# Indigo East Community Development District

Agenda

November 21, 2023

# **A**GENDA

# Community Development District

219 East Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

November 14, 2023

Board of Supervisors Indigo East Community Development District

The Board of Supervisors of the Indigo East Community Development District will meet on Tuesday, November 21, 2023 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. Approval of Minutes of the August 15, 2023 Meeting
- IV. Consideration of Dewberry Work Authorization to Provide Professional Consulting Engineering Services
- V. Consideration of Audit Engagement Letter with Grau & Associates
- VI. Staff Reports
  - A. Attorney
  - B. District Manager
    - 1. Approval of Check Register
    - 2. Balance Sheet and Income Statement
- VII. Other Business
- VIII. Supervisors Requests
  - IX. Adjournment

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**

# MINUTES OF MEETING INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, **August 15, 2023** at 11:00 a.m. at Circle Square Commons, 8395 SW 80<sup>th</sup> Street, Ocala, FL.

#### Present and constituting a quorum:

John Gysen Chairman

Cynthia LaFranceVice ChairpersonTerry SolanAssistant SecretaryBob HutsonAssistant Secretary

Also present were:

George Flint District Manager
Rachel Wagoner District Counsel
Robert Stepp Colen Built
Andy Jorgensen OTOW

#### FIRST ORDER OF BUSINESS

#### Roll Call

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

#### SECOND ORDER OF BUSINESS

#### **Public Comment Period**

Mr. Flint: Next is the public comment period. This will be on anything. We have a budget hearing. There was a mailed notice sent out in regard to the budget. If you have questions on the budget or assessments, we will have a public hearing where you can provide your comment at that point. This public comment period at the beginning of the meeting is a general public comment period so that you can bring anything up for the Board. I will do a brief introduction for the residents that are here. This is the Indigo East Community Development District and it is presented by five residents that are up here at the table. Mr. Gysen is the Chairman. We also have Mr. Hutson, Ms. LaFrance and Mr. Solan here. Mr. Brouillard is absent. The CDD is a special District and is

actually a government entity and it was created when Indigo East was originally developed by Marion County so it overlays the Indigo East Development. The five Board members here are actually public officials. They are elected through the Supervisor of Elections every two years and even numbered years; you will see the seats are staggered. These folks are elected through the Supervisor of Elections for the county representing a government entity that overlays Indigo. The government entity is a limited purpose District. It has limited powers and primarily those powers are to own, construct, and finance public infrastructure. In the case of Indigo East, the Indigo East CDD owns the roadways within your development. They own the stormwater system and the DRA's which are the dry retention areas that capture the stormwater from the roads and the homes. Some of the homes within the CDD also pay a debt service assessment and others either the developer paid that off or the homeowner has the option of paying that off. There are two components of the assessment from the CDD. One is the debt service piece which you may or may not have. I know the developer paid the debt off on many of the lots and then some of the homeowners might have chosen to pay it off as well. Then there is an operations and maintenance component to that assessment. I wanted to give you a general overview.

#### THIRD ORDER OF BUSINESS

#### **Notice for Meeting**

Mr. Flint: The meeting notice was published in the Ocala Star Banner, and you see the affidavit of publication in your agenda, indicating the meeting advertised for today, August 15<sup>th</sup>, 2023.

#### FOURTH ORDER OF BUSINESS

## Approval of Minutes of the May 16, 2023 Meeting

Mr. Flint: The next item is approval of the May 16, 2023 meeting minutes. Did the Board have any comments or corrections to those? If not, is there a motion to approve the minutes?

On MOTION by Ms. LaFrance, seconded by Mr. Gysen, with all in favor, the Minutes of the May 16, 2023 Meeting, were approved as amended.

#### FIFTH ORDER OF BUSINESS

#### **Public Hearing**

# A. Consideration of Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint: Fiscal Year 2024 starts on October 21st of this year and runs through September 30th of next year. The Board previously approved a proposed budget at the May meeting and set today as the public hearing for its final consideration. The proposed budget that the Board approved in May included a proposed increase in the annual O&M assessment so that is why many of you that are here may have received a letter advising you of the proposed increase and the public hearing today to provide input to the Board. There were copies of the proposed budget in the lobby, it is on the website, and also available from our office of anyone who wanted to review it or had questions. If the Board notices in the current year we were using carry forward to balance the budget. We budgeted about \$33,000 in carry forward cash to supplement the Districts annual maintenance assessments in order to balance the annual budget for the current year. Going into next year, it was recommended you consider the increase in the per unit amount in order to avoid using carry forward. We were getting to a point where our cash was getting close to what our annual operating reserves should be which we typically want to keep three months of cash equivalent for an operating reserve. We were getting to the point where we couldn't use carry forward anymore to balance so that is why you are considering the increase. The administrative costs are going up slightly. Insurance is going down a little bit. The management fee is going up slightly. The annual audit is up slightly. Engineering we have increased, again there is a requirement under the Trust Indenture for your engineer to inspect your infrastructure annually so that has gone up. On the operations and maintenance side, the electrical expense is going up and your retention pond and right of way maintenance which is your landscape maintenance contract has gone up slightly. Pressure washing we are matching up to what our actual experience has been in pressure washing the entire community. We have provided a contingency and then a transfer out to your capital reserve. That transfer out to your capital reserve is what is funding the paving of the District's roadways.

