

Indigo East

Community Development District

Meeting Agenda

November 19, 2024

AGENDA

Indigo East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 8, 2024

Board of Supervisors
Indigo East Community
Development District

The Board of Supervisors of the Indigo East Community Development District will meet on **Tuesday, October 15, 2024, at 9:00 a.m., or as shortly thereafter as reasonably possible at the Circle Square Commons, Cypress Hall, 8395 SW 80th Street, Ocala, Florida 34481.** Following is the advance agenda for the meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 15, 2024 Meeting
4. Review and Ranking of Proposals and Selection of an Auditor
 - A. DiBartolomeo, McBee, Hartley & Barnes
 - B. Grau & Associates
5. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment Period
- III. Organizational Matters
 - A. Appointment of Individuals to Fulfill Board Vacancy in Seats #2 & #5
 - B. Administration of Oaths of Office to Newly Appointed Supervisors
 - C. Election of Officers
 - D. Consideration of Resolution 2025-01 Electing Officers
- IV. Approval of Minutes of the October 15, 2024, Board of Supervisors Meeting
- V. Acceptance of Audit Committee Recommendation and Selection of Number 1 Ranked Firm to Provide Auditing Services
- VI. Consideration of Resolution 2025-02 Amending the Fiscal Year 2024 Budget
- VII. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Consideration of Check Register
 - ii. Balance Sheet and Income Statement
- VIII. Supervisor's Requests
- IX. Other Business
- X. 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

XI.

AUDIT COMMITTEE MEETING

MINUTES

**MINUTES OF MEETING
INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, **October 15, 2024** at 9:00 a.m. at Circle Square Commons, 8395 SW 80th Street, Ocala, FL.

Present for the Audit Committee were:

John Gysen
Marla Ziino
Terry Solan
Bob Hutson

Also present were:

George Flint	District Manager
Robert Szozda	Field Manager
Jerry Colen	District Counsel
Robert Stepp	Colen Built
Andy Jorgenson	OTOW
CW Howard	Colen Built

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Is there any public comment for the audit committee? Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: You have the form of the RFP and selection criteria in the agenda. This is what we have used in the past. We are asking them to provide pricing for five years. On the selection

criteria, you can exclude price if you would like or include it. You can also change the weighting on the criteria if you felt one was more important than the other but we would recommend you do include price and the even weighting that we have in here is what we typically use and what you have done in the past. Any questions on the RFP or selection criteria? Is there a motion to approve it?

On MOTION by Ms. Ziino, seconded by Mr. Gysen, with all in favor, the Request for Proposals and Selection Criteria, was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: You have the form of the notice that will run in the Ocala StarBanner. The responses will be due in November and then they will be on the November 19th agenda. The audit committee will meet first and then the Board will meet after the audit committee. Is there a motion to approve the form of the notice?

On MOTION by Ms. Ziino, seconded by Mr. Hutson, with all in favor, the Notice of Request for Proposals for Audit Services, was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint: We will publicly- announce the opportunity for any qualified auditors to respond to the RFP as included in your agenda. Anything else? If not, is there a motion to adjourn?

Mr. Hutson: After listening to them, you said you were getting less and less response. In the future, if this is the way it is going to go what is going to happen if we get no responses?

Mr. Flint: We will have to keep bidding it until we do get a response. There is one firm that we are fairly comfortable we will get. They do the most audits. It is Grau. They are not going anywhere so we know we will get at least that one. The question is how many others are we going to get. In the future, if we don't get any, we will have to keep rebidding it until we do get it. You are statutorily required to have an independent audit. I don't think that will happen, a scenario where we get no responses. There may be a scenario where we didn't get one because someone missed the deadline or whatever and we have to re-notice it. I am fairly sure we will get at least one. The question is what is it going to do to the pricing. As the competition is less, the price may increase which may need to happen anyway to bring other auditors in.

October 15, 2024

Indigo East CDD

Mr. Hutson: Everything else is going that way too.

Mr. Flint: Any other questions? Hearing none.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

Indigo East CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes					2024- \$3,280 2025- \$3,400 2026- \$3,550 2027- \$3,700 2028- \$3,850		
Grau & Associates					2024- \$3,200 2025- \$3,300 2026- \$3,400 2027- \$3,500 2028- \$3,600		

SECTION A

Indigo East Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

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Indigo East
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Indigo East Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record—Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The script is cursive and fluid, with the names connected together.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
<i>I. Planning Phase:</i>							
Meetings and discussions with Indigo East Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
<i>II. Detailed Audit Phase:</i>							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
<i>III. Closing Phase:</i>							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
<i>IV. Reporting Phase:</i>							
Review or assist in preparation of financial statement for Indigo East Community Development District							
Prepare management letter and other special reports							
Exit conference with Indigo East Community Development District officials and management							
Delivery of final reports							

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Indigo East Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Indigo East Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Indigo East Community Development District as follows:

September 2024	\$ 3,280
September 2025	\$ 3,400
September 2026	\$ 3,550
September 2027	\$ 3,700
September 2028	\$ 3,850

In years of new debt issuance fees may be adjusted as mutually agreed upon.

