

Indigo East

Community Development District

Meeting Agenda

May 19, 2026

AGENDA

Indigo East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

Tuesday
May 19, 2026
9:00 AM

Circle Square Commons
8395 SW 80th St
Ocala, FL

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the February 17, 2026 Board of Supervisors Meeting
4. Organizational Matters
 - A. Acceptance of Resignation of Supervisor John Gysen
 - B. Consideration of Letter of Interest
 - C. Appointment of Individual to Fulfill Seat Vacancy
 - D. Administration of Oath to Newly Elected Supervisor
 - E. Election of Officers
 - F. Consideration of Resolution 2026-03 Electing Officers
5. Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing
6. Consideration of Proposals for Pressure Washing Services
7. Review and Acceptance of Fiscal Year 2025 Draft Audit Report
8. Staff Reports
 - A. Attorney
 - B. Engineer
 1. Consideration of Work Authorization 2026-01 for Annual Engineer's Report
 - C. District Manager
 1. Consideration of Check Register
 2. Balance Sheet and Income Statement
 3. General Election Qualifying Period and Procedure
 4. Presentation of Registered Voters - 886
9. Supervisor's Requests
10. Other Business
11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, **February 17, 2026** at 9:00 a.m. at Live Oak Hall, 8413 SW 80th Street, Ocala, Florida.

Present and constituting a quorum:

John Gysen	Chairman
Terrance Solan	Vice Chairman
Bob Hutson	Assistant Secretary
Maria Ziino	Assistant Secretary
Frank DiPiero	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Rachel Wagoner	District Counsel
Robert Szozda	GMS
Gerald Colen	District Counsel
Bryan Schmalz	BLCDD

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment for the Indigo East Community Development District. If there are any members of the public that would like to provide comments to the Board, please step forward, state your name, and try to limit your comments to 3 minutes. Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2025 Board of Supervisors Meeting

Mr. Flint: Item 3 is approval of the minutes from your November 18, 2025 Board meeting.

Were there any comments or corrections to those? Is there a motion to approve them?

Mr. Hutson: I'll make a motion to approve the minutes.

On MOTION by Mr. Hutson, seconded by Ms. Ziino, with all in favor, the Minutes of the November 18, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Harold Brouillard

Mr. Flint: Section 4 deals with organizational matters. The first item is acceptance of the resignation of Harold Brouillard. Is there a motion to accept his resignation?

On MOTION by Ms. Ziino, seconded by Mr. Solan, with all in favor, Accepting the Resignation of Supervisor Harold Brouillard, was approved.

B. Consideration of Letter of Interest

Mr. Flint: I did receive an e-mail letter of interest from Mr. Frank DiPiero. You have that in your agenda. You can consider his e-mail.

Mr. Hutson: I nominate Frank DiPiero to be on the Board.

C. Appointment of Individual to Fulfill Seat Vacancy

On MOTION by Mr. Hutson, seconded by Mr. Gysen, with all in favor, Appointing Mr. Frank DiPiero to the Board Seat Vacancy, was approved.

D. Administration of Oath to Newly Elected Supervisor

Mr. Flint administered the oath of office to Newly Elected Supervisor Mr. DiPiero.

Mr. Flint: As you recall, as a member of the Board, you are a public official. In Florida, public officials are subject to government in the Sunshine Law and public records law. There are other ethics for public officials that apply to Board members. You also are required to file an

annual financial disclosure. It's called a Form 1 statement of financial interests. The initial one gets filed within 30 days of today, and then you get emailed an update every year by July 1. I think back when you were on the Board previously, the Supervisor of Elections handled that.

Mr. DiPiero: Yes.

Mr. Flint: Now it's done directly by the Commission on Ethics and it's done online. We'll enter your information into the Commission on Ethics system. It'll generate an e-mail to you and then you can fill out the disclosure form online.

E. Election of Officers

Mr. Flint: I believe Mr. Brouillard was an Assistant Secretary. You can choose to keep the officers the same and make Mr. DiPiero an Assistant Secretary or we can reconsider the officers. What's the motion?

Mr. Gysen: I make a motion for Mr. DiPiero to replace Harold Brouillard as an Assistant Secretary.

F. Consideration of Resolution 2026-02 Electing Officers

Mr. Flint: The current officers will be filled into Resolution 2026-02 and Mr. DiPiero added as an Assistant Secretary.

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, Resolution 2026-02 Electing Officers Appointing Frank DiPiero as an Assistant Secretary, was approved.
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FIFTH ORDER OF BUSINESS

Consideration of Proposal for North Entrance Landscape Renovation

Mr. Flint: The Board previously discussed a proposal for landscape enhancements within Indigo East. Yellowstone, who's the current landscape provider, has done extensive work in putting together some concepts for the community. Those were discussed at the last meeting. You all designated Mr. Hutson as the point person to work with Yellowstone to come back with a proposed initial phase of landscape renovations and I know Mr. Hutson met with Yellowstone and Andy as well to go over their concept plans. In your agenda you have the recommendation for phase one of the landscape renovations, which address renderings 1 through 12. The proposal for that work is \$25,733.75. Bob, anything you want to present to the Board on this?

Mr. Hutson: Probably the biggest thing is that I met with Dylan and the rest of the group from Yellowstone, the canopies of the trees had to be raised up around that area. Eventually all of it's going to have to be because that's why a lot of the plants are dying, that they just don't get the sunlight when they were initially planted. They were aware of what had been raised. We just went over and reaffirmed, so both of us knew what was going to go on. We decided to keep a few of the crepe myrtles that are between the trees. The overall majority is going to be pretty much just like they have in the pictures.

Mr. Flint: Any discussion from the Board?

Mr. Gysen: I just have a question since we've had such a severe cold snap. Is our budget going to be affected by the need to replace many of the plants in our area? Is that going to impact the budget at all?

Mr. Flint: We don't know that yet because typically they recommend you wait at least six weeks until after the freeze to determine whether the plant material is still alive or not. It's probably too early to tell what is permanently damaged and what will be coming back.

Mr. Hutson: I think a lot of this stuff is already in the contract with them to remove that anyway. That should be taken care of in the next few weeks. Almost everything comes back except for some palms and special things and stuff like that. I'd recommend waiting at least six weeks.

Mr. Flint: The landscape palette here is pretty cold hardy and there's not a lot of tropical plants. You do have a small budget for plant replacement in your general fund, but you also have additional funds in your reserve too if it ends up needing to go there. Any other comments or discussion on the proposal? Is there a motion to approve the phase one proposal from Yellowstone for landscape renovations?

<p>On MOTION by Mr. Solan, seconded by Mr. DiPiero., with all in favor, the Proposal for North Entrance Landscape Renovation, was approved.</p>

SIXTH ORDER OF BUSINESS

Ratification of Proposal for Straightening of Road Signs

Mr. Flint: Item 6 is ratification of the proposal for the straightening of the road signs. This is from John T. Crowder; the work has been done. We just had some wind over the last week, so we may need to look again at the signs, but this work was done last fall before Christmas.

Mr. Hutson: I'll take a ride through.

Mr. Gysen: Yes, I think I know there's one when you come from the south entrance from 90th.

Mr. Flint: Is there a motion to ratify the agreement?

On MOTION by Mr. Gysen, seconded by Ms. Ziino, with all in favor, the Proposal for Straightening of Road Signs, was ratified.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. Flint: Next are the arbitrage rebate reports. The IRS requires that the District demonstrate that we're not earning more interest than we're paying. As a result, you've engaged Amtec to perform that calculation annually. It's about \$450 a year you pay Amtec to do that. The first report is for the Series 2016 bonds and you can see that there's a negative rebatable arbitrage of \$22,839, so there's no issue there. You've got the water and sewer revenue refunding bonds that you did on behalf of Bay Laurel. You've got a negative \$2,411 net rebatable arbitrage. There's no issues with arbitrage for either one of those. Any questions on the report? If not, is there a motion to accept them?