Mr. Flint: At this time if there are any members of the public wanting to provide comment to the Board or you have questions, we would ask that you step up to the microphone, state your name and address and try to limit your comments to three minutes.

Resident (Jo Mancette, 8100 SW Terrace Rd): I just did not know about CDD. I thought the association fee was covering everything, not that that can't go up. I don't even know what the

CDD is. I really don't so I would like you to explain the difference between the Association Fee and the CDD to me.

Mr. Flint: The difference between an HOA and a CDD, they really are totally separate and have different responsibilities in Indigo East. Those differences vary from community to community depending on how the CDD is set up, what it owns and what it maintains. For example, in Candler Hills East, those roads are private, the community is also gated but those are hard gates which is all owned by the HOA. At Indigo, the roads are owned by the CDD and were financed by the CDD. It is different from Candler to Indigo. In Indigo, the primary responsibility of the CDD is to own and maintain the roads and the stormwater system and included with the stormwater system is some of the common area, dry retention areas, landscape areas, and roadway tracts. Two totally separate things. I don't want to comment on what the HOA is responsible for because I don't manage it but the HOA is responsible for the amenities and architectural review. The CDD is a government entity so the fee is collected on your annual property tax bill. The fees we are talking about have been in place since 2006 and have been collected on your annual tax bill since 2006 assuming your home was built. This is totally separate from your HOAs.

Resident (Frank Secca, 7887 SW 80<sup>th</sup> St. Place Rd): I did notice the paving that is taking place, is this going to be a continuing thing or just a one shot deal?

Mr. Flint: It is done based on the condition and age of the pavement. The area that was just repaved, those are the first roads that were constructed. We have someone that goes out and assesses the condition and based on the condition and age, we will be phasing repaving. It will probably skip a year and then do it again in two years.

Resident (Phil Andriano, 7940 SW 89<sup>th</sup> Loop): I was a little confused when I got this notice in the mail. As a point of clarification if you would please, it shows two numbers that I am confused with. One is the \$587.18 per unit and then change in actual is \$140.18. Is that really the increase? Is that rolled into your taxes or is this paid separately?

Mr. Flint: Correct. The per unit assessment for the current year was \$447 and the proposed increase brought that up to \$587. That is a one-time annual fee that is on your tax bill. The primary reason for that is the District has been balancing the budget with cash. The annual assessments have not covered the annual expenses but there was cash that was built up over time that the Board used to be able to balance the budget for a period of time. As everyone knows, landscape maintenance costs are increasing, cost of mulch, cost of electricity all of those things are going up

and it impacts the CDD as well. The Board went as long as they could balancing it with cash before they proposed this increase. Because of the road repaving as well, this allows us to transfer funds into that capital reserve again because we haven't been able to do that for a few years. You will see an increase of \$144.

Resident (Tony Stephenson, 8105 SW 81<sup>st</sup> Loop): In the CDD it is my understanding that the trees behind houses are owned by the CDD, so if one falls down like it did this past year, who is responsible if it falls on a house?

Mr. Flint: In Florida, if your neighbor has a tree and that tree falls on your house, your homeowner's insurance policy has to cover the cost of the repair. The only exception to that would be if your neighbor knew that the tree was diseased or some reason there was some negligence. If there is a tree on our property that falls on your property to the extent we were not aware it was dead or leaning, your homeowner's insurance policy would have to cover the cost of the repair. If there is a tree in the common area that we own behind your home and you are concerned about it, we will definitely come out and look at it. If we think there is a danger, we can consider doing something about it. If we evaluate it and don't determine there is a problem with the health of the tree, we typically are not going to do anything with that tree.

Resident (Unidentified): When we get our tax bill, that will be included in it or will it be a separate?

Mr. Flint stated it will be included in your tax bill. It's not something new. The only thing new is the difference between the \$447 and the \$587.

Resident (Unidentified): When you collect all of this money, does it go somewhere so it can earn money?

Mr. Flint: Yes, there are two components of the assessments, the debt service part is transferred to the Trustee. There is a Trustee that is established when the bonds were issued that is basically the gatekeeper for those funds and they repay the debt to the bond holders. That money is a money market account. The funds in Indigo, there is a State Board of Administration which is a state investment pool that the funds are invested in.

Resident (Unidentified): Is it possible that our proposed budget in 2024 is going to drop from \$51,000 to \$49,000.