SECTION B



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

INDIGO EAST

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: November 8, 2024
2:00PM

Submitted to:

Indigo East
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

November 8, 2024

Indigo East Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Indigo East Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



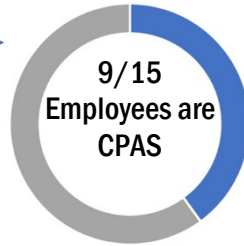
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

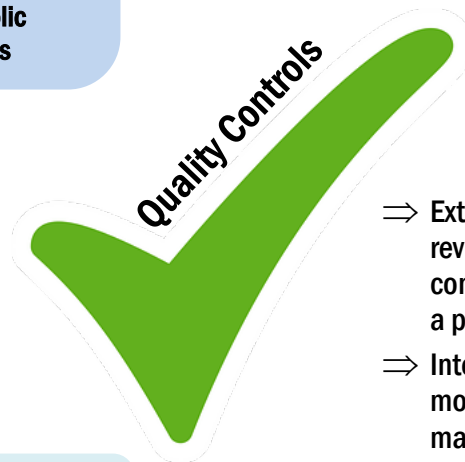
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

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

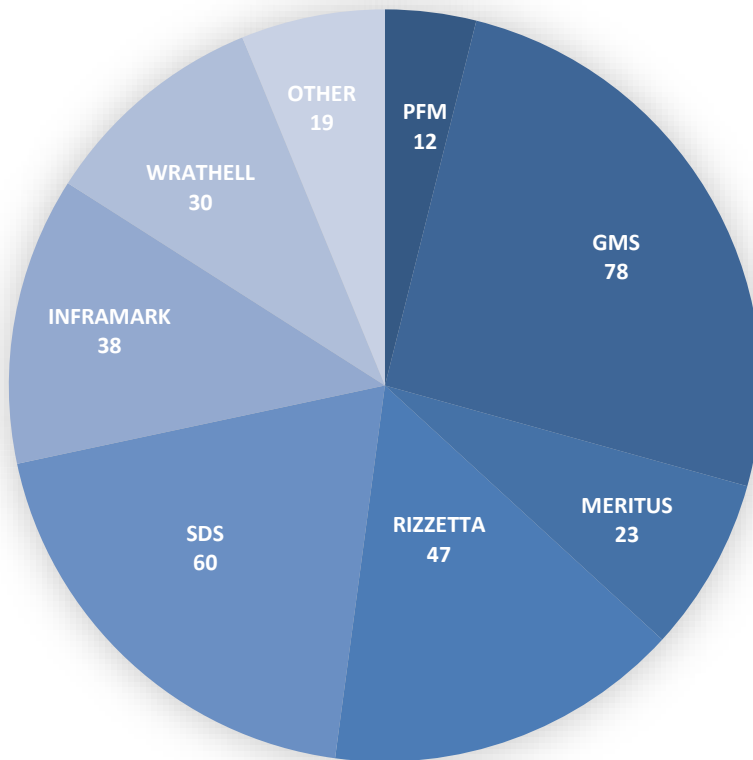
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
Master of Accounting
Nova Southeastern University (2002)
Bachelor of Science
Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
AICPA Certified Information Technology Professional (2018)
AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

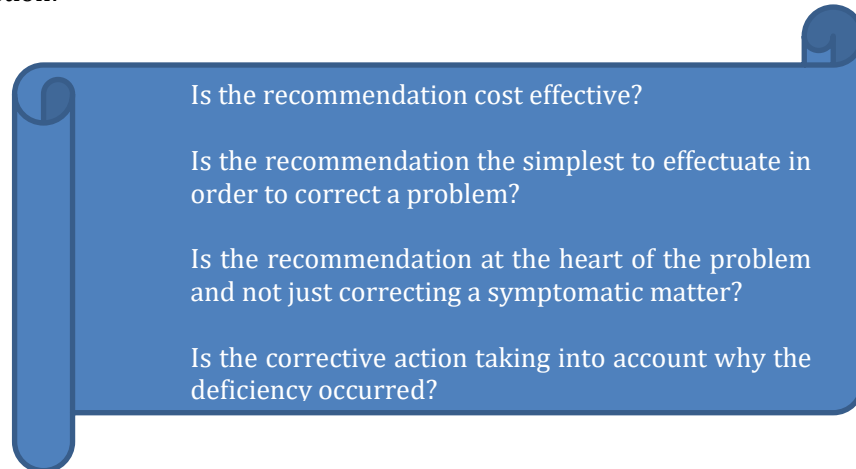
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3,200
2025	\$3,300
2026	\$3,400
2027	\$3,500
2028	<u>\$3,600</u>
TOTAL (2024-2028)	<u>\$17,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Indigo East Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

BOARD OF SUPERVISORS MEETING

SECTION III

SECTION D

RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE INDIGO EAST COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November, 2025.

ATTEST:

**INDIGO EAST
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-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, **October 15, 2024** at 9:00 a.m. at Circle Square Commons, 8395 SW 80th Street, Ocala, FL.

Present and constituting a quorum:

John Gysen	Chairman
Marla Ziino	Assistant Secretary
Terry Solan	Assistant Secretary
Bob Hutson	Assistant Secretary

Also present were:

George Flint	District Manager
Robert Szozda	Field Manager
Jerry Colen	District Counsel
Robert Stepp	Colen Built
Andy Jorgenson	OTOW
CW Howard	Colen Built

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any members of the public that want to provide comment for the Indigo East Community Development District? Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 20, 2024 Meeting

Mr. Flint: We have approval of the minutes from August 20, 2024. Were there any comments or corrections to those?