On MOTION by Mr. Hutson, seconded by Mr. Gysen, with all in favor, Accepting the Arbitrage Reports, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports. Attorney, anything?

Mr. Flint: We had the final form of agreement with the county and that that has been finalized. You all approved it in substantial form. That's for the widening of Southwest 80th.

B. District Manager’s Report

i. Consideration of Check Register

Mr. Flint: You have consideration of the check register. It's in your agenda from November 5, 2025 through February 3, 2026 for the general fund, the auto pay for utilities and then the Board compensation. Those all total \$147,270.24. Are there any questions on the check register? Is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through December 31, 2025. There's no action required by the Board on these. You have the combined balance sheet, which shows the general fund debt service and capital reserves. Then you have the statement of revenue and expenditures for each one of your funds. If there's any questions, we can discuss those.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Are there any Supervisor requests?

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business? Hearing no comments, we will move to the next item.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn the meeting?

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

JOHN M. GYSEN
9811 SW 95TH LOOP, OCALA, FL 34481

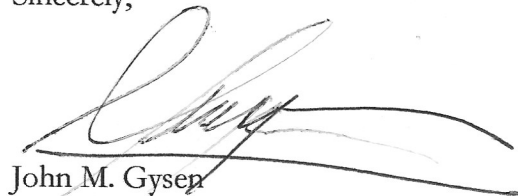
May 8, 2026

Indigo East CDD Board Members,

I hereby submit to you my notice of resignation from the Board effective immediately. I recently moved to OTOW Central. It has been a pleasure to serve on the board and represent the residents of Indigo East.


I wish you all the best in the future.

Sincerely,



John M. Gysen

SECTION B

From: George Flint gflint@gmscfl.com 
Subject: Fwd: CDD Board
Date: May 7, 2026 at 4:16 PM
To: Iman Sakalla isakalla@gmscfl.com



Begin forwarded message:

From: James Sarah <jamahbaron@gmail.com>
Subject: CDD Board
Date: March 21, 2026 at 8:47:37 AM EDT
To: George Flint <gflint@gmscfl.com>

Hello Mr. Flint,

My name is Sarah Logue. I am a resident of Indigo East Community. My address is 7989 SW 83rd Place, Ocala, Florida, 34476. My cell number is _____. Frank and Jean DiPiero approached me regarding a potential opening on the Indigo East CDD Board. I would be interested in such a position, should it become available.

Thank you for your consideration.
Sarah Logue
email: jamahbaron@gmail.com

George S. Flint
Vice-President
Governmental Management Services -
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
Cell: (407) 242-0501
Fax: (407) 839-1526
email: gflint@gmscfl.com



SECTION F

RESOLUTION 2026-03

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. George Flint is elected Secretary.

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

Section 5. Jill Burns is elected Treasurer.

Section 6. Katie Costa is elected Assistant Treasurer.

Section 7. Darring Mossing, Sr. is elected Assistant Treasurer.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of May, 2026.

ATTEST:

**INDIGO EAST
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION V

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Indigo East Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2027 and ending September 30, 2026 (“**Fiscal Year 2026/2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 18, 2026
HOUR:	9:00 a.m.
LOCATION:	Circle Square Commons, Cultural Center 8395 SW 80 th Street Ocala, FL 34481

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

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

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

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

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

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2026.

ATTEST:

**INDIGO EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Indigo East
Community Development District

Proposed Budget
FY 2027



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10	<u>Capital Reserves Fund</u>

Indigo East
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Maintenance Assessments	\$ 366,060	\$ 356,506	\$ 9,554	\$ 366,060	\$ 366,060
Interest	\$ 115	\$ 1,334	\$ 1,111	\$ 2,445	\$ 1,223
Total Revenues	\$ 366,176	\$ 357,840	\$ 10,666	\$ 368,505	\$ 367,283

Expenditures

General & Administrative

Supervisor Fees	\$ 4,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000
FICA Expense	\$ 306	\$ 122	\$ 153	\$ 275	\$ 306
Engineering	\$ 4,000	\$ 250	\$ 3,750	\$ 4,000	\$ 10,000
Trustee Fees	\$ 2,255	\$ 2,128	\$ -	\$ 2,128	\$ 2,255
Dissemination	\$ 2,866	\$ 1,533	\$ 1,433	\$ 2,966	\$ 3,010
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Attorney	\$ 6,100	\$ 3,480	\$ 2,620	\$ 6,100	\$ 6,100
Annual Audit	\$ 3,400	\$ 3,300	\$ -	\$ 3,300	\$ 3,400
Management Fees	\$ 9,836	\$ 4,918	\$ 4,918	\$ 9,836	\$ 10,328
Information Technology	\$ 918	\$ 459	\$ 459	\$ 918	\$ 964
Website Maintenance	\$ 688	\$ 344	\$ 344	\$ 688	\$ 722
Postage	\$ 600	\$ 215	\$ 300	\$ 515	\$ 600
Printing & Binding	\$ 500	\$ 327	\$ 173	\$ 500	\$ 500
Insurance	\$ 9,515	\$ 8,194	\$ -	\$ 8,194	\$ 9,013
Legal Advertising	\$ 1,000	\$ -	\$ 850	\$ 850	\$ 1,000
Other Current Charges	\$ 1,200	\$ 375	\$ 600	\$ 975	\$ 1,200
Office Supplies	\$ 200	\$ 1	\$ 100	\$ 101	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 53,742	\$ 34,003	\$ 17,700	\$ 51,703	\$ 60,242

Indigo East
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Operations & Maintenance</i>					
Property Insurance	\$ 883	\$ 738	\$ -	\$ 738	\$ 701
Water Expense	\$ 2,724	\$ 1,196	\$ 1,362	\$ 2,558	\$ 2,724
Electric Expense	\$ 56,042	\$ 33,724	\$ 28,907	\$ 62,631	\$ 59,000
Irrigation Repairs	\$ 2,925	\$ -	\$ 1,463	\$ 1,463	\$ 2,925
Retention Ponds/ROW Maintenance	\$ 188,253	\$ 88,465	\$ 99,789	\$ 188,253	\$ 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	\$ 6,609	\$ -	\$ 6,609	\$ 4,050
Contingency	\$ 10,850	\$ -	\$ 5,425	\$ 5,425	\$ 5,000
Total Operations & Maintenance:	\$ 287,434	\$ 130,731	\$ 156,902	\$ 287,633	\$ 284,360
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 22,681
Total Other Expenditures	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 22,681
Total Expenditures	\$ 366,176	\$ 164,735	\$ 199,601	\$ 364,336	\$ 367,283
Excess Revenues/(Expenditures)	\$ -	\$ 193,105	\$ (188,936)	\$ 4,170	\$ -

	FY2024	FY2025	FY2026	FY2027
Net Assessments	\$333,934	\$333,934	\$366,060	\$366,060
Discounts & Collections (6%)	\$21,315	\$21,315	\$23,366	\$23,366
Gross Assessments	<u>\$355,249</u>	<u>\$355,249</u>	<u>\$389,426</u>	<u>\$389,426</u>
Total Units	605	605	605	605
Assessments per Unit	<u>\$587</u>	<u>\$587</u>	<u>\$644</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.

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.

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.

Indigo East Community Development District General Fund Budget

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.

