

Indigo East

Community Development District

Meeting Agenda

June 17, 2025

AGENDA

Indigo East
Community Development District
Continued Meeting Agenda

**Tuesday
June 17, 2025
9:00 AM**

**Circle Square Commons
8395 SW 80th Street
Ocala, Florida 34481**

- I. Roll Call
- II. Public Comment Period
- III. Consideration of Resolution 2025-04 Amending Resolution 2025-03 to Approve a Revised Proposed Budget
- IV. Other Business
- V. Supervisors Requests
- VI. Adjournment

SECTION III

RESOLUTION 2025-04

**A RESOLUTION OF THE INDIGO EAST COMMUNITY
DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-
03 TO APPROVE A REVISED PROPOSED BUDGET**

WHEREAS, the District Manager has heretofore prepared and submitted a proposed budget to the Board of Supervisors for Fiscal Year 2026; and

WHEREAS, the Board of Supervisors considered said proposed budget and approved resolution **2025-03** approving the proposed budget and set the public hearing thereon for **August 19, 2025 at 9:00 AM at the Circle Square Commons Cultural Center, 8395 SW 80th St., Ocala, FL 34481**; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures included in the proposed Fiscal Year 2026 budget.

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

1. Resolution **2025-03** is hereby amended to include the revised proposed Fiscal Year 2026 budget, attached hereto as Exhibit A.
2. All other aspects of Resolution 2025-03 remain unchanged.

Adopted this **17th day of June, 2025**.

ATTEST:

**INDIGO EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Indigo East
Community Development District

Proposed Budget
FY 2026

June 17, 2025 Meeting



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Indigo East
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Maintenance Assessments	\$ 333,934	\$ 327,533	\$ 6,401	\$ 333,934	\$ 366,060
Interest	\$ 13	\$ 7	\$ 224	\$ 231	\$ 115
Carry Forward	\$ -	\$ -	\$ 3,826	\$ 3,826	\$ -
Total Revenues	\$ 333,947	\$ 327,540	\$ 10,452	\$ 337,991	\$ 366,176

Expenditures

General & Administrative

Supervisor Fees	\$ 4,000	\$ 2,800	\$ 2,000	\$ 4,800	\$ 4,000
FICA Expense	\$ 306	\$ 168	\$ 153	\$ 321	\$ 306
Engineering	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Trustee Fees	\$ 2,050	\$ -	\$ 2,050	\$ 2,050	\$ 2,255
Dissemination	\$ 2,783	\$ 1,492	\$ 1,392	\$ 2,883	\$ 2,866
Arbitrage	\$ 450	\$ 900	\$ -	\$ 900	\$ 450
Assessment Roll	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Attorney	\$ 6,100	\$ 4,970	\$ 1,130	\$ 6,100	\$ 6,100
Annual Audit	\$ 4,100	\$ -	\$ 3,200	\$ 3,200	\$ 3,400
Management Fees	\$ 9,550	\$ 4,775	\$ 4,775	\$ 9,550	\$ 9,836
Information Technology	\$ 891	\$ 446	\$ 446	\$ 891	\$ 918
Website Maintenance	\$ 668	\$ 334	\$ 334	\$ 668	\$ 688
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ -
Postage	\$ 200	\$ 536	\$ 100	\$ 636	\$ 600
Printing & Binding	\$ 500	\$ 8	\$ 250	\$ 258	\$ 500
Insurance	\$ 8,238	\$ 8,238	\$ -	\$ 8,238	\$ 10,365
Legal Advertising	\$ 1,000	\$ 422	\$ -	\$ 422	\$ 1,000
Other Current Charges	\$ 1,200	\$ 551	\$ 600	\$ 1,151	\$ 1,200
Office Supplies	\$ 200	\$ 31	\$ 100	\$ 131	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 52,076	\$ 31,410	\$ 20,529	\$ 51,939	\$ 54,592

Indigo East
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

Property Insurance	\$ 883	\$ 579	\$ -	\$ 579	\$ 883
Water Expense	\$ 2,724	\$ 1,071	\$ 1,362	\$ 2,433	\$ 2,724
Electric Expense	\$ 30,360	\$ 25,502	\$ 25,502	\$ 51,004	\$ 56,042
Irrigation Repairs	\$ 2,925	\$ 1,247	\$ 1,463	\$ 2,709	\$ 2,925
Retention Ponds/ROW Maintenance	\$ 188,253	\$ 90,610	\$ 94,127	\$ 184,736	\$ 188,253
Plant Replacement	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Tree Trimming	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Pressure Washing	\$ 18,207	\$ -	\$ 18,207	\$ 18,207	\$ 18,207
Well Maintenance/Repairs	\$ 4,050	\$ -	\$ 2,025	\$ 2,025	\$ 4,050
Contingency	\$ 8,361	\$ -	\$ -	\$ -	\$ 10,000