On MOTION by Mr. Solan, seconded by Ms. Ziino, with all in favor, the Minutes of the August 20, 2024 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review of Proposals for Landscape Maintenance Services and Selection of Vendor

Mr. Flint: The Board initially bid this out. You selected Lawn Enforcement and that was in the spring with an effective date of October 1st. In the interim, staff became concerned about their ability to perform the work so after it was awarded, the Board rescinded that award and directed staff to rebid landscape maintenance services. This was handled by Andy with On Top of the World Colen Built and you can see we have provided the bids in your agenda as well as a summary. I have handed out a larger version of that summary to you. There were seven responses and we asked for three years of pricing. The responses ranged anywhere from \$120,000 to \$196,900 a year. I have reviewed this with Andy. We have gone over the responses and our recommendation would be Yellowstone and we would like the Board to consider awarding a one-year contract with two one-year options for extension. MHS currently does a fair amount of work in the community. There is some concern about their capacity and ability to perform and that is why we are not recommending them. United Land was recommending a four-person crew which we do not believe is adequate to be able to keep up with the work in the community and that is why Yellowstone is being recommended. Andy, anything else to add?

Mr. Jorgenson: Just a statement still within the proposed budget amount.

Mr. Flint: That is the other thing. When you went through the budget process and you selected Lawn Enforcement, you kept your budget at the same level that it was before. I think it is at \$140,000.

Mr. Hutson: Did Yellowstone give us an additional bid for the extra trim? I don't see it on ours.

Mr. Flint: Andy, do you recall?

Mr. Jorgenson: I believe they were going to include at least one additional trim. They just did not state it within the contract but I can clarify that.

Mr. Flint: That would make the bids even closer at that point. They are within \$3,000 of each other, if the second trim is included. Any questions from the Board on that?

Ms. Ziino: I saw several references made to hurricane damage. Is that included in the contract or is that unexpected expenses?

Mr. Flint: It is typically an additional service.

Mr. Jorgenson: The typical minor debris removal is included within the scope of work. Typically, it is anything 4 inches or larger is going to be considered an Act of God and would be an additional expense.

Ms. Ziino: Thank you.

Mr. Flint: Any other questions or comments on the landscape proposals?

Mr. Hutson: I am sure it is extra when we decide to have some of the shrubbery replaced that are dead and stuff like that.

Mr. Flint: Yes, that would be. Yellowstone and United are good companies. Yellowstone is National. I am not sure if United is but they are a fairly large company. I think both of them are establishing themselves in this market but they are well established in other parts of the state, Jacksonville and Central Florida I deal with both companies a fair amount.

Mr. Gysen: I make a motion we accept Yellowstone.

Mr. Flint: The dollar amounts on this contract are under the statutory bid threshold so the Board is not obligated to go through a formal sealed bid process on this although we did go through a bid process, it is not the formal sealed bid and also there is no provision for any protest of your decision because you are under that threshold.

On MOTION by Mr. Gysen, seconded by Mr. Hutson, with all in favor, the Proposals for Landscape Maintenance Services and Selection of Yellowstone, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Stormwater Structure Repairs

Mr. Flint: I provided two additional sheets. One says CDD Indigo MES repair that is mitered in repair and CW Howard is here. We received proposals from two companies, Ho-Man

Contracting and Burton Utilities. The District Engineer annually inspects the stormwater system and upon their inspection of the system they found that some mitered ends needed repair. CW do you mind presenting these?

Mr. Howard: Basically, like George said, the engineer doesn't need an inspection on this and, I got the contractors who recommended a couple of options. From what I see of the pictures and doing a visual inspection, there is just a lot of cosmetic cracking going on. I had them price out just doing a finish of that, filling in the cracks and refinishing over the top of the existing concrete. The other option would be to remove and replace the entire mitered end along with the splash pad if needed.

Mr. Flint: Our recommendation would be the Burton Utilities crack repair option which is \$1,000 per mitered end for \$3,000. Again, the mitered ends have cracks in them and are not to a point where we believe they need to be demolished and repoured. I think we can do some crack repair and then just keep an eye on it going forward. That would be the most cost-effective approach and I think it is the most practical. It is option 1 under Burton Utilities. Any questions on these responses?

Mr. Hutson: No.

Mr. Flint: Is there a motion to approve option 1 under Burton Utilities for \$3,000?

On MOTION by Mr. Hutson, seconded by Ms. Ziino, with all in favor, the Proposals for Stormwater Structures Repair – Burton Utilities Option 1, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Sinkhole Remediation

Mr. Flint: There is a sinkhole in one of the dry retention areas. CW is going to need to help me with the location of it. I didn't bring the map with me. Basically, we had a geotechnical engineer go out. If it is a minor small sinkhole, the landscape contractors just fill them in and take care of it but once it gets above a certain size, we have a geotechnical engineer come out and evaluate it and come up with a remediation plan. They did that and came up with a remediation plan then we went out and got three proposals. Part of that remediation plan is to do a partial excavation of the hole. It is possible once they start excavating the hole that they will find that there is what is called a chimney and, in that case, there would be some additional expenses that

are included here. But assuming there isn't, these three responses are for repair of that. We are recommending Florida Fine Grading which is the low-cost proposal at \$4,500. Florida Fine Grading came back and we asked them in the event a chimney was found and they had to do additional work, they indicated that anything above the Geotech Report would be \$500 per load. Ho-Man Contracting indicated in the event a chimney is encountered, it will be excavated and back filled at \$1,200 per day plus truck time with the material to fill being provided by others. Even under that scenario, it appears Florida Fine Grading is still going to be the most cost-effective approach. Any questions on the proposals? Is there a motion to approve Florida Fine Grading?