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:

Property Insurance

The District’s property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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	\$4,738.5	\$56,862
Contingency		\$2,138
TOTAL		\$59,000

Irrigation Repairs

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

Indigo East Community Development District General Fund Budget

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.

Tree Trimming

Estimated cost for tree trimming within the District.

Indigo East Community Development District General Fund Budget

Pressure Washing

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

Well Maintenance/Repairs

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:

Transfer Out - Capital Reserve

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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 80,774	\$ 77,408	\$ 3,366	\$ 80,774	\$ 80,774
Assessments - Prepayments	\$ -	\$ 3,841	\$ -	\$ 3,841	\$ -
Interest Income	\$ 3,203	\$ 2,651	\$ 2,209	\$ 4,860	\$ 2,430
Carry Forward Surplus	\$ 108,341	\$ 115,739	\$ -	\$ 115,739	\$ 108,554
Total Revenues	\$ 192,318	\$ 199,638	\$ 5,575	\$ 205,213	\$ 191,758
Expenditures					
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 11/1	\$ 15,938	\$ 15,938	\$ -	\$ 15,938	\$ 14,681
Principal - 5/1	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Special Call - 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 15,938	\$ -	\$ 15,722	\$ 15,722	\$ 14,681
Total Expenditures	\$ 81,875	\$ 30,938	\$ 65,722	\$ 96,659	\$ 79,363
Excess Revenues/(Expenditures)	\$ 110,443	\$ 168,701	\$ (60,147)	\$ 108,554	\$ 112,395

Principal - 11/1 \$ 13,650.00

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
11/01/26	\$ 715,000.00	\$ -	\$ 14,681.25	\$ 14,681.25
05/01/27	\$ 715,000.00	\$ 50,000.00	\$ 14,681.25	
11/01/27	\$ 660,000.00	\$ -	\$ 13,650.00	\$ 78,331.25
05/01/28	\$ 660,000.00	\$ 50,000.00	\$ 13,650.00	
11/01/28	\$ 605,000.00	\$ -	\$ 12,618.75	\$ 76,268.75
05/01/29	\$ 605,000.00	\$ 55,000.00	\$ 12,618.75	
11/01/29	\$ 545,000.00	\$ -	\$ 11,484.38	\$ 79,103.13
05/01/30	\$ 545,000.00	\$ 55,000.00	\$ 11,484.38	
11/01/30	\$ 485,000.00	\$ -	\$ 10,350.00	\$ 76,834.38
05/01/31	\$ 485,000.00	\$ 60,000.00	\$ 10,350.00	
11/01/31	\$ 425,000.00	\$ -	\$ 9,112.50	\$ 79,462.50
05/01/32	\$ 425,000.00	\$ 60,000.00	\$ 9,112.50	
11/01/32	\$ 360,000.00	\$ -	\$ 7,762.50	\$ 76,875.00
05/01/33	\$ 360,000.00	\$ 65,000.00	\$ 7,762.50	
11/01/33	\$ 295,000.00	\$ -	\$ 6,300.00	\$ 79,062.50
05/01/34	\$ 295,000.00	\$ 65,000.00	\$ 6,300.00	
11/01/34	\$ 225,000.00	\$ -	\$ 4,837.50	\$ 76,137.50
05/01/35	\$ 225,000.00	\$ 70,000.00	\$ 4,838.50	
11/01/35	\$ 155,000.00	\$ -	\$ 3,262.50	\$ 78,101.00
05/01/36	\$ 155,000.00	\$ 70,000.00	\$ 3,262.50	
11/01/36	\$ 80,000.00	\$ -	\$ 1,687.50	\$ 74,950.00
05/01/37	\$ 80,000.00	\$ 75,000.00	\$ 1,687.50	\$ 76,687.50
		\$ 675,000.00	\$ 191,494.76	\$ 866,494.76

Indigo East
Community Development District
Proposed Budget
Capital Reserves Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest Income	\$ 9,286	\$ 9,339	\$ 7,782	\$ 17,121	\$ 8,561
Carry Forward Surplus	\$ 483,643	\$ 477,144	\$ -	\$ 477,144	\$ 481,065
Total Revenues	\$ 492,929	\$ 486,483	\$ 7,782	\$ 494,265	\$ 489,626
Expenditures					
Roadway Resurfacing	\$ 35,000	\$ 23,193	\$ 11,808	\$ 35,000	\$ 35,000
Roadway Striping & Signage	\$ 3,200	\$ 2,090	\$ 1,110	\$ 3,200	\$ 3,200
Total Expenditures	\$ 38,200	\$ 25,283	\$ 12,918	\$ 38,200	\$ 38,200
Other Financing Sources/(Uses)					
Transfer In	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 22,681
Total Other Financing Sources/(Uses)	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 22,681
Excess Revenues/(Expenditures)	\$ 479,729	\$ 461,201	\$ 19,865	\$ 481,065	\$ 474,107

SECTION VI

MHS Companies Inc
918 E Norvell Bryant Hwy
Hernando, FL 34442-2826
3528432125
michelle@getmhs.com



Estimate

ADDRESS

Indigo East CDD
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

ESTIMATE # 1111
DATE 10/17/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Wash	Pressure was curbs and sidewalks throughout Indigo East CDD	1	18,000.00	18,000.00

TOTAL **\$18,000.00**

Accepted By

Accepted Date

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

In addition, the document highlights the need for regular reconciliation of accounts. By comparing the company's records with bank statements and other external sources, discrepancies can be identified and corrected promptly. This process helps to prevent errors from accumulating and ensures that the financial data is up-to-date and reliable.

Furthermore, the document stresses the importance of transparency and accountability in financial reporting. All stakeholders, including investors, creditors, and regulatory bodies, have a right to know the true financial position of the company. Therefore, it is essential to provide clear, concise, and accurate information in all financial reports.

Finally, the document concludes by reiterating the significance of sound financial management for the long-term success of any business. By adhering to these principles and practices, companies can ensure that their financial records are accurate, reliable, and reflective of their true performance.

The second part of the document provides a detailed overview of the company's financial performance over the past year. It includes a comprehensive analysis of the income statement, balance sheet, and cash flow statement. The analysis shows that the company has achieved a steady increase in revenue, driven by strong sales performance in key markets.

Additionally, the document notes that the company has successfully managed its expenses, resulting in a significant improvement in profitability. The cash flow remains positive, indicating a strong ability to generate and maintain liquidity. Overall, the financial results demonstrate a healthy and growing business.

Infinite Exteriors

3574 Northeast 70th Avenue
Silver Springs, Florida 34488
3524153990

info@infinite-exterior.com | <http://www.infinite-exterior.com>



RECIPIENT:

Indigo East CDD

8385 South West 84th Street
Ocala, Florida 34476

Phone: 352-585-3602

Quote #2647

Sent on

Nov 11, 2025

Total

\$17,500.00

Infinite Exteriors

3574 Northeast 70th Avenue
Silver Springs, Florida 34488
3524153990

info@infinite-exterior.com | <http://www.infinite-exterior.com>



Welcome to Infinite Exteriors

Dear Valued Customer,

Welcome to Infinite Exteriors. We appreciate the opportunity to serve you. At Infinite Exteriors, our commitment is to provide exceptional service while ensuring your property remains in excellent condition. Your quote includes optional items that may be necessary based on the selected service package, water type (city vs. well water), and the specific needs of your home.

****SCOPE OF WORK:****

The scope of work encompasses the cleaning of all curbs within the Indigo East Community, the sidewalks on the NORTH SIDE ONLY, and the sidewalk outside the exit located on SW 80th Street.

Work will be conducted between the hours of 7:30 AM and 5:30 PM. Please note that engines will not be activated before 8 AM.