Total Operations & Maintenance:	\$ 259,263	\$ 119,009	\$ 144,435	\$ 263,444	\$ 286,584
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Other Expenditures

Transfer Out - Capital Reserve	\$ 22,608	\$ -	\$ 22,608	\$ 22,608	\$ 25,000
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Total Other Expenditures	\$ 22,608	\$ -	\$ 22,608	\$ 22,608	\$ 25,000
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Total Expenditures	\$ 333,947	\$ 150,419	\$ 187,572	\$ 337,991	\$ 366,176
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Excess Revenues/(Expenditures)	\$ -	\$ 177,121	\$ (177,121)	\$ -	\$ -
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	FY2023	FY2024	FY2025	FY2026
Net Assessments	\$254,337	\$333,934	\$333,934	\$366,060
Discounts & Collections (6%)	\$16,234	\$21,315	\$21,315	\$23,366
Gross Assessments	<u>\$270,572</u>	<u>\$355,249</u>	<u>\$355,249</u>	<u>\$389,426</u>
Total Units	605	605	605	605
Assessments per Unit	<u>\$447</u>	<u>\$587</u>	<u>\$587</u>	<u>\$644</u>

Indigo East

Community Development District

General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

Interest

The District receives interest earnings from its cash balance in the Truist operating account.

Expenditures:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. This amount is based upon 5 Supervisors attending 4 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer provides general engineering services to the District, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors. The District currently has an agreement with Dewberry Engineers Inc.

Trustee Fees

The District issued Series 2016 Special Assessment Refunding Bonds that are administered by a Trustee at US Bank.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District currently contracted with Governmental Management Services – Central Florida, LLC.

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Refunding Bonds.

Indigo East

Community Development District

General Fund Budget

Assessment Roll

Governmental Management Services – Central Florida, LLC serves as the District’s collection agent and certifies the District’s non-ad valorem assessments with the county tax collector.

Attorney

The District’s legal counsel provides general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. The District currently has an agreement with Colen & Wagoner P.A.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates for this service.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Indigo East

Community Development District

General Fund Budget

Insurance

The District's general liability & public officials liability insurance policy is with Florida Insurance Alliance. The Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. The District does most of its legal advertising with CA Florida Holdings LLC.

Other Current Charges

Includes bank charges and any other miscellaneous expenses that are incurred during the year.

Property Taxes

The District pays annual property tax to the Marion County Tax Collector's Office.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Commerce for \$175. This is the only expense under this category for the District.

Maintenance:

Water & Sewer

To record the water cost of irrigation charges to the common area. The District has the following accounts with Bay Laurel Center CDD.

Address	Monthly	Annually
80th Terrace Median	\$50	\$600
82nd/78th Terrace Median	\$100	\$1,200
77th Court Culdesac	\$30	\$360
Contingency		\$564
		\$2,724

Electric Expense

To record the electric cost of lighting service. The District has the following account with Sumter Electric Cooperative, Inc. (SECO).

Description	Monthly	Annually
Streetlighting	\$4,492.4	\$53,908.8
Contingency		\$2,133.3
TOTAL		\$56,042.1

Indigo East

Community Development District

General Fund Budget

Irrigation Repairs

To record the cost of various repairs that may be needed to the irrigation system.

Retention Ponds/ROW Maintenance

The District has contracted with Yellowstone Landscape – Southeast, LLC to provide the following services:

Turf Maintenance

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

Edging / String Trimming

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

Bed Maintenance

- A. Beds are to be free of weeds, trash and other debris at all times. Pre-emergent and post—herbicidal applications may be used to help control weed growth but hand weeding will be done “as needed.”

Tree Maintenance, Pruning and Fertilization

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

Turf Fertilization

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

Mulch

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

Description	Monthly	Annually
Yellowstone Landscape – Southeast, LLC	\$10,800	\$129,600
Pine Straw		\$53,328
Contingency		\$5,325
TOTAL		\$188,253

Plant Replacement

Estimated cost to replace damaged plants within the District.

Indigo East
Community Development District
General Fund Budget

Tree Trimming

Estimated cost for tree trimming within the District.