On MOTION by Mr. Gysen, seconded by Mr. Hutson, with all in favor, the Proposals for Sinkhole Remediation – Florida Fine Grading, was approved.

SEVENTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: We need to rebid the independent auditing services and as part of that you have to appoint an audit committee which approves the form of a notice, selection criteria and RFP then reviews and ranks the responses and makes a recommendation to the Board. In the past, the Board has appointed themselves as the audit committee. If you are okay with doing that, then a motion to appoint the Board as the audit committee and then designate one of the Board members as the Chair would be in order.

Mr. Gysen: I make a motion that we appoint the Board as the audit committee and make Robert the Chair.

On MOTION by Mr. Gysen, seconded by Ms. Ziino, with all in favor, the Appointment of the Board as the Audit Committee and Robert Hutson as Chairman, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jerry, anything?

Mr. Colen: I have nothing to report.

B. District Manager

i. Approval of Check Register

Mr. Flint: You have the check register from August 6th through October 1st for the general fund and Board compensation totaling \$201,825.99. The detailed register is behind the summary. Were there any questions on the check register?

Mr. Gysen: No.

Mr. Flint: Is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: Next you have the unaudited financials. There is no action required by the Board. If the Board has any questions, we can discuss them. We are over 100% collected on the on-roll assessments. Our actual administrative is slightly over budget. It looks like engineering came in higher than budgeted so that pushed us over a little bit but we are still under the total adopted budget for the year. Any questions on the financials? Hearing no questions, the next item followed.

NINTH ORDER OF BUSINESS

Organizational Matters

Mr. Flint: You did have two seats whose terms are up in November of this year, seat #1 which is occupied by Ms. Ziino and seat #4 which was occupied by Ms. LaFrance. No one qualified for either of those seats. You all declared both seats vacant as of November 19th. You happen to have a Board meeting on the 19th so at your November 19th Board meeting, you will need to consider appointments to those two seats. They have to be a general elector which means it has to be someone that lives within Indigo East and that is their full-time residence and they are registered to vote with that address. There is really no action today. You do have a vacancy. You could fill Ms. LaFrance's vacancy today but then on November 19th, you are going to have to vote again to fill that so it is up to you on whether you want to take any action on her vacant seat today or just wait until the 19th.

Ms. Ziino: Just wait.

Mr. Flint: We will have organizational matters on your November 19th agenda and the Board can address those two seats.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Was there anything else the Board wanted to discuss? Hearing no comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VI

RESOLUTION 2025-02

**A RESOLUTION AMENDING THE INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND AND CAPITAL RESERVE FUND FOR
FISCAL YEAR 2024 AND PROVIDING FOR AN
EFFECTIVE DATE.**

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 and Capital Reserve Fund Budget for the Fiscal Year 2024, and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2024.

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

1. The General Fund and Capital Reserve Fund Budgets for Fiscal Year 2024 are hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 19th day of November, 2024 and be reflected in the monthly and Fiscal Year End 9/30/2024 Financial Statements and Audit Report of the District.

Adopted this 19th day of November, 2024.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Indigo East
Community Development District

Amended Budget
FY 2024



Table of Contents

1 General Fund

2 Capital Reserve

Indigo East
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Projected FY2024
Revenues				
Maintenance Assessments	\$ 333,934	\$ 2,444	\$ 336,378	\$ 336,378
Interest	\$ -	\$ 26	\$ 26	\$ 26
Carry Forward Surplus	\$ -	\$ 72,570	\$ 72,570	\$ 113,542
Total Revenues	\$ 333,934	\$ 75,040	\$ 408,974	\$ 449,946
Expenditures				
<u>General & Administrative</u>				
Supervisor Fees	\$ 4,000	\$ -	\$ 4,000	\$ 3,400
FICA Expense	\$ 306	\$ -	\$ 306	\$ 199
Engineering	\$ 4,000	\$ 3,055	\$ 7,055	\$ 7,055
Trustee Fees	\$ 2,050	\$ -	\$ 2,050	\$ 2,020
Dissemination	\$ 2,650	\$ 100	\$ 2,750	\$ 2,750
Arbitrage	\$ 450	\$ 450	\$ 900	\$ 900
Assessment Roll	\$ 5,300	\$ -	\$ 5,300	\$ 5,300
Attorney	\$ 6,100	\$ -	\$ 6,100	\$ 6,000
Annual Audit	\$ 4,000	\$ 100	\$ 4,100	\$ 4,100
Management Fees	\$ 8,304	\$ -	\$ 8,304	\$ 8,304
Information Technology	\$ 848	\$ -	\$ 848	\$ 848
Website Maintenance	\$ 636	\$ -	\$ 636	\$ 636
Telephone	\$ 100	\$ -	\$ 100	\$ -
Postage	\$ 200	\$ -	\$ 200	\$ 180
Printing & Binding	\$ 500	\$ -	\$ 500	\$ 0
Insurance	\$ 7,960	\$ -	\$ 7,960	\$ 7,489
Legal Advertising	\$ 1,000	\$ -	\$ 1,000	\$ 576
Other Current Charges	\$ 1,200	\$ -	\$ 1,200	\$ 1,014
Office Supplies	\$ 200	\$ -	\$ 200	\$ 82
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 49,979	\$ 3,705	\$ 53,684	\$ 51,028
<u>Operations & Maintenance</u>				
Property Insurance	\$ 791	\$ -	\$ 791	\$ 781
Water Expense	\$ 2,508	\$ 65	\$ 2,573	\$ 2,573
Electric Expense	\$ 30,360	\$ -	\$ 30,360	\$ 23,608
Irrigation Repairs	\$ 2,925	\$ -	\$ 2,925	\$ 411
Retention Ponds/ROW Maintenance	\$ 188,253	\$ 10,035	\$ 198,288	\$ 198,288
Plant Replacement	\$ 2,500	\$ 5,605	\$ 8,105	\$ 8,105
Tree Trimming	\$ 1,000	\$ -	\$ 1,000	\$ -
Pressure Washing	\$ 18,207	\$ -	\$ 18,207	\$ 17,000
Well Maintenance/Repairs	\$ 4,050	\$ -	\$ 4,050	\$ -
Contingency	\$ 8,361	\$ -	\$ 8,361	\$ 4,850
Total Operations & Maintenance:	\$ 258,955	\$ 15,705	\$ 274,659	\$ 255,616
<u>Other Expenditures</u>				
Transfer Out - Capital Reserve	\$ 25,000	\$ 55,630	\$ 80,630	\$ 80,630
Total Other Expenditures	\$ 25,000	\$ 55,630	\$ 80,630	\$ 80,630
Total Expenditures	\$ 333,934	\$ 75,040	\$ 408,974	\$ 387,274
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ 62,672