Mr. Flint: You are looking at the current year projected expenses versus the next year budgeted. We are anticipating that it will drop. We had some legal expenses this year that were

projected. We have six months of actuals for the current year and we estimate for the last three. Based on the projections, we think we are going to slightly be over, we may or may not depending on the invoices coming in. The CDD was created in 2006 and it has been in place since before the first home was constructed. There are statutory requirements as far as disclosure goes with community development Districts. The process of purchasing the home, there are disclosures that are required to be in there. There is a notice of establishment that is recorded when the District is created. There is a disclosure of public financing recorded when the bonds were issued. There are a number of disclosures during title work. There is some required language that has to be included in your sales contract inconspicuous bold type next to your signature line. The state legislature took a number of steps to make sure that anyone who lives within a CDD should be aware that they live there. The capital reserve budget, which is the last page, you will see we are anticipating the resurfacing cost this year \$132,823 based on the contract that we have with the paving contractor. After that expense, we are going to be carrying forward about \$339,000 into next year and will be adding another \$25,000 to that if this budget is adopted next year. Next year, we will have \$363,000 in that capital reserve fund. The other major infrastructure cost the CDD has is the irrigation pumps for the common area irrigation. We have two pump stations that irrigate the common area and also need to anticipate replacement of those. We will close the public comment period at this time. We have Resolution 2023-07, are there any comments or questions on the resolution or the exhibit?

On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

# B. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This resolution imposes the assessments that you just approved in your budget option so the budget just approved is attached as exhibit 'A' and then the assessment roll is attached as exhibit 'B.' Any questions on the resolution?

On MOTION by Ms. LaFrance seconded by Mr. Hutson, with all in favor, Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

#### SIXTH ORDER OF BUSINESS

## Consideration of Resolution 2023-09 Designating an Assistant Treasurer of the District

Mr. Flint: This resolution designates an Assistant Treasurer of the District. It is designating Darrin Mossing who is President of GMS. He works closely with our accounting group. This makes him an Assistant Treasurer to the extent that we need to add him as a signer to the accounts or doing anything with accounting.

On MOTION by Mr. Gysen, seconded by Ms. LaFrance, with all in favor, Resolution 2023-09 Designating Darrin Mossing as Assistant Treasurer of the District, was approved.

#### SEVENTH ORDER OF BUSINESS

Ratification of Dewberry Work Authorization for Annual Engineer's Report

Mr. Flint: This is the work authorization for the District Engineer to do their annual inspection per the Master Trust Indenture. I executed this because of it coming in after the last meeting. Is there a motion to ratify?

On MOTION by Mr. Hutson, seconded by Mr. Gysen, with all in favor, the Dewberry Work Authorization for Annual Engineer's Report, was ratified.

#### **EIGHTH ORDER OF BUSINESS**

Review and Acceptance of Annual Engineer's Report

Mr. Flint: This is the letter report from the Engineer related to the work authorization. They came out and inspected the Districts infrastructure and concluded that it was being maintained in reasonably good repair.

On MOTION by Ms. LaFrance, seconded by Mr. Solan, with all in favor, Accepting the Annual Engineer's Report, was approved.

#### NINTH ORDER OF BUSINESS

#### **Staff Reports**

### A. Attorney

There being no comments, the next item followed.

#### **B.** District Manager

#### 1. Approval of Check Register

Mr. Flint: You have the approval of the check register from April 1<sup>st</sup> through July 31<sup>st</sup>, 2023. Any questions on the check register?

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

#### 2. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through June 30<sup>th</sup>. There is no action required. If the Board has any questions, we can discuss them.

#### 3. Approval of Fiscal Year 2024 Meeting Schedule

Mr. Flint: Your annual meeting schedule is included and anticipates we will continue to meet at 9:00 a.m. at Circle Square Commons on the dates indicated, November 21<sup>st</sup>, February 20<sup>th</sup>, May 21<sup>st</sup>, and August 20<sup>th</sup>. If the Board is okay with those dates and time, is there a motion to approve the annual meeting schedule?

On MOTION by Mr. Gysen, seconded by Mr. Huston, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

#### TENTH ORDER OF BUSINESS

#### **Other Business**

Mr. Flint: That is all of the business that we had on the agenda. Were there any other items that the Board wanted to discuss that were not on the agenda? Hearing none,

#### **ELEVENTH ORDER OF BUSINESS** Supervisors Request

Mr. Flint: Are there any Supervisor requests? Hearing no comments, we will move on to the next item.

## TWELFTH ORDER OF BUSINESS

# Adjournment

On MOTION by Ms. LaFra favor, the meeting was adjo	ance, seconded by Mr. Gysen, with all in ourned.
ecretary / Assistant Secretary	Chairman / Vice Chairman

# **SECTION IV**



#### Sent Via Email: gflint@gmscfl.com

September 19, 2023

Mr. George Flint, District Manager Indigo East Community Development District 219 East Livingston Street Orlando, Florida 32801

Subject: Work Authorization Number 2024-1

**Indigo East Community Development District** 

**District Engineering Services** 

Dear Mr. Flint:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Indigo East Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

#### I. **General Engineering Services**

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$2,000, plus other direct costs.

#### II. **Other Direct Costs**

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

#### III. **Additional Services**

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This proposed Work Authorization, together with the referenced District Engineer Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Mr. George Flint Indigo East CDD Work Authorization 2024-1 September 19, 2023

Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers Inc. We look forward to continuing our business relationship.

Sincerely,

Reinardo Malavé, P.E.