Water source that will be utilized by Infinite Exteriors will be the predesignated fire hydrant located within the community.

We kindly request that a notice be distributed to all Residents within the community, advising them to refrain from street parking during the hours of work and providing safety reminders. A sample template is attached for your convenience.

Any areas obstructed by Resident or guest vehicles, or personal property, will not be cleaned during the scheduled service. A final inspection will be conducted on the last day of cleaning. Should any areas remain obstructed during this final pass, they will not be addressed. A return visit after service may be available at an additional charge.

Payment is due upon completion of job.

For any further inquiries or additional items, please do not hesitate to contact Infinite Exteriors at your convenience.

Thank you,

The Infinite Exteriors Team

Infinite Exteriors

3574 Northeast 70th Avenue
Silver Springs, Florida 34488
3524153990

info@infinite-exterior.com | <http://www.infinite-exterior.com>



Product/Service	Description	Qty.	Unit Price	Total
Curb Cleaning - Roadside North and Southside	High pressure cleaning of "v-curb" or "z-curb"; a post-treatment of an environmentally safe cleaning solution may also be applied	1	\$11,000.00	\$11,000.00
High Pressure Concrete Cleaning - Sidewalk Northside ONLY	High Pressure Concrete Cleaning: High pressure cleaning using surface cleaner to remove algae/mold, dirt and any other foreign stain that may not be embedded within the concrete subsurface. A pre-treatment and/or post-treatment of an environmentally safe solution may also be necessary.	1	\$6,500.00	\$6,500.00
			Total	\$17,500.00

Attachments

View online <https://l.jbbr.io/7BJ1mDj>

- Landscape Protection.pdf
- Cleaning Disclaimer.docx
- 500.12 - Notice to Residents (Surface Cleaning).docx

Reviews

Kevin Johnson



Darlene Miller



Julie Jones



I had my driveway, front walkway and pool screen enclosure pressure washed. The guys did an excellent job! From the time I contacted this company to the time they finished the job, they were professional, friendly and kept me informed as to the time they would arrive to do the job. I HIGHLY RECOMMEND INFINITE EXTERIORS!! Great customer service, locally owned and their services are very reasonably priced.

Infinite Exteriors

3574 Northeast 70th Avenue
Silver Springs, Florida 34488
3524153990

info@infinite-exterior.com | <http://www.infinite-exterior.com>



This quote is valid for the next 30 days, after which values may be subject to change.

Upon approval of this quote, client agrees that they have reviewed all attached disclaimers provided and further agrees to such disclaimers and limited liability

Signature: _____ **Date:** _____

ACCEPT

DECLINE

Estimate

Date: Apr 8, 2026
No. 727

www.american-powerwashing.com

Presented To:

Indigo East CDD
Andy Jorgensen
10881 Southwest 94th Street Road
Ocala, FL 34481



Description	Qty	Each	Amount
Sidewalk, curb, and gutter cleaning	1	\$17,750.00	\$17,750.00
Cleaning all CDD owned sidewalks, curbs, gutters to remove mold, mildew, algae			

Total	\$17,750.00
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Thank you for allowing us the opportunity to present our service to you!

SECTION VII

**INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Indigo East Community Development District
Marion County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Indigo East Community Development District, Marion County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated Xxxx, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxx, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Indigo East Community Development District, Marion County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,542,137.
- The change in the District's total net position in comparison with the prior fiscal year was \$9,530, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$679,542 an increase of \$26,564, in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items, assigned for renewal and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 680,042	\$ 675,712
Capital assets, net of depreciation	1,611,142	1,688,879
Total assets	<u>2,291,184</u>	<u>2,364,591</u>
Current liabilities	14,047	36,984
Long-term liabilities	735,000	795,000
Total liabilities	<u>749,047</u>	<u>831,984</u>
Net Position		
Net investment in capital assets	876,142	893,879
Restricted	135,098	131,994
Unrestricted	530,897	506,734
Total net position	<u>\$ 1,542,137</u>	<u>\$ 1,532,607</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 426,710	\$ 432,151
Operating grants and contributions	27,209	28,777
General revenues		
Unrestricted investment earnings	1,219	26
Total revenues	<u>455,138</u>	<u>460,954</u>
Expenses:		
General government	54,957	51,028
Maintenance and operations	357,360	362,387
Interest	33,291	35,203
Total expenses	<u>445,608</u>	<u>448,618</u>
Change in net position	<u>9,530</u>	<u>12,336</u>
Net position - beginning	<u>1,532,607</u>	<u>1,520,271</u>
Net position - ending	<u>\$ 1,542,137</u>	<u>\$ 1,532,607</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$445,608. The costs of the District's activities were funded by program revenues, which are comprised of assessments and investment earnings. In total, expenses, including depreciation, decreased from the prior fiscal year. The decrease was primarily due to lower road repairs and improvements compared to the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$3,400 and decrease appropriations by \$12,687.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$2,974,518 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,363,376 has been taken, which resulted in a net book value of \$1,611,142. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$735,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Indigo East Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 23,714
Investments	498,652
Accrued interest receivable	290
Prepaid items	8,932
Restricted assets:	
Investments	148,454
Capital assets:	
Nondepreciable	1,046,428
Depreciable, net	564,714
Total assets	2,291,184
 LIABILITIES	
Accounts payable	500
Accrued interest payable	13,547
Non-current liabilities:	
Due within one year	50,000
Due in more than one year	685,000
Total liabilities	749,047
 NET POSITION	
Net investment in capital assets	876,142
Restricted	135,098
Unrestricted	530,897
Total net position	\$ 1,542,137

See notes to the financial statements

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants & Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 54,957	\$ 54,957	\$ -	\$ -	\$ -
Maintenance and operations	357,360	281,692	-	20,875	(54,793)
Interest on long-term debt	33,291	90,061	6,334	-	63,104
Total governmental activities	445,608	426,710	6,334	20,875	8,311
General revenues:					
Unrestricted investment earnings					1,219
Total general revenues					1,219
Change in net position					9,530
Net position - beginning					1,532,607
Net position - ending					\$ 1,542,137

See notes to the financial statements

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 23,714	\$ -	\$ -	\$ 23,714
Investments	11,206	148,454	487,446	647,106
Accrued interest receivable	-	191	99	290
Due from other funds	10,400	-	-	10,400
Prepays and other	8,932	-	-	8,932
Total assets	<u>\$ 54,252</u>	<u>\$ 148,645</u>	<u>\$ 487,545</u>	<u>\$ 690,442</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 500	\$ -	\$ -	\$ 500
Due to other funds	-	-	10,400	10,400
Total liabilities	<u>500</u>	<u>-</u>	<u>10,400</u>	<u>10,900</u>
Fund balances:				
Nonspendable:				
Prepaid items	8,932	-	-	8,932
Restricted for:				
Debt service	-	148,645	-	148,645
Assigned to:				
Renewal and replacement	-	-	477,145	477,145
Unassigned	44,820	-	-	44,820
Total fund balances	<u>53,752</u>	<u>148,645</u>	<u>477,145</u>	<u>679,542</u>
Total liabilities and fund balances	<u>\$ 54,252</u>	<u>\$ 148,645</u>	<u>\$ 487,545</u>	<u>\$ 690,442</u>

See notes to the financial statements

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$	679,542
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.		
Cost of capital assets		2,974,518
Accumulated depreciation		(1,363,376)
		1,611,142
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable		(13,547)
Bonds payable		(735,000)
		(748,547)
Net position of governmental activities		\$ 1,542,137