Indigo East
Community Development District
Amended Budget
Capital Reserve

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Projected FY2024
Revenues				
Interest Income	\$ -	\$ 22,000	\$ 22,000	\$ 21,697
Carry Forward Surplus	\$ 338,604	\$ 32,164	\$ 370,768	\$ 370,768
Total Revenues	\$ 338,604	\$ 54,164	\$ 392,768	\$ 392,465
Expenditures				
Roadway Resurfacing	\$ -	\$ 3,210	\$ 3,210	\$ 3,210
Roadway Striping	\$ -	\$ 23,324	\$ 23,324	\$ 23,324
Tree Replacement	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Contingency	\$ -	\$ 10,966	\$ 10,966	\$ -
Total Expenditures	\$ -	\$ 40,000	\$ 40,000	\$ 29,034
<i>Other Expenditures</i>				
Transfer In	\$ 25,000	\$ 55,630	\$ 80,630	\$ 80,630
Total Other Expenditures	\$ 25,000	\$ 55,630	\$ 80,630	\$ 80,630
Excess Revenues/(Expenditures)	\$ 363,604	\$ 69,795	\$ 433,399	\$ 444,062

SECTION VII

SECTION B

SECTION 1

Indigo East
Community Development District

Summary of Invoices

October 2, 2024 to November 5, 2024

Fund	Date	Check No.'s		Amount
General Fund	10/2/24	1706-1707	\$	10,797.11
	10/16/24	1708	\$	1,295.63
	10/23/24	1709-1711	\$	1,805.82
	10/30/24	1712-1713	\$	100.00
	11/1/24	1714	\$	11,805.94
			\$	25,804.50
Payroll	October 2, 2024 to November 5, 2024			
	Robert D Hutson	50299	\$	184.70
	John Gysen	50300	\$	200.00
	Marla Wilson Ziino	50301	\$	184.70
	Terrance Solan	50302	\$	184.70
			\$	754.10
			\$	26,558.60

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/24	00052	9/27/24 22422436	202408 310-51300-31100	ANN ENGINEER REPORT AUG24	*	2,692.50	
				DEWBERRY ENGINEERS INC.			2,692.50 001706
10/02/24	00047	9/18/24 83065	202409 320-53800-47600	OAK-TREE REPLACEMENT	*	8,104.61	
				EARTHSCAPES UNLIMITED INC.			8,104.61 001707
10/16/24	00019	10/01/24 267	202410 310-51300-34000	MANAGEMENT FEES OCT24	*	795.83	
		10/01/24 267	202410 310-51300-34200	WEBSITE ADMIN OCT24	*	55.67	
		10/01/24 267	202410 310-51300-34300	INFORMATION TECH OCT24	*	74.25	
		10/01/24 267	202410 310-51300-31300	DISSEMINATION SVCS OCT24	*	231.92	
		10/01/24 267	202410 310-51300-51000	OFFICE SUPPLIES OCT24	*	.12	
		10/01/24 267	202410 310-51300-42000	POSTAGE OCT24	*	137.84	
				GOVERNMENTAL MANAGEMENT SERVICES			1,295.63 001708
10/23/24	00002	10/16/24 5261	202410 310-51300-31500	GENERAL COUNSEL OCT24	*	1,500.00	
				COLEN & WAGONER P.A.			1,500.00 001709
10/23/24	00067	10/01/24 90678	202410 310-51300-54000	SPECIAL DISTRICT FEE FY25	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001710
10/23/24	00081	9/30/24 00067007	202409 310-51300-48000	NOT BOS MEETING DATES	*	130.82	
				GANNETT MEDIA CORP DBA GANNETT			130.82 001711
10/30/24	00061	10/17/24 10	202410 310-51300-31300	AMORT SERIES 2016 11-1-24	*	100.00	
				DISCLOSURE SERVICES LLC			100.00 001712
10/30/24	00047	9/30/24 83186	202409 320-53800-47300	ROW MAINTENANCE SEP24	*	11,805.94	
		10/21/24 83235	202410 320-53800-47600	RIP OUT/REPLCED ANNUALS	*	8,000.00	
				EARTHSCAPES UNLIMITED INC.			19,805.94 001713
11/01/24	00047	9/30/24 83186	202409 320-53800-47300	ROW MAINTENANCE SEP24	V	11,805.94	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/21/24 83235	202410 320-53800-47600		V	8,000.00-	
		RIP OUT/REPLCED ANNUALS					
				EARTHSCAPES UNLIMITED INC.			19,805.94-001713