Pressure Washing

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

Well Repairs and Maintenance

Estimated cost for repairs and maintenance of the two wells.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserve - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments - Tax Roll	\$ 82,589	\$ 78,325	\$ 4,264	\$ 82,589	\$ 80,774
Interest Income	\$ 3,560	\$ 3,088	\$ 3,088	\$ 6,175	\$ 3,088
Carry Forward Surplus	\$ 100,502	\$ 113,339	\$ -	\$ 113,339	\$ 113,109
Total Revenues	\$ 186,650	\$ 194,751	\$ 7,351	\$ 202,103	\$ 196,970
<u>Expenditures</u>					
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 11/1	\$ 17,100	\$ 17,100	\$ -	\$ 17,100	\$ 15,938
Principal - 5/1	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 50,000
Interest - 5/1	\$ 17,100	\$ -	\$ 16,894	\$ 16,894	\$ 15,938
Total Expenditures	\$ 79,200	\$ 27,100	\$ 61,894	\$ 88,994	\$ 81,875
Excess Revenues/(Expenditures)	\$ 107,450	\$ 167,651	\$ (54,542)	\$ 113,109	\$ 115,095

Nov 1, 2026 \$ 14,906.25

Net Assessments	\$80,774
Discounts & Collections (6%)	\$5,156
Gross Assessments	\$85,930

Total Units	178
Assessments per Unit	\$483

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

Date		Balance	Principal		Interest		Total
11/01/25	\$	735,000.00	\$	-	\$	15,937.50	\$ 77,831.25
05/01/26	\$	685,000.00	\$	50,000.00	\$	15,937.50	
11/01/26	\$	715,000.00	\$	-	\$	14,906.25	\$ 80,843.75
05/01/27	\$	715,000.00	\$	50,000.00	\$	14,906.25	
11/01/27	\$	660,000.00	\$	-	\$	13,875.00	\$ 78,781.25
05/01/28	\$	660,000.00	\$	50,000.00	\$	13,875.00	
11/01/28	\$	605,000.00	\$	-	\$	12,843.75	\$ 76,718.75
05/01/29	\$	605,000.00	\$	55,000.00	\$	12,843.75	
11/01/29	\$	545,000.00	\$	-	\$	11,709.38	\$ 79,553.13
05/01/30	\$	545,000.00	\$	55,000.00	\$	11,709.38	
11/01/30	\$	485,000.00	\$	-	\$	10,575.00	\$ 77,284.38
05/01/31	\$	485,000.00	\$	60,000.00	\$	10,575.00	
11/01/31	\$	425,000.00	\$	-	\$	9,337.50	\$ 79,912.50
05/01/32	\$	425,000.00	\$	60,000.00	\$	9,337.50	
11/01/32	\$	360,000.00	\$	-	\$	7,987.50	\$ 77,325.00
05/01/33	\$	360,000.00	\$	65,000.00	\$	7,987.50	
11/01/33	\$	295,000.00	\$	-	\$	6,525.00	\$ 79,512.50
05/01/34	\$	295,000.00	\$	70,000.00	\$	6,525.00	
11/01/34	\$	225,000.00	\$	-	\$	4,950.00	\$ 81,475.00
05/01/35	\$	225,000.00	\$	70,000.00	\$	4,950.00	
11/01/35	\$	155,000.00	\$	-	\$	3,375.00	\$ 78,325.00
05/01/36	\$	155,000.00	\$	75,000.00	\$	3,375.00	
11/01/36	\$	80,000.00	\$	-	\$	1,687.50	\$ 80,062.50
05/01/37	\$	80,000.00	\$	75,000.00	\$	1,687.50	\$ 76,687.50
			\$	735,000.00	\$	227,418.76	\$ 1,024,312.51

Indigo East
Community Development District
Proposed Budget
Capital Reserves Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest Income	\$ 10,765	\$ 10,518	\$ 10,518	\$ 21,036	\$ 10,518
Carry Forward Surplus	\$ 436,395	\$ 444,062	\$ -	\$ 444,062	\$ 486,105
Total Revenues	\$ 447,160	\$ 454,580	\$ 10,518	\$ 465,097	\$ 496,623
<u>Expenditures</u>					
Roadway Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Landscape Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Striping & Signage	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 3,200
Total Expenditures	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 38,200
<u>Other Financing Sources/(Uses)</u>					
Transfer In	\$ 22,608	\$ -	\$ 22,608	\$ 22,608	\$ 25,000
Total Other Financing Sources/(Uses)	\$ 22,608	\$ -	\$ 22,608	\$ 22,608	\$ 25,000
Excess Revenues/(Expenditures)	\$ 469,768	\$ 454,580	\$ 31,526	\$ 486,105	\$ 483,423