See notes to the financial statements

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 336,649	\$ 90,061	\$ -	\$ 426,710
Interest	1,219	6,334	20,875	28,428
Total revenues	<u>337,868</u>	<u>96,395</u>	<u>20,875</u>	<u>455,138</u>
EXPENDITURES				
Current:				
General government	54,957	-	-	54,957
Maintenance and operations	269,223	-	10,400	279,623
Debt Service:				
Principal	-	60,000	-	60,000
Interest	-	33,994	-	33,994
Total expenditures	<u>324,180</u>	<u>93,994</u>	<u>10,400</u>	<u>428,574</u>
Excess (deficiency) of revenues over (under) expenditures	13,688	2,401	10,475	26,564
OTHER FINANCING SOURCES (USES)				
Interfund transfer in	-	-	22,608	22,608
Interfund transfer out	(22,608)	-	-	(22,608)
Total other financing sources (uses)	<u>(22,608)</u>	<u>-</u>	<u>22,608</u>	<u>-</u>
Net change in fund balances	(8,920)	2,401	33,083	26,564
Fund balances - beginning	<u>62,672</u>	<u>146,244</u>	<u>444,062</u>	<u>652,978</u>
Fund balances - ending	<u>\$ 53,752</u>	<u>\$ 148,645</u>	<u>\$ 477,145</u>	<u>\$ 679,542</u>

See notes to the financial statements

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 26,564
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(77,737)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	60,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>703</u>
Change in net position of governmental activities	<u><u>\$ 9,530</u></u>

See notes to the financial statements

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Indigo East Community Development District ("the District") was created on November 19, 2002 pursuant to Ordinance No. 02-26 enacted by the County Commission of the Marion County, Florida, under the "Uniform Community Development District Act of 1980", otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a five-member Board of Supervisors ("Board"). The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and are due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Funds

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on the Bonds.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for the accumulation of renewal and replacement reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater drainage system	30
Entry features, landscape, security and other	10 - 25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	\$ 498,279	S&P AAAM	Weighted average of the fund portfolio: 47 days
US Bank Money Market Fund	148,454	N/A	N/A
	<u>\$ 646,733</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund receivables and payables at September 30, 2025 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ 10,400	\$ -
Capital projects	-	10,400
Total	<u>\$ 10,400</u>	<u>\$ 10,400</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, The Due to / Due from balances resulted from timing differences related to the Roadway Resurfacing project. Project costs were initially paid from the General Fund and later reimbursed by the Capital Reserve Fund in November 2025.

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer in</u>	<u>Transfer out</u>
General fund	\$ -	\$ 22,608
Capital projects	22,608	-
Total	<u>\$ 22,608</u>	<u>\$ 22,608</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made in order to set aside funds for capital reserves.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 1,046,428	\$ -	\$ -	\$ 1,046,428
Total capital assets, not being depreciated	1,046,428	-	-	1,046,428
Capital assets, being depreciated				
Stormwater drainage system	231,014	-	-	231,014
Entry features, landscape, security and other	1,697,076	-	-	1,697,076
Total capital assets, being depreciated	1,928,090	-	-	1,928,090
Less accumulated depreciation for:				
Stormwater drainage system	130,900	7,700	-	138,600
Entry features, landscape, security and other	1,154,739	70,037	-	1,224,776
Total accumulated depreciation	1,285,639	77,737	-	1,363,376
Total capital assets, being depreciated, net	642,451	(77,737)	-	564,714
Governmental activities capital assets, net	\$ 1,688,879	\$ (77,737)	\$ -	\$ 1,611,142

Depreciation was charged to the maintenance and operations function.

NOTE 7 – LONG-TERM LIABILITIES

Series 2016

On November 17, 2016, Bay Laurel Community Development District (“Bay Laurel”) issued conduit debt of \$1,745,000 of Special Assessment Revenue Refunding Bonds, Series 2016. Bay Laurel loaned the Bonds funds of \$1,745,000 to the District. The proceeds of the Series 2016 Bonds will be applied to refund the outstanding Series 2006 Bonds. The Bonds are special limited obligations of the Bay Laurel, payable solely from and secured by pledged revenues to be collected by Indigo East Community Development District. The Bonds consist of term Bonds due May 1, 2037 with a fixed interest rates from 3.00% to 4.5% to be paid semiannually on each May 1 and November 1, commencing May 1, 2017 and principal to be paid annually on each May 1, commencing May 1, 2017 through May 1, 2037.

The Series 2016 Bonds are subject to optional redemption at the option of the District prior to their maturity. In addition, the Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 795,000	\$ -	\$ 60,000	\$ 735,000	\$ 50,000
Total	\$ 795,000	\$ -	\$ 60,000	\$ 735,000	\$ 50,000

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term debt activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 50,000	32,513	\$ 82,513
2027	50,000	30,450	80,450
2028	50,000	28,388	78,388
2029	55,000	26,119	81,119
2030	55,000	23,850	78,850
2031-2035	325,000	79,875	404,875
2036-2037	150,000	10,575	160,575
Total	<u>\$ 735,000</u>	<u>\$ 231,770</u>	<u>\$ 966,770</u>

NOTE 8 - DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 - INTERLOCAL AGREEMENT

On April 7, 2003, the District entered into an Inter-local Agreement with Bay Laurel whereby Bay Laurel has the sole and exclusive right to sell and deliver to the District's residents, and the District's residents shall purchase and receive from Bay Laurel, utility services at the rates, fees, and charges set by Bay Laurel. Bay Laurel has the power and authority to establish reasonable rules and standards governing the delivery of utility services pursuant to the terms of the agreement.

On February 13, 2006, the District entered into an Inter-local Agreement with Bay Laurel whereby Bay Laurel agreed to issue Series 2006 Bonds – as discussed in Note 7. According to the terms of the agreements, Bay Laurel loaned a part of the proceeds of the Bond issuance to the District to finance the cost of the acquisition of the Developer's rights or interest in the Development Improvements, including the real property acquisitions and other related purposes, the terms of which are outlined in the Development Improvement Acquisition Agreement entered between the District and Bay Laurel on May 4, 2006. This agreement has been extended with the issuance of Series 2016 Refunding Bonds.

NOTE 13 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$10,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 333,934	\$ 336,649	\$ 336,649	\$ -
Interest	13	698	1,219	521
Total revenues	<u>333,947</u>	<u>337,347</u>	<u>337,868</u>	<u>521</u>
EXPENDITURES				
Current:				
General government	52,076	54,958	54,957	1
Maintenance and operations	259,263	269,068	269,223	(155)
Total expenditures	<u>311,339</u>	<u>324,026</u>	<u>324,180</u>	<u>(154)</u>
Excess (deficiency) of revenues over (under) expenditures	22,608	13,321	13,688	367
OTHER FINANCING SOURCES				
Interfund transfer in (out)	(22,608)	(22,608)	(22,608)	-
Carryforward Surplus	-	62,672	-	(62,672)
Total other financing sources (uses)	<u>(22,608)</u>	<u>40,064</u>	<u>(22,608)</u>	<u>(62,672)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ 53,385</u>	<u>(8,920)</u>	<u>\$ (62,305)</u>
Fund balance - beginning			<u>62,672</u>	
Fund balance - ending			<u>\$ 53,752</u>	

See notes to required supplementary information

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$3,400 and decrease appropriations by \$12,687.