11/01/24 00047		9/30/24 83186	202409 320-53800-47300		*	11,805.94	
		ROW MAINTENANCE SEP24					
				EARTHSCAPES UNLIMITED INC.			11,805.94 001714

TOTAL FOR BANK A						25,804.50	
TOTAL FOR REGISTER						25,804.50	

SECTION 2

Indigo East
Community Development District

Unaudited Financial Reporting
September 30, 2024



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, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Operating Account	\$ 71,024	\$ -	\$ -	\$ 71,024
<u>Investment</u>				
State Board Administration	\$ -	\$ -	\$ 443,963	\$ 443,963
<u>Series 2016</u>				
Reserve	\$ -	\$ 32,905	\$ -	\$ 32,905
Revenue	\$ -	\$ 100,208	\$ -	\$ 100,208
Prepayment	\$ -	\$ 12,941	\$ -	\$ 12,941
Accrued Interest Receivable	\$ -	\$ 190	\$ 99	\$ 289
Prepaid Expenses	\$ 14,382	\$ -	\$ -	\$ 14,382
Total Assets	\$ 85,406	\$ 146,244	\$ 444,062	\$ 675,711
Liabilities:				
Accounts Payable	\$ 22,734	\$ -	\$ -	\$ 22,734
Total Liabilities	\$ 22,734	\$ -	\$ -	\$ 22,734
Fund Balance:				
Assigned For:				
Capital Reserve	\$ -	\$ -	\$ 444,062	\$ 444,062
Nonspendable:				
Deposits and Prepaid Items	\$ 14,382	\$ -	\$ -	\$ 14,382
Restricted For:				
Debt Service Series 2016	\$ -	\$ 146,244	\$ -	\$ 146,244
Unassigned	\$ 48,290	\$ -	\$ -	\$ 48,290
Total Fund Balances	\$ 62,672	\$ 146,244	\$ 444,062	\$ 652,977
Total Liabilities & Fund Balance	\$ 85,406	\$ 146,244	\$ 444,062	\$ 675,711

Indigo East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance

Revenues:

Assessments - Tax Roll	\$ 333,934	\$ 333,934	\$ 336,378	\$ 2,444
Interest	\$ -	\$ -	\$ 26	\$ 26

Total Revenues	\$ 333,934	\$ 333,934	\$ 336,404	\$ 2,470
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,000	\$ 4,000	\$ 3,400	\$ 600
FICA Expense	\$ 306	\$ 306	\$ 199	\$ 107
Engineering	\$ 4,000	\$ 4,000	\$ 7,055	\$ (3,055)
Trustee Fees	\$ 2,050	\$ 2,050	\$ 2,020	\$ 30
Dissemination	\$ 2,650	\$ 2,650	\$ 2,750	\$ (100)
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Attorney	\$ 6,100	\$ 6,100	\$ 6,000	\$ 100
Annual Audit	\$ 4,000	\$ 4,000	\$ 4,100	\$ (100)
Management Fees	\$ 8,304	\$ 8,304	\$ 8,304	\$ 0
Information Technology	\$ 848	\$ 848	\$ 848	\$ 0
Website Maintenance	\$ 636	\$ 636	\$ 636	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 200	\$ 200	\$ 180	\$ 20
Printing & Binding	\$ 500	\$ 500	\$ 0	\$ 500
Insurance	\$ 7,960	\$ 7,960	\$ 7,489	\$ 471
Legal Advertising	\$ 1,000	\$ 1,000	\$ 576	\$ 424
Other Current Charges	\$ 1,200	\$ 1,200	\$ 1,014	\$ 186
Office Supplies	\$ 200	\$ 200	\$ 82	\$ 118
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 49,979	\$ 49,979	\$ 51,028	\$ (1,049)
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Indigo East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Operation and Maintenance</u>				
Property Insurance	\$ 791	\$ 791	\$ 781	\$ 10
Water Expense	\$ 2,508	\$ 2,508	\$ 2,573	\$ (65)
Electric Expense	\$ 30,360	\$ 30,360	\$ 23,608	\$ 6,752
Irrigation Repairs	\$ 2,925	\$ 2,925	\$ 411	\$ 2,514
Retention Ponds/ROW Maintenance	\$ 188,253	\$ 188,253	\$ 198,288	\$ (10,035)
Plant Replacement	\$ 2,500	\$ 2,500	\$ 8,105	\$ (5,605)
Tree Trimming	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Pressure Washing	\$ 18,207	\$ 18,207	\$ 17,000	\$ 1,207
Well Maintenance/Repairs	\$ 4,050	\$ 4,050	\$ -	\$ 4,050
Contingency	\$ 8,361	\$ 8,361	\$ 4,850	\$ 3,511
Total O&M Expenditures:	\$ 258,955	\$ 258,955	\$ 255,616	\$ 3,339
Total Expenditures	\$ 308,934	\$ 308,934	\$ 306,644	\$ 2,290
Excess Revenues (Expenditures)	\$ 25,000		\$ 29,760	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out) - Capital Reserve	\$ (25,000)	\$ (25,000)	\$ (80,630)	\$ (55,630)
Total Other Financing Sources/(Uses)	\$ (25,000)	\$ (25,000)	\$ (80,630)	\$ (55,630)
Net Change in Fund Balance	\$ -		\$ (50,870)	
Fund Balance - Beginning	\$ -		\$ 113,542	
Fund Balance - Ending	\$ -		\$ 62,672	