Associate Vice President

J:\30T41\\_Administrative Jobs\Correspondence\Indigo East CDD District Engineering Services - 09-19-2023 Enclosures

APPROVED AND ACCEPTED

By:	
	Authorized Representative of
	Indigo East Community Development District
Dat	e:





### STANDARD HOURLY BILLING RATE SCHEDULE

## Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

# SECTION V



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

September 18, 2023

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, 2023. 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, 2023. 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 2023 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 \$4,100 for the September 30, 2023 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, 2023 must be provided to us no later than January 1, 2024, in order for us to complete the engagement by March 31, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2024 for the District's review, and a final draft audit report by March 31, 2024 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 2023 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.

Grau & Associates
Jos Du
Antonio J. Grau
RESPONSE:
This letter correctly sets forth the understanding of Indigo East Community Development District.

Зу:	
Title:	
Date:	

Very truly yours,





Peer Review Program

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

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

March 17, 2023

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 March 16, 2023, 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, 2025. 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

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

# SECTION VI

# SECTION B

# SECTION 1

# Indigo East Community Development District

## Summary of Invoices

August 1, 2023 to November 7, 2023

Fund	Date	Check No.'s		Amount
General Fund	0 /1 /22	1634	ď	11 210 22
General rund	8/1/23		\$	11,210.33
	8/15/23	1635 - 1636	\$	12,197.23
	8/23/23	1637	\$	102,767.00
	8/29/23	1638	\$	6,661.96
	9/5/23	1639 - 1640	\$	12,112.13
	9/12/23	1641 - 1643	\$	27,797.99
	9/26/23	1644 - 1646	\$	20,589.62
	10/4/23	1647	\$	3,310.00
	10/17/23	1648 - 1649	\$	6,514.82
	10/24/23	1650	\$	100.00
	10/31/23	1651	\$	128.82
			\$	203,389.90
Payroll	August - November 2023			
,	Cynthia Lafrance	50278	\$	184.70
	Robert D Hutson	50279		184.70
	John Gysen	50280	\$ \$	200.00
	Terrance Solan	50281	\$	184.70
			\$	754.10
			\$	204,144.00

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/14/23 PAGE 1

\*\*\* CHECK DATES 08/01/2023 - 11/07/2023 \*\*\* INDIGO EAST - GENERAL FUND

RANK A INDIGO EAST CDD

		BANK A INDIGO EAST CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/01/23 00047	7/03/23 78739 202306 320-53800 ROW MAINTENANCE JUN23	0-47300	*	11,210.33	
	ROW MAINIENANCE JUN23	EARTHSCAPES UNLIMITED INC.			11,210.33 001634
8/15/23 00047	5/01/23 77954 202304 320-53800	 )-47300	*	11,210.33	
	ROW MAINTENANCE APR23	EARTHSCAPES UNLIMITED INC.			11,210.33 001635
8/15/23 00019	8/01/23 248 202308 310-51300	0-34000	*	652.83	
	MANAGEMENT FEES AUG23 8/01/23 248 202308 310-51300		*	50.00	
	WEBSITE ADMIN AUG23 8/01/23 248 202308 310-51300	0-34300	*	66.67	
	INFORMATION TECH AUG23 8/01/23 248 202308 310-51300	0-31300	*	208.33	
	DISSEMINATION SVCS AUG23 8/01/23 248 202308 310-51300	3 J-51000	*	.09	
	OFFICE SUPPLIES AUG23 8/01/23 248 202308 310-51300	0-42000	*	8.98	
	POSTAGE AUG23	GOVERNMENTAL MANAGEMENT SERVICES			986.90 001636
8/23/23 00078	8/15/23 484 202308 300-13100	0-10100	*	102,767.00	
	ASPHALT PAVING 8/10-8/11	D&D ASPHALT PAVING & REPAIR, INC.		:	102,767.00 001637
8/29/23 00059	8/21/23 27510 202308 320-53800		*	6,661.96	
	WELL PUMP REPAIR	C.W.D.I. INC DBA CITRUS WELL			6,661.96 001638
9/05/23 00047	8/07/23 79329 202307 320-53800	1-47300	*	11,210.33	
	ROW MAINTENANCE JUL23	EARTHSCAPES UNLIMITED INC.			11,210.33 001639
9/05/23 00073	7/31/23 00057484 202307 310-51300		*	901.80	
	NOT OF PH/BUDGET FY24	LOCALIQ DBA CA FLORIDA HOLDINGS LL	oC .		901.80 001640
9/12/23 00040	8/31/23 3468 202308 320-53800	0-47300	*	1,275.00	
	250 BALES OF PINESTRAW 8/31/23 3469 202308 320-53800	0-47300	*	510.00	
	100 BALES OF PINESTRAW 8/31/23 3470 202308 320-53800	0-47300	*	14,876.70	
	2917 BALES OF PINESTRAW 8/31/23 3471 202308 320-53800	0-47300	*	4,641.00	
	910 BALES OF PINESTRAW	EVERGLADES PINESTRAW, INC.			21,302.70 001641
				<b></b>	<b></b>

INDE INDIGO EAST ZYAN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/14/23 PAGE 2
\*\*\* CHECK DATES 08/01/2023 - 11/07/2023 \*\*\* INDIGO EAST - GENERAL FUND

