures)	\$ (44,968)	\$ (14,236)	\$ 93,586	\$ 96,947	\$ (42,994)	\$ (10,523)	\$ (9,870)	\$ (17,576)	\$ (17,071)	\$ (11,512)	\$ (15,467)	\$ (15,702)	\$ (9,388)

Indigo East

Community Development District

Long Term Debt Report

Series 2016, Special Assessment Bonds		
Interest Rate:	3.561%, 4.125% 4.500%	
Maturity Rate:	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)
Less: Principal Payment 5/1/21		(\$45,000)
Less: Principal Payment 11/1/21 Prepayment		(\$20,000)
Less: Principal Payment 5/1/22		(\$40,000)
Less: Principal Payment 5/1/22 Prepayment		(\$5,000)
Current Bonds Outstanding		\$910,000

INDIGO EAST

COMMUNITY DEVELOPMENT DISTRICT

Assessment Receipt Schedule FY2022

MAINTENANCE

Gross Assessments	\$270,435.00
Certified Net Assessments:	\$254,208.90
	100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/4/21	ACH	\$ 5,115.62	\$ 102.31	\$ -	\$ -	\$5,013.31
11/24/21	ACH	\$ 639.60	\$ 12.79	\$ -	\$ -	\$626.81
12/17/21	ACH	\$ 59,218.94	\$ 1,184.38	\$ -	\$ -	\$58,034.56
12/22/21	ACH	\$ 53,876.34	\$ 1,077.53	\$ -	\$ -	\$52,798.81
1/3/22	ACH	\$ 24,889.02	\$ 497.78	\$ -	\$ -	\$24,391.24
1/10/22	ACH	\$ 83,249.60	\$ 1,664.99	\$ -	\$ -	\$81,584.61
1/21/22	ACH	\$ 10,088.90	\$ 201.78	\$ -	\$ -	\$9,887.12
1/28/22	ACH	\$ -	\$ -	\$ -	\$ 25.25	\$25.25
2/25/22	ACH	\$ 6,526.91	\$ 130.54	\$ -	\$ -	\$6,396.37
3/29/22	ACH	\$ 4,818.67	\$ 96.37	\$ -	\$ -	\$4,722.30
4/1/22	ACH	\$ 3,343.87	\$ 66.88	\$ -	\$ -	\$3,276.99
4/25/22	ACH	\$ 4,538.31	\$ 90.77	\$ -	\$ -	\$4,447.54
4/29/22	ACH	\$ -	\$ -	\$ -	\$ 25.07	\$25.07
5/27/22	ACH	\$ 1,381.24	\$ 27.62	\$ -	\$ -	\$1,353.62
7/15/22	ACH	\$ 2,703.69	\$ 54.07	\$ -	\$ -	\$2,649.62
7/25/22	ACH	\$ -	\$ -	\$ -	\$ 2.34	\$2.34
Total Collected		\$ 260,390.71	\$ 5,207.81	\$ -	\$ 52.66	\$ 255,235.56
Percentage Collected		96%				

DEBT SERVICE

Gross Assessments	\$89,308.75
Certified Net Assessments:	\$83,950.23
	100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/4/21	ACH	\$ 3,134.95	\$ 62.70	\$ -	\$ -	\$3,072.25
11/24/21	ACH	\$ 690.73	\$ 13.81	\$ -	\$ -	\$676.92
12/17/21	ACH	\$ 17,147.37	\$ 342.95	\$ -	\$ -	\$16,804.42
12/22/21	ACH	\$ 16,475.40	\$ 329.51	\$ -	\$ -	\$16,145.89
1/3/22	ACH	\$ 7,415.09	\$ 148.30	\$ -	\$ -	\$7,266.79
1/10/22	ACH	\$ 22,708.86	\$ 454.18	\$ -	\$ -	\$22,254.68
1/21/22	ACH	\$ 5,381.93	\$ 107.64	\$ -	\$ -	\$5,274.29
1/28/22	ACH	\$ -	\$ -	\$ -	\$ 7.77	\$7.77
2/25/22	ACH	\$ 2,004.30	\$ 40.09	\$ -	\$ -	\$1,964.21
3/29/22	ACH	\$ 3,784.78	\$ 75.70	\$ -	\$ -	\$3,709.08
4/1/22	ACH	\$ 2,984.20	\$ 59.68	\$ -	\$ -	\$2,924.52
4/25/22	ACH	\$ 1,827.69	\$ 36.55	\$ -	\$ -	\$1,791.14
4/29/22	ACH	\$ -	\$ -	\$ -	\$ 16.97	\$16.97
5/27/22	ACH	\$ 994.46	\$ 19.89	\$ -	\$ -	\$974.57
7/15/22	ACH	\$ 1,648.31	\$ 32.97	\$ -	\$ -	\$1,615.34
7/25/22	ACH	\$ -	\$ -	\$ -	\$ 1.52	\$1.52
Total Collected		\$ 86,198.07	\$ 1,723.97	\$ -	\$ 26.26	\$84,500.36
Percentage Collected		97%				