Indigo East
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 82,589	\$ 82,589	\$ 82,901	\$ 312
Assessments - Prepayment	\$ -	\$ -	\$ 12,872	\$ 12,872
Interest Income	\$ -	\$ -	\$ 7,080	\$ 7,080
Total Revenues	\$ 82,589	\$ 82,589	\$ 102,853	\$ 20,264
<u>Expenditures:</u>				
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 11/1	\$ 18,263	\$ 18,263	\$ 18,056	\$ 206
Principal - 5/1	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest - 5/1	\$ 18,263	\$ 18,263	\$ 17,944	\$ 319
Total Expenditures	\$ 81,525	\$ 81,525	\$ 86,000	\$ (4,475)
Excess Revenues (Expenditures)	\$ 1,064		\$ 16,853	
Fund Balance - Beginning	\$ 90,762		\$ 129,391	
Fund Balance - Ending	\$ 91,826		\$ 146,244	

Indigo East
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues:</u>				
Interest Income	\$ -	\$ -	\$ 21,697	\$ 21,697
Total Revenues	\$ -	\$ -	\$ 21,697	\$ 21,697
<u>Expenditures:</u>				
Roadway Resurfacing	\$ -	\$ -	\$ 3,210	\$ (3,210)
Roadway Striping	\$ -	\$ -	\$ 23,324	\$ (23,324)
Tree Replacement	\$ -	\$ -	\$ 2,500	\$ (2,500)
Total Expenditures	\$ -	\$ -	\$ 29,034	\$ (29,034)
Excess Revenues (Expenditures)	\$ -		\$ (7,337)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 25,000	\$ 25,000	\$ 80,630	\$ 55,630
Total Other Financing Sources/(Uses)	\$ 25,000	\$ 25,000	\$ 80,630	\$ 55,630
Net Change in Fund Balance	\$ 25,000		\$ 73,293	
Fund Balance - Beginning	\$ 338,604		\$ 370,768	
Fund Balance - Ending	\$ 363,604		\$ 444,062	

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	\$ -	\$ 8,215	\$ 284,029	\$ 22,640	\$ 6,480	\$ 4,136	\$ 7,417	\$ 1,658	\$ 1,795	\$ 8	\$ -	\$ -	\$ 336,378
Interest	\$ 1	\$ 1	\$ 2	\$ 4	\$ 3	\$ 3	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 26
Total Revenues	\$ 1	\$ 8,216	\$ 284,030	\$ 22,644	\$ 6,483	\$ 4,139	\$ 7,420	\$ 1,660	\$ 1,798	\$ 10	\$ 2	\$ 1	\$ 336,404
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 3,400
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ 46	\$ -	\$ 199
Engineering	\$ 2,253	\$ -	\$ -	\$ 550	\$ 1,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,693	\$ -	\$ 7,055
Trustee Fees	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Dissemination	\$ 321	\$ 221	\$ 221	\$ 221	\$ 221	\$ 221	\$ 221	\$ 221	\$ 221	\$ 221	\$ 221	\$ 221	\$ 2,750
Arbitrage	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Attorney	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ 6,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Management Fees	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 8,304
Information Technology	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 848
Website Maintenance	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 636
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 4	\$ 1	\$ 3	\$ 5	\$ 39	\$ 30	\$ 6	\$ 28	\$ 3	\$ 26	\$ 32	\$ 180
Printing & Binding	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Insurance	\$ 7,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,489
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113	\$ -	\$ -	\$ 332	\$ 131	\$ 576
Other Current Charges	\$ 88	\$ 87	\$ 87	\$ 88	\$ 82	\$ 86	\$ 80	\$ 85	\$ 80	\$ 86	\$ 82	\$ 82	\$ 1,014
Office Supplies	\$ 0.15	\$ 0	\$ 23	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 30	\$ 0	\$ 0	\$ 28	\$ 82
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,445	\$ 3,473	\$ 3,167	\$ 2,578	\$ 7,029	\$ 3,262	\$ 1,147	\$ 2,740	\$ 2,236	\$ 1,126	\$ 6,515	\$ 1,309	\$ 51,028
Operation and Maintenance													
Property Insurance	\$ 781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 781
Water Expense	\$ 207	\$ 193	\$ 223	\$ 247	\$ 233	\$ 253	\$ 229	\$ 193	\$ 188	\$ 213	\$ 199	\$ 195	\$ 2,573
Electric Expense	\$ 1,805	\$ 1,691	\$ 1,867	\$ 1,867	\$ 1,743	\$ 1,986	\$ 1,743	\$ 2,266	\$ 2,125	\$ 2,125	\$ 2,266	\$ 2,125	\$ 23,608
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235	\$ -	\$ 176	\$ -	\$ -	\$ -	\$ 411
Retention Ponds/ROW Maintenance	\$ 11,806	\$ 11,806	\$ 11,806	\$ 33,175	\$ 12,406	\$ 11,806	\$ 11,806	\$ 11,806	\$ 11,806	\$ 11,806	\$ 46,454	\$ 11,806	\$ 198,288
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 5,605	\$ 8,105
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,000	\$ 17,000
Well Maintenance/Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,850
Total O&M Expenses:	\$ 14,599	\$ 13,690	\$ 13,896	\$ 39,789	\$ 14,382	\$ 14,045	\$ 14,363	\$ 14,266	\$ 16,794	\$ 14,144	\$ 48,919	\$ 36,730	\$ 255,616
Total Expenditures	\$ 31,044	\$ 17,163	\$ 17,063	\$ 42,367	\$ 21,411	\$ 17,307	\$ 15,510	\$ 17,006	\$ 19,030	\$ 15,269	\$ 55,434	\$ 38,039	\$ 306,644
Excess Revenues (Expenditures)	\$ (31,043)	\$ (8,947)	\$ 266,967	\$ (19,724)	\$ (14,928)	\$ (13,169)	\$ (8,091)	\$ (15,346)	\$ (17,233)	\$ (15,259)	\$ (55,432)	\$ (38,038)	\$ 29,760