	E	BANK A INDIGO EAST CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
9/12/23 00019	9/01/23 249 202309 310-51300- MANAGEMENT FEES SEP23	-34000	*	652.83	
	9/01/23 249 202309 310-51300-	-34200	*	50.00	
	WEBSITE ADMIN SEP23 9/01/23 249 202309 310-51300-	-34300	*	66.67	
	INFORMATION TECH SEP23 9/01/23 249 202309 310-51300-	-31300	*	208.33	
	DISSEMINATION SVCS SEP23 9/01/23 249 202309 310-51300-	-51000	*	25.15	
	OFFICE SUPPLIES SEP23 9/01/23 249 202309 310-51300- POSTAGE SEP23	42000	*	3.17	
	9/01/23 249 202309 310-51300- COPIES SEP23	42500	*	93.15	
	COPIES SEP25	GOVERNMENTAL MANAGEMENT SERVICES			1,099.30 001642
9/12/23 00035	9/11/23 09112023 202309 300-20700- ASSESSMENT TXFER-S2016		*	5,395.99	
	ASSESSMENT TAFER-S2010	INDIGO EAST CDD C/O USBANK			5,395.99 001643
9/26/23 00039	9/21/23 20012 202309 300-15500- FY24 INSURANCE POLICY	-10000	*	8,270.00	
		EGIS INSURANCE ADVISORS, LLC			8,270.00 001644
9/26/23 00047	9/05/23 79772 202308 320-53800-	-47300	*	11,210.33	
	NOW PAINTENNACE AUG25	EARTHSCAPES UNLIMITED INC.			11,210.33 001645
9/26/23 00073	8/31/23 00058160 202308 310-51300- NOT OF PH/BOS MTG	48000	*	1,109.29	
	NOT OF PHYBOS MIG	LOCALIQ DBA CA FLORIDA HOLDINGS L	LC		1,109.29 001646
10/04/23 00002	9/22/23 3535 202305 310-51300- GENERAL COUNSEL MAY23	-31500	*	1,500.00	
	9/26/23 3564 202308 310-51300- GENERL COUNSEL AUG23	-31500	*	1,500.00	
	10/02/23 3592 202305 310-51300-		*	310.00	
	10/02/22 006/44 202210 210 F1200	COLEN & WAGONER P.A.			3,310.00 001647
10/17/23 00067	10/02/23 88644 202310 310-51300- SPECIAL DISTRICT FEE FY24	-54000 I	*	175.00	
	OFECIAL DISTRICT FEE FIZH	DEPARTMENT OF ECONOMIC OPPORTUNIT	'Y		175.00 001648
10/17/23 00019	9/30/23 251 202310 310-51300- ASSESSMENT ROLL FY24		<b></b> *	5,300.00	·

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001649
001650
001651

TOTAL FOR BANK A 203,389.90
TOTAL FOR REGISTER 203,389.90

INDE INDIGO EAST

ZYAN

# SECTION 2

Community Development District

**Unaudited Financial Reporting** 

September 30, 2023



# **Table of Contents**

Balance Shee	1
General Fund	2-3
Debt Service Fund	4
Capital Reserve Fund	5
Month to Month	6
Long-Term Deb	7
Assessment Receipt Schedule	8

## Indigo East Community Development District **Combined Balance Sheet September 30, 2023**

		General Fund	De					Totals nmental Funds
Assets:								
Cash								
Operating Account	\$	110,597	\$	-	\$	-	\$	110,597
Investment								
State Board Administration	\$	-	\$	-	\$	380,218	\$	380,218
Series 2016								
Reserve	\$	-	\$	32,905	\$	-	\$	32,905
Revenue	\$	-	\$	91,622	\$	-	\$	91,622
Prepayment	\$	-	\$	4,674	\$	-	\$	4,674
Accrued Interest Receivable	\$	-	\$	190	\$	99	\$	289
Prepaid Expenses	\$	8,270	\$	-	\$	-	\$	8,270
Due from Capital Reserves	\$	9,548	\$	-	\$	-	\$	9,548
Total Assets	\$	128,415	\$	129,391	\$	380,316	\$	638,122
Liabilities:								
	ф	2.420	ф		¢		ф	2.420
Accounts Payable	\$	3,439	\$	-	\$	-	\$	3,439
Due to General Fund	\$	-	\$	-	\$	9,548	\$	9,548
Total Liabilites	\$	3,439	\$	-	\$	9,548	\$	12,987
Fund Balance:								
Assigned For:								
Capital Reserve	\$	-	\$	-	\$	370,768	\$	370,768
Nonspendable:								
Deposits and Prepaid Items	\$	8,270	\$	-	\$	-	\$	8,270
Restricted For:								
Debt Service Series 2016	\$	-	\$	129,391	\$	-	\$	129,391
Unassigned	\$	116,706	\$	-	\$	-	\$	116,706
<b>Total Fund Balances</b>	\$	124,976	\$	129,391	\$	370,768	\$	625,135
Total Liabilities & Fund Balance	\$	128,415	\$	129,391	\$	380,316	\$	638,122