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT
MARION COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$5,400
Independent contractor compensation	\$317,444
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$587 Debt service - \$483
Special assessments collected	\$426,710
Outstanding Bonds	see Note 7 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Indigo East Community Development District
Marion County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Indigo East Community Development District, Marion County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated Xxxx, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2026

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Indigo East Community Development District
Marion County, Florida

We have examined Indigo East Community Development District, Marion County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Indigo East Community Development District, Marion County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2026

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Indigo East Community Development District
Marion County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Indigo East Community Development District, Marion County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated Xxxx, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing 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; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated Xxxx, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Indigo East Community Development District, Marion County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Indigo East Community Development District, Marion County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

Xxxx, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION VIII

SECTION B

SECTION 1



Sent Via Email: gflint@gmscfl.com

March 30, 2026

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

**Subject: Work Authorization Number 2026-1
 Indigo East Community Development District
 Annual Engineer’s Report 2026**

Dear Mr. Flint:

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

I. Scope of Work

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule, as attached to this Work Authorization. We estimate a not-to-exceed budget of \$4,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

 Cole Landau
 Senior Project Manager

 March 30, 2026
 Date

 Rey Malavé, P.E.
 Associate Vice President

 March 30, 2026
 Date

APPROVED AND ACCEPTED

By: _____
 Authorized Representative of
 Indigo East
 Community Development District

 Date

SECTION C

SECTION 1

Indigo East Community Development District

Summary of Invoices

February 4, 2026 to May 5, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/11/26	1790-1791	\$ 3,550.00
	2/17/26	1792-1792	\$ 1,199.29
	2/19/26	1793-1794	\$ 34,766.84
	2/27/26	1795-1795	\$ 6,609.00
	3/11/26	1796-1796	\$ 23,664.50
	3/17/26	1797-1798	\$ 12,159.51
	4/3/26	1799-1799	\$ 2,128.07
	4/14/26	1800-1800	\$ 10,800.00
	4/20/26	1801-1801	\$ 1,202.50
	5/5/26	1802-1802	\$ 100.00
		\$ 96,179.71	
General Fund - Autopay	3/4/26	80020-80022	\$ 211.89
	3/10/26	80023-80023	\$ 4,724.23
	3/23/26	80024-80026	\$ 180.77
	3/2/26	80027-80027	\$ 4,635.26
	4/14/26	80028-80028	\$ 5,039.18
	4/20/26	80029-80031	\$ 176.04
		\$ 14,967.37	
Payroll	February 4, 2026 to May 5, 2026		
	Frank Dipiero	50331	\$ 184.70
	Robert D Hutson	50332	\$ 184.70
	John Gysen	50333	\$ 200.00
	Marla Wilson Ziino	50334	\$ 184.70
	Terrance Solan	50335	\$ 184.70
		\$ 938.80	
			\$ 112,085.88

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/26	00026	2/02/26	28610	202602	310-51300-32200		AUDIT FYE 09/30/25 GRAU AND ASSOCIATES	*	3,300.00	3,300.00	001790
2/11/26	00066	1/14/26	185017	202511	310-51300-31100		COMPACTION REPORT GEO-TECHNOLOGIES, INC.	*	250.00	250.00	001791
2/17/26	00019	2/01/26	285	202602	310-51300-34000		MANAGEMENT FEES-FEB26	*	819.67		
		2/01/26	285	202602	310-51300-34200		WEBSITE MANAGEMENT-FEB26	*	57.33		
		2/01/26	285	202602	310-51300-34300		INFORMATION TECH-FEB26	*	76.50		
		2/01/26	285	202602	310-51300-31300		DISSEMINATION SVCS-FEB26	*	238.83		
		2/01/26	285	202602	310-51300-51000		OFFICE SUPPLIES	*	.27		
		2/01/26	285	202602	310-51300-42000		POSTAGE	*	6.69		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			1,199.29	001792
2/19/26	00002	2/17/26	7306-A	202511	310-51300-31500		GENERAL COUNSEL-NOV25	*	90.00		
		2/17/26	7306-B	202512	310-51300-31500		GENERAL COUNSEL-DEC25	*	180.00		
		2/17/26	7306-C	202602	310-51300-31500		GENERAL COUNSEL-FEB26	*	1,500.00		
							COLEN & WAGONER P A			1,770.00	001793
2/19/26	00035	2/18/26	02182026	202602	300-20700-10000		ASSESSMENT TXFER-S2016	*	32,996.84		
							INDIGO EAST CDD CO USBANK			32,996.84	001794
2/27/26	00091	2/18/26	31156	202602	320-53800-47800		VFD PUMP REPLACEMENT	*	6,609.00		
							CITRUS WELL DRILLING LLC			6,609.00	001795
3/11/26	00040	2/25/26	7384	202602	320-53800-47300		2825 BALES OF PINESTRAW	*	14,972.50		
		2/25/26	7385	202602	320-53800-47300		225 BALES OF PINESTRAW	*	1,192.50		
		2/25/26	7386	202602	320-53800-47300		175 BALES OF PINESTRAW	*	927.50		
		2/25/26	7389	202602	320-53800-47300		1240 BALES OF PINESTRAW	*	6,572.00		
							EVERGLADES PINESTRAW, INC.			23,664.50	001796
							INDE INDIGO EAST ZYAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00019	3/01/26	286	202603	310-51300-34000				MANAGEMENT FEES-MAR26	*	819.67		
		3/01/26	286	202603	310-51300-34200				WEBSITE MANAGEMENT-MAR26	*	57.33		
		3/01/26	286	202603	310-51300-34300				INFORMATION TECH-MAR26	*	76.50		
		3/01/26	286	202603	310-51300-31300				DISSEMINATION SVCS-MAR26	*	238.83		
		3/01/26	286	202603	310-51300-51000				OFFICE SUPPLIES	*	.33		
		3/01/26	286	202603	310-51300-42000				POSTAGE	*	51.35		
		3/01/26	286	202603	310-51300-42500				COPIES	*	115.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF											1,359.51	001797	
3/17/26	00086	3/15/26	1128464	202603	320-53800-47300				LANDSCAPE MAINT-MAR26	*	10,800.00		
YELLOWSTONE LANDSCAPE - SOUTHEAST											10,800.00	001798	
4/03/26	00022	12/24/25	8013298	202512	310-51300-32300				TRUSTEE FEES FY26	*	2,128.07		
USBANK											2,128.07	001799	
4/14/26	00086	4/01/26	1150138	202604	320-53800-47300				LANDSCAPE MAINT-APR26	*	10,800.00		
YELLOWSTONE LANDSCAPE - SOUTHEAST											10,800.00	001800	
4/20/26	00019	4/01/26	287	202604	310-51300-34000				MANAGEMENT FEES-APR26	*	819.67		
		4/01/26	287	202604	310-51300-34200				WEBSITE MANAGEMENT-APR26	*	57.33		
		4/01/26	287	202604	310-51300-34300				INFORMATION TECH-APR26	*	76.50		
		4/01/26	287	202604	310-51300-31300				DISSEMINATION SVCS-APR26	*	238.83		
		4/01/26	287	202604	310-51300-51000				OFFICE SUPPLIES	*	.33		
		4/01/26	287	202604	310-51300-42000				POSTAGE	*	5.94		
		4/01/26	287	202604	310-51300-42500				COPIES	*	3.90		
GOVERNMENTAL MANAGEMENT SERVICES-CF											1,202.50	001801	
5/05/26	00061	4/14/26	15	202604	310-51300-31300				AMORT SERIES 2016 5-1-26	*	100.00		
DISCLOSURE SERVICES LLC											100.00	001802	
TOTAL FOR BANK A											96,179.71		
INDE INDIGO EAST ZYAN													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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INDE INDIGO EAST ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00090	2/05/26	0901-01. 202601 320-53800-43100 SW 80 AVE OCALA-JAN.26				SECO ENERGY	*	4,566.76		
		2/05/26	0901-01. 202601 320-53800-43100 SW 80 AVE OCALA-JAN.26					V	4,566.76-		
										.00	080019
3/04/26	00032	2/17/26	82ND-01 202601 320-53800-43000 82ND-SW 80 AVE-JAN.26				BAY LAUREL CENTER CDD	*	126.37		
										126.37	080020
3/04/26	00032	2/17/26	THCT-01. 202601 320-53800-43000 SW 77TH CT-JAN.26				BAY LAUREL CENTER CDD	*	40.26		
										40.26	080021
3/04/26	00032	2/17/26	80TH-01. 202601 320-53800-43000 80TH TERRACE-JAN.26				BAY LAUREL CENTER CDD	*	45.26		
										45.26	080022
3/10/26	00090	3/05/26	0901-02. 202602 320-53800-43100 SW 80 AVE-FEB.26				SECO ENERGY	*	4,724.23		
										4,724.23	080023
3/23/26	00032	3/19/26	THCT-02. 202602 320-53800-43000 SW 77TH COURT-FEB.26				BAY LAUREL CENTER CDD	*	20.11		
										20.11	080024
3/23/26	00032	3/19/26	80TH-02. 202602 320-53800-43000 80TH TERR-FEB.26				BAY LAUREL CENTER CDD	*	43.59		
										43.59	080025
3/23/26	00032	3/19/26	82ND-02. 202602 320-53800-43000 SW 82ND PL&SW 78TH-FEB.26				BAY LAUREL CENTER CDD	*	117.07		
										117.07	080026
3/02/26	00090	2/05/26	0901-01. 202601 320-53800-43100 SW 80 AVE OCALA-JAN.26				SECO ENERGY	*	4,635.26		
										4,635.26	080027
4/14/26	00090	4/08/26	0901-03. 202603 320-53800-43100 SW 80 AVE-MAR.26				SECO ENERGY	*	5,039.18		
										5,039.18	080028
4/20/26	00032	4/16/26	THCT-03. 202603 320-53800-43000 SW 77TH COURT-MAR.26				BAY LAUREL CENTER CDD	*	20.11		
										20.11	080029