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)
Less: Principal Payment 11/1/22 Prepayment		(\$10,000)
Less: Principal Payment 5/1/23		(\$45,000)
Less: Principal Payment 11/1/22 Prepayment		(\$5,000)
Less: Principal Payment 5/1/24		(\$45,000)
Current Bonds Outstanding		\$805,000

INDIGO EAST

COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENTS FY 2024 RECEIPTS

MAINTENANCE

Gross Assessments	\$355,243.90
Certified Net Assessments	\$333,929.27
	100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/8/23	ACH	\$ 5,564.51	\$ 111.29	\$ -	\$ -	\$5,453.22
11/30/23	ACH	\$ 2,818.48	\$ 56.37	\$ -	\$ -	\$2,762.11
12/12/23	ACH	\$ 120,066.80	\$ 2,401.34	\$ -	\$ -	\$117,665.46
12/28/23	ACH	\$ 90,125.24	\$ 1,802.50	\$ -	\$ -	\$88,322.74
12/29/23	ACH	\$ 79,632.96	\$ 1,592.66	\$ -	\$ -	\$78,040.30
1/26/24	ACH	\$ 21,921.51	\$ 438.43	\$ -	\$ -	\$21,483.08
1/26/24	ACH	\$ -	\$ -	\$ -	\$ 1,156.82	\$1,156.82
2/16/24	ACH	\$ 6,612.34	\$ 132.25	\$ -	\$ -	\$6,480.09
3/15/24	ACH	\$ 4,220.01	\$ 84.40	\$ -	\$ -	\$4,135.61
4/26/24	ACH	\$ 7,568.40	\$ 151.37	\$ -	\$ -	\$7,417.03
5/10/24	ACH	\$ 1,537.32	\$ 30.75	\$ -	\$ -	\$1,506.57
5/10/24	ACH	\$ 151.30	\$ -	\$ -	\$ -	\$151.30
6/21/24	ACH	\$ 604.80	\$ 12.10	\$ -	\$ -	\$592.70
6/26/24	ACH	\$ 1,227.21	\$ 24.54	\$ -	\$ -	\$1,202.67
7/15/24	ACH	\$ -	\$ -	\$ -	\$ 7.92	\$7.92
Total Collected		\$ 342,050.88	\$ 6,838.00	\$ -	\$ 1,164.74	\$ 336,377.62
Percentage Collected						101%

DEBT SERVICE

Gross Assessments	\$87,377.75
Certified Net Assessments	\$82,135.09
	100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/8/23	ACH	\$ 1,934.81	\$ 38.70	\$ -	\$ -	\$1,896.11
11/30/23	ACH	\$ 1,390.32	\$ 27.81	\$ -	\$ -	\$1,362.51
12/12/23	ACH	\$ 25,953.06	\$ 519.06	\$ -	\$ -	\$25,434.00
12/28/23	ACH	\$ 21,318.53	\$ 426.37	\$ -	\$ -	\$20,892.16
12/29/23	ACH	\$ 18,074.41	\$ 361.49	\$ -	\$ -	\$17,712.92
1/26/24	ACH	\$ 7,058.11	\$ 141.16	\$ -	\$ -	\$6,916.95
1/26/24	ACH	\$ -	\$ -	\$ -	\$ 273.65	\$273.65
2/16/24	ACH	\$ 2,487.60	\$ 49.75	\$ -	\$ -	\$2,437.85
3/15/24	ACH	\$ 955.85	\$ 19.12	\$ -	\$ -	\$936.73
4/26/24	ACH	\$ 2,827.37	\$ 56.55	\$ -	\$ -	\$2,770.82
5/10/24	ACH	\$ 1,249.44	\$ 24.99	\$ -	\$ -	\$1,224.45
5/10/24	ACH	\$ 57.07	\$ -	\$ -	\$ -	\$57.07
6/21/24	ACH	\$ 497.22	\$ 9.94	\$ -	\$ -	\$487.28
6/26/24	ACH	\$ 504.48	\$ 10.09	\$ -	\$ -	\$494.39
7/15/24	ACH	\$ -	\$ -	\$ -	\$ 4.33	\$4.33
Total Collected		\$ 84,308.27	\$ 1,685.03	\$ -	\$ 277.98	\$82,901.22
Percentage Collected						101%