## **Community Development District**

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget Actual					
	Budget	Thr	u 09/30/23	Thr	Thru 09/30/23		Variance
Revenues:							
Assessments - Tax Roll	\$ 254,337	\$	254,337	\$	256,456	\$	2,119
Bay Laurel Contributions	\$ -	\$	-	\$	3,250	\$	3,250
Interest	\$ -	\$	-	\$	22	\$	22
Total Revenues	\$ 254,337	\$	254,337	\$	259,728	\$	5,391
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 4,000	\$	4,000	\$	3,800	\$	200
FICA Expense	\$ 306	\$	306	\$	230	\$	77
Engineering	\$ 1,200	\$	1,200	\$	3,668	\$	(2,468
Trustee Fees	\$ 2,050	\$	2,050	\$	2,020	\$	30
Dissemination	\$ 2,500	\$	2,500	\$	2,500	\$	0
Arbitrage	\$ 450	\$	450	\$	450	\$	
Assessment Roll	\$ 5,000	\$	5,000	\$	5,000	\$	
Attorney	\$ 6,000	\$	6,000	\$	9,640	\$	(3,640
Annual Audit	\$ 3,800	\$	3,800	\$	3,900	\$	(100
Management Fees	\$ 7,834	\$	7,834	\$	7,834	\$	0
Information Technology	\$ 800	\$	800	\$	800	\$	(0
Website Maintenance	\$ 600	\$	600	\$	600	\$	-
Telephone	\$ 100	\$	100	\$	-	\$	100
Postage	\$ 625	\$	625	\$	775	\$	(150
Printing & Binding	\$ 500	\$	500	\$	427	\$	73
Insurance	\$ 8,077	\$	8,077	\$	7,236	\$	841
Legal Advertising	\$ 1,000	\$	1,000	\$	2,280	\$	(1,280
Other Current Charges	\$ 1,200	\$	1,200	\$	1,024	\$	176
Office Supplies	\$ 200	\$	200	\$	110	\$	90
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative:	\$ 46,417	\$	46,417	\$	52,468	\$	(6,051)

## **Community Development District**

### **General Fund**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
	Budget		Thr	u 09/30/23	Thr	u 09/30/23	Variance	
Operation and Maintenance								
Property Insurance	\$	526	\$	526	\$	527	\$ (1)	
Water Expense	\$	2,481	\$	2,481	\$	2,235	\$ 246	
Electric Expense	\$	26,473	\$	26,473	\$	25,425	\$ 1,048	
Irrigation Repairs	\$	2,925	\$	2,925	\$	1,209	\$ 1,716	
Retention Ponds/ROW Maintenance	\$	186,435	\$	186,435	\$	159,757	\$ 26,678	
Plant Replacement	\$	2,500	\$	2,500	\$	2,322	\$ 178	
Tree Trimming	\$	1,000	\$	1,000	\$	-	\$ 1,000	
Pressure Washing	\$	15,000	\$	15,000	\$	14,474	\$ 526	
Well Maintenance/Repairs	\$	4,050	\$	4,050	\$	6,662	\$ (2,612)	
Contingency	\$	-	\$	-	\$	51	\$ (51)	
Total O&M Expenditures:	\$	241,390	\$	241,390	\$	212,662	\$ 28,728	
Total Expenditures	\$	287,808	\$	287,808	\$	265,130	\$ 22,677	
Excess Revenues (Expenditures)	\$	(33,470)			\$	(5,402)		
Fund Balance - Beginning	\$	33,470			\$	130,378		
Fund Balance - Ending	\$	-			\$	124,976		

## **Community Development District**

### **Debt Service Fund**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ated Budget		Actual		
		Budget	Thru	ı 09/30/23	Thr	u 09/30/23	Variance	
Revenues:								
Assessments - Tax Roll	\$	83,043	\$	83,043	\$	83,637	\$	594
Assessments - Prepayment	\$	-	\$	-	\$	4,619	\$	4,619
Interest Income	\$	-	\$	-	\$	3,422	\$	3,422
<b>Total Revenues</b>	\$	83,043	\$	83,043	\$	91,678	\$	8,635
Expenditures:								
Special Call - 11/1	\$	-	\$	-	\$	10,000	\$	(10,000)
Interest - 11/1	\$	19,153	\$	19,153	\$	19,050	\$	103
Principal - 5/1	\$	45,000	\$	45,000	\$	45,000	\$	-
Interest - 5/1	\$	19,153	\$	19,153	\$	18,844	\$	309
Total Expenditures	\$	83,306	\$	83,306	\$	92,894	\$	(9,588)
Excess Revenues (Expenditures)	\$	(264)			\$	(1,216)		
Fund Balance - Beginning	\$	97,065			\$	130,606		
Fund Balance - Ending	\$	96,801			\$	129,391		

## **Community Development District**

### **Capital Reserve Fund**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ted Budget		Actual		
	Budget			09/30/23	Thru 09/30/23		Variance	
Revenues:								
Interest Income	\$	-	\$	-	\$	22,215	\$	22,215
Total Revenues	\$	-	\$	-	\$	22,215	\$	22,215
Expenditures:								
Roadway Resurfacing	\$	-	\$	-	\$	102,767	\$	(102,767)
Capital Outlay	\$	-	\$	-	\$	9,548	\$	(9,548)
Total Expenditures	\$	-	\$	-	\$	112,315	\$	(112,315)
Excess Revenues (Expenditures)	\$	-			\$	(90,100)		
Fund Balance - Beginning	\$	355,220			\$	460,869		
Fund Balance - Ending	\$	355,220			\$	370,768		

# Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ - \$	5,608 \$	93,576 \$	21,721 \$	86,631 \$	25,181 \$	20,830 \$	2,435 \$	- \$	475 \$	- \$	- \$	256,456
Bay Laurel Contributions	\$ - \$	- \$	- \$	- \$	- \$	1,500 \$	- \$	1,750 \$	- \$	- \$	- \$	- \$	3,250
Interest	\$ 1 \$	1 \$	1 \$	2 \$	2 \$	3 \$	2 \$	2 \$	2 \$	2 \$	2 \$	2 \$	22
Total Revenues	\$ 1 \$	5,609 \$	93,577 \$	21,723 \$	86,633 \$	26,683 \$	20,832 \$	4,187 \$	2 \$	477 \$	2 \$	2 \$	259,728
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ - \$	1,000 \$	- \$	- \$	1,000 \$	- \$	- \$	1,000 \$	- \$	- \$	800 \$	- \$	3,800
FICA Expense	\$ - \$	61 \$	- \$	- \$	61 \$	- \$	- \$	61 \$	- \$	- \$	46 \$	- \$	230
Engineering	\$ 450 \$	- \$	- \$	- \$	- \$	- \$	- \$	3,218 \$	- \$	- \$	- \$	- \$	3,668
Trustee Fees	\$ - \$	- \$	2,020 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,020
Dissemination	\$ 208 \$	208 \$	208 \$	208 \$	208 \$	208 \$	208 \$	208 \$	208 \$	208 \$	208 \$	208 \$	2,500
Arbitrage	\$ - \$	450 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	450
Assessment Roll	\$ 5,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,000
Attorney	\$ - \$		1,150 \$	1,950 \$	1,500 \$	80 \$	- \$	1,810 \$	- \$	- \$	1,500 \$	- \$	
Annual Audit	\$ - \$		- \$	1,000 \$	2,900 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Management Fees	\$ 653 \$		653 \$	653 \$	653 \$	653 \$	653 \$	653 \$	653 \$	653 \$	653 \$	653 \$	
Information Technology	\$ 67 \$	67 \$	67 \$	67 \$	67 \$	67 \$	67 \$	67 \$	67 \$	67 \$	67 \$	67 \$	
Website Maintenance	\$ 50 \$		50 \$	50 \$	50 \$	50 \$	50 \$	50 \$	50 \$	50 \$	50 \$	50 \$	
Telephone	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Postage	\$ 3 \$		4 \$	- \$	9 \$	9 \$	3 \$	1 \$	23 \$	709 \$	9 \$	3 \$	
Rentals & Leases	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Printing & Binding	\$ 34 \$		62 \$	1 \$	- \$	157 \$	- \$	- \$	81 \$	- \$	- \$	93 \$	
Insurance	\$ 7,236 \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Legal Advertising	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	902 \$	1,109 \$	129 \$	
Other Current Charges	\$ 89 \$		111 \$	86 \$	89 \$	86 \$	96 \$	87 \$	90 \$	55 \$	61 \$	88 \$	
Office Supplies	\$ 55.15 \$		28 \$	- \$	0 \$	1 \$	0 \$	0 \$	0 \$	- \$	0 \$	25 \$	
Property Taxes	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Dues, Licenses & Subscriptions	\$ 175 \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total General & Administrative:	\$ 14,020 \$	4,367 \$	4,352 \$	4,014 \$	6,538 \$	1,310 \$	1,077 \$	7,155 \$	1,172 \$	2,644 \$	4,503 \$	1,316 \$	52,468
Operation and Maintenance													
Property Insurance	\$ 527 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	527
Water Expense	\$ 209 \$		186 \$	179 \$	172 \$	189 \$	181 \$	168 \$	177 \$	207 \$	198 \$	216 \$	
Electric Expense	\$ 2,079 \$		2,079 \$	2,364 \$	2,079 \$	2,294 \$	2,149 \$	2,035 \$	2,170 \$	2,035 \$	1,967 \$	2,170 \$	
Irrigation Repairs	\$ 260 \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Retention Ponds/ROW Maintenance	\$ 11,210 \$		11,210 \$	26,351 \$	11,210 \$	11,210 \$	11,210 \$	11,210 \$	11,210 \$	11,210 \$	32,513 \$	- \$	
Plant Replacement	\$ - \$		- \$	- \$	2,198 \$	- \$	125 \$	- \$	- \$	- \$	- \$	- \$	
Tree Trimming	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Pressure Washing	\$ - \$		- \$	- \$	- \$	- \$	- \$	14.474 \$	- \$	- \$	- \$	- \$	
Well Maintenance/Repairs	\$ - \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,662 \$	- \$	
Contingency	\$ - \$		- \$	51 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total O&M Expenses:	\$ 14,286 \$	14,315 \$	13,476 \$	28,945 \$	15,659 \$	13,693 \$	13,666 \$	27,886 \$	13,557 \$	13,452 \$	41,340 \$	2,387 \$	212,662
Total Expenditures	\$ 28,306 \$	18,682 \$	17,828 \$	32,959 \$	22,197 \$	15,003 \$	14,743 \$	35,041 \$	14,729 \$	16,096 \$	45,842 \$	3,703 \$	265,130