INDE INDIGO EAST ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/20/26	00032	4/16/26 80TH-03. 80TH TERR-MAR.26	202603 320-53800-43000	BAY LAUREL CENTER CDD	*	43.40	43.40 080030
4/20/26	00032	4/16/26 82ND-03. SW 82ND PL&SW 78TH-MAR.26	202603 320-53800-43000	BAY LAUREL CENTER CDD	*	112.53	112.53 080031
TOTAL FOR BANK Z						14,967.37	
TOTAL FOR REGISTER						111,147.08	

INDE INDIGO EAST ZYAN

SECTION 2

Indigo East
Community Development District

Unaudited Financial Reporting
March 31, 2026



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
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Operating Account	\$ 245,098	\$ -	\$ -	\$ 245,098
State Board of Administration	\$ 11,431	\$ -	\$ 464,804	\$ 476,235
Investment				
Series 2016				
Reserve	\$ -	\$ 32,905	\$ -	\$ 32,905
Revenue	\$ -	\$ 163,558	\$ -	\$ 163,558
Prepayment	\$ -	\$ 3,920	\$ -	\$ 3,920
Accrued Interest Receivable	\$ -	\$ 190	\$ 99	\$ 289
Due from General Fund	\$ -	\$ 6,032	\$ -	\$ 6,032
Due from Capital Reserves	\$ 3,703	\$ -	\$ -	\$ 3,703
Total Assets	\$ 260,231	\$ 206,606	\$ 464,903	\$ 931,740
Liabilities:				
Accounts Payable	\$ 7,343	\$ -	\$ -	\$ 7,343
Due to Debt Service	\$ 6,032	\$ -	\$ -	\$ 6,032
Due to General Fund	\$ -	\$ -	\$ 3,703	\$ 3,703
Total Liabilities	\$ 13,375	\$ -	\$ 3,703	\$ 17,078
Fund Balance:				
Assigned For:				
Capital Reserve	\$ -	\$ -	\$ 461,201	\$ 461,201
Restricted For:				
Debt Service Series 2016	\$ -	\$ 206,606	\$ -	\$ 206,606
Unassigned	\$ 246,856	\$ -	\$ -	\$ 246,856
Total Fund Balances	\$ 246,856	\$ 206,606	\$ 461,201	\$ 914,662
Total Liabilities & Fund Balance	\$ 260,231	\$ 206,606	\$ 464,903	\$ 931,740

Indigo East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 366,060	\$ 356,506	\$ 356,506	\$ -
Interest	\$ 115	\$ 115	\$ 1,334	\$ 1,218
Total Revenues	\$ 366,176	\$ 356,622	\$ 357,840	\$ 1,218

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,000	\$ 2,000	\$ 2,000	\$ -
FICA Expense	\$ 306	\$ 153	\$ 122	\$ 31
Engineering	\$ 4,000	\$ 2,000	\$ 250	\$ 1,750
Trustee Fees	\$ 2,255	\$ 2,255	\$ 2,128	\$ 127
Dissemination	\$ 2,866	\$ 1,433	\$ 1,533	\$ (100)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Attorney	\$ 6,100	\$ 3,050	\$ 3,480	\$ (430)
Annual Audit	\$ 3,400	\$ 3,400	\$ 3,300	\$ 100
Management Fees	\$ 9,836	\$ 4,918	\$ 4,918	\$ 0
Information Technology	\$ 918	\$ 459	\$ 459	\$ (0)
Website Maintenance	\$ 688	\$ 344	\$ 344	\$ 0
Postage	\$ 600	\$ 300	\$ 215	\$ 85
Printing & Binding	\$ 500	\$ 250	\$ 327	\$ (77)
Insurance	\$ 9,515	\$ 9,515	\$ 8,194	\$ 1,321
Legal Advertising	\$ 1,000	\$ 500	\$ -	\$ 500
Other Current Charges	\$ 1,200	\$ 600	\$ 375	\$ 225
Office Supplies	\$ 200	\$ 100	\$ 1	\$ 99
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 53,742	\$ 37,634	\$ 34,003	\$ 3,631

Indigo East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operation and Maintenance</i>				
Property Insurance	\$ 883	\$ 883	\$ 738	\$ 145
Water Expense	\$ 2,724	\$ 1,362	\$ 1,196	\$ 166
Electric Expense	\$ 56,042	\$ 28,021	\$ 33,724	\$ (5,703)
Irrigation Repairs	\$ 2,925	\$ 1,463	\$ -	\$ 1,463
Retention Ponds/ROW Maintenance	\$ 188,253	\$ 94,127	\$ 88,465	\$ 5,662
Plant Replacement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Tree Trimming	\$ 1,000	\$ 500	\$ -	\$ 500
Pressure Washing	\$ 18,207	\$ 9,104	\$ -	\$ 9,104
Well Maintenance/Repairs	\$ 4,050	\$ 4,050	\$ 6,609	\$ (2,559)
Contingency	\$ 10,850	\$ 5,425	\$ -	\$ 5,425
Total O&M Expenditures:	\$ 287,434	\$ 146,184	\$ 130,731	\$ 15,452
Total Expenditures	\$ 341,176	\$ 183,818	\$ 164,735	\$ 19,083
Excess Revenues (Expenditures)	\$ 25,000		\$ 193,105	
<i>Other Financing Sources/(Uses)</i>				
Transfer In/(Out) - Capital Reserve	\$ (25,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (25,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 193,105	
Fund Balance - Beginning	\$ -		\$ 53,751	
Fund Balance - Ending	\$ -		\$ 246,856	