## **Community Development District**

## Long Term Debt Report

Series 2016, Special A	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)
Less: Principal Payment 11/1/22 Prepayment		(\$10,000)
Less: Principal Payment 5/1/23		(\$45,000)
Current Bonds Outstanding		\$855,000

### **INDIGO EAST**

#### COMMUNITY DEVELOPMENT DISTRICT

#### SPECIAL ASSESSMENTS FY 2023 RECEIPTS

#### MAINTENANCE

Gross Assessments \$270,435.00
Certified Net Assessments \$254,208.90

										100%
		Gros	s Assessment	(	Collection	Commissions		Interest	Net	Assessment
Date	ACH		Received		Fee	Paid		Income		Received
						: : :	<u>.</u>		<u> </u>	
11/4/22	ACH	\$	4,435.41	\$	88.71		ļ			54,346.70
11/23/22	ACH	\$	1,287.36	\$	25.75		<u>;</u>		5	51,261.61
12/16/22	ACH	\$	43,990.77	\$	879.82		<u>.</u>		\$	43,110.95
12/23/22	ACH	\$	51,494.59	\$	1,029.89		<u>.</u>		\$	50,464.70
1/5/23	ACH	\$	21,456.11	\$	429.12				\$	21,026.99
1/30/23	ACH	\$	-	\$	-		\$	694.07	I	\$694.07
2/9/23	ACH	\$	62,651.86	\$	1,253.04		]		\$	61,398.82
2/27/23	ACH	\$	25,747.39	\$	514.95		]		\$	25,232.44
3/7/23	ACH	\$	18,023.06	\$	360.46				\$	17,662.60
3/28/23	ACH	\$	7,671.69	\$	153.43				5	57,518.26
4/4/23	ACH	\$	5,318.27	\$	106.37				5	55,211.90
4/4/23	ACH	\$	2,436.47	\$	48.73				5	52,387.74
4/4/23	ACH	\$	6,566.45	\$	131.33			***************************************	5	6,435.12
4/28/23	ACH	\$	6,933.43	\$	138.67		······		5	6,794.76
5/1/23	ACH	\$	-	\$	-		\$	630.06	7	\$630.06
5/26/23	ACH	\$	1,841.64	\$	36.83				5	51,804.81
7/17/23	ACH	\$	467.11	\$	9.34		Ī			\$457.77
7/21/23	ACH	\$	-	\$	-		\$	17.18		\$17.18
otal Collected		\$	260,321.61	\$	5,206.44	\$ -	\$	1,341.31	\$	256,456.48
ercentage Collecto	ed									101%

#### **DEBT SERVICE**

Gross Assessments	\$87,860.50
<b>Certified Net Assessments</b>	\$82,588.87
·	100%

								100%
		Gross	Assessment	Collection	Commissions		Interest	Net Assessment
Date	ACH	I	Received	Fee	Paid		Income	Received
						-		
11/4/22	ACH	\$	2,402.74	\$ 48.05				\$2,354.69
11/23/22	ACH	\$	1,390.34	\$ 27.81				\$1,362.53
12/16/22	ACH	\$	11,122.62	\$ 222.45		]		\$10,900.17
12/23/22	ACH	\$	14,366.76	\$ 287.34				\$14,079.42
1/5/23	ACH	\$	7,415.13	\$ 148.30				\$7,266.83
1/30/23	ACH	\$	-	\$ -		\$	211.99	\$211.99
2/9/23	ACH	\$	18,074.30	\$ 361.49				\$17,712.81
2/27/23	ACH	\$	6,951.61	\$ 139.03				\$6,812.58
3/7/23	ACH	\$	5,097.87	\$ 101.96				\$4,995.91
3/28/23	ACH	\$	4,307.93	\$ 86.16				\$4,221.77
4/4/23	ACH	\$	2,810.30	\$ 56.21		<u>.</u>		\$2,754.09
4/4/23	ACH	\$	477.93	\$ 9.56		<u> </u>		\$468.37
4/4/23	ACH	\$	5,204.06	\$ 104.08		<u> </u>		\$5,099.98
4/28/23	ACH	\$	4,102.10	\$ 82.04		<u> </u>		\$4,020.06
5/1/23	ACH	\$	-	\$ -		\$	386.82	\$386.82
5/26/23	ACH	\$	497.23	\$ 9.94		<u> </u>		\$487.29
7/17/23	ACH	\$	504.46	\$ 10.09				\$494.37
7/21/23	ACH	\$	-	\$ -		\$	7.45	\$7.45
otal Collected		\$	84,725.38	\$ 1,694.51	\$ -	\$	606.26	\$83,637.13
Percentage Collect	ed							101%