Indigo East
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 80,774	\$ 77,408	\$ 77,408	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 3,841	\$ 3,841
Interest Income	\$ 3,203	\$ 2,651	\$ 2,651	\$ -
Total Revenues	\$ 83,977	\$ 80,058	\$ 83,899	\$ 3,841
Expenditures:				
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest - 11/1	\$ 15,938	\$ 15,938	\$ 15,938	\$ -
Principal - 5/1	\$ 50,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 15,938	\$ -	\$ -	\$ -
Total Expenditures	\$ 81,875	\$ 15,938	\$ 25,938	\$ (10,000)
Excess Revenues (Expenditures)	\$ 2,102		\$ 57,962	
Fund Balance - Beginning	\$ 108,341		\$ 148,644	
Fund Balance - Ending	\$ 110,443		\$ 206,606	

Indigo East
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest Income	\$ 9,286	\$ 9,286	\$ 9,339	\$ 52
Total Revenues	\$ 9,286	\$ 9,286	\$ 9,339	\$ 52
Expenditures:				
Roadway Resurfacing	\$ 35,000	\$ 23,193	\$ 23,193	\$ -
Roadway Striping & Signage	\$ 3,200	\$ 2,090	\$ 2,090	\$ -
Total Expenditures	\$ 38,200	\$ 25,283	\$ 25,283	\$ -
Excess Revenues (Expenditures)	\$ (28,914)		\$ (15,944)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 25,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 25,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (3,914)		\$ (15,944)	
Fund Balance - Beginning	\$ 483,643		\$ 477,144	
Fund Balance - Ending	\$ 479,729		\$ 461,201	

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	\$ -	\$ 7,840	\$ 86,597	\$ 213,357	\$ 45,602	\$ 3,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,506
Interest	\$ 41	\$ 39	\$ 39	\$ 246	\$ 473	\$ 496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,334
Total Revenues	\$ 41	\$ 7,879	\$ 86,636	\$ 213,603	\$ 46,075	\$ 3,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 357,840
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ -	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Trustee Fees	\$ -	\$ -	\$ 2,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,128
Dissemination	\$ 339	\$ 239	\$ 239	\$ 239	\$ 239	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,533
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Attorney	\$ 210	\$ 1,590	\$ 180	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,480
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Management Fees	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,918
Information Technology	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Website Maintenance	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344
Postage	\$ 116	\$ 32	\$ 1	\$ 7	\$ 7	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215
Printing & Binding	\$ -	\$ -	\$ 212	\$ -	\$ -	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327
Insurance	\$ 8,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,194
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 118	\$ 58	\$ 74	\$ 44	\$ 40	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Office Supplies	\$ 0.18	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 15,837	\$ 3,122	\$ 5,299	\$ 1,244	\$ 7,100	\$ 1,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,003
Operation and Maintenance													
Property Insurance	\$ 738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 738
Water Expense	\$ 209	\$ 215	\$ 203	\$ 212	\$ 181	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,196
Electric Expense	\$ 9,562	\$ 4,567	\$ 5,197	\$ 4,635	\$ 4,724	\$ 5,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,724
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retention Ponds/ROW Maintenance	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800	\$ 34,465	\$ 10,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,465
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Well Maintenance/Repairs	\$ -	\$ -	\$ -	\$ -	\$ 6,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,609
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total O&M Expenses:	\$ 21,309	\$ 15,581	\$ 16,200	\$ 15,647	\$ 45,979	\$ 16,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,731
Total Expenditures	\$ 37,146	\$ 18,704	\$ 21,499	\$ 16,892	\$ 53,079	\$ 17,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,735
Excess Revenues (Expenditures)	\$ (37,105)	\$ (10,825)	\$ 65,137	\$ 196,711	\$ (7,003)	\$ (13,810)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,105
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (37,105)	\$ (10,825)	\$ 65,137	\$ 196,711	\$ (7,003)	\$ (13,810)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,105

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 11/1/23 Prepayment	(\$5,000)
Less: Principal Payment 5/1/24	(\$45,000)
Less: Principal Payment 11/1/24 Prepayment	(\$10,000)
Less: Principal Payment 5/1/25	(\$45,000)
Less: Principal Payment 5/1/25 Prepayment	(\$5,000)
Less: Principal Payment 11/1/25 Prepayment	(\$10,000)

Current Bonds Outstanding	\$735,000
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INDIGO EAST

COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENTS FY 2026 RECEIPTS

MAINTENANCE

Gross Assessments \$389,426.40
 Certified Net Assessments \$366,060.82
 100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/25/25	ACH	\$ 1,235.86	\$ 24.72	\$ -	\$ -	\$1,211.14
11/25/25	ACH	\$ 6,764.39	\$ 135.29	\$ -	\$ -	\$6,629.10
12/19/25	ACH	\$ 48,198.72	\$ 963.97	\$ -	\$ -	\$47,234.75
12/31/25	ACH	\$ 40,165.58	\$ 803.31	\$ -	\$ -	\$39,362.27
1/7/26	ACH	\$ 55,168.14	\$ 1,103.36	\$ -	\$ -	\$54,064.78
1/16/26	ACH	\$ 57,467.85	\$ 1,149.36	\$ -	\$ -	\$56,318.49
1/20/26	ACH	\$ 1,236.99	\$ -	\$ -	\$ -	\$1,236.99
1/30/26	ACH	\$ 103,812.81	\$ 2,076.26	\$ -	\$ -	\$101,736.55
2/18/26	ACH	\$ 36,298.48	\$ 725.97	\$ -	\$ -	\$35,572.51
2/27/26	ACH	\$ 10,234.43	\$ 204.69	\$ -	\$ -	\$10,029.74
3/20/26	ACH	\$ 3,173.33	\$ 63.47	\$ -	\$ -	\$3,109.86
Total Collected		\$ 363,756.58	\$ 7,250.40	\$ -	\$ -	\$ 356,506.18
Percentage Collected						97%

DEBT SERVICE

Gross Assessments \$85,446.75
 Certified Net Assessments \$80,319.95
 100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/25/25	ACH	\$ -	\$ -	\$ -	\$ -	\$0.00
11/25/25	ACH	\$ 2,086.50	\$ 41.73	\$ -	\$ -	\$2,044.77
12/19/25	ACH	\$ 6,024.77	\$ 120.50	\$ -	\$ -	\$5,904.27
12/31/25	ACH	\$ 7,878.60	\$ 157.57	\$ -	\$ -	\$7,721.03
1/7/26	ACH	\$ 14,366.73	\$ 287.33	\$ -	\$ -	\$14,079.40
1/16/26	ACH	\$ 8,805.48	\$ 176.11	\$ -	\$ -	\$8,629.37
1/20/26	ACH	\$ 231.78	\$ -	\$ -	\$ -	\$231.78
1/30/26	ACH	\$ 21,781.85	\$ 435.64	\$ -	\$ -	\$21,346.21
2/18/26	ACH	\$ 11,651.89	\$ 233.04	\$ -	\$ -	\$11,418.85
2/27/26	ACH	\$ 5,194.38	\$ 103.89	\$ -	\$ -	\$5,090.49
3/20/26	ACH	\$ 960.67	\$ 19.21	\$ -	\$ -	\$941.46
Total Collected		\$ 78,982.65	\$ 1,575.02	\$ -	\$ -	\$77,407.63
Percentage Collected						96%

SECTION 3

2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026
(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Notice of Intent Special District Candidate
 - Qualifying fee of \$25.00 or
 - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Notice of Intent Special District Candidate
 - Qualifying fee of \$25.00 or
 - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION 4



Wesley Wilcox

Supervisor of Elections, Marion County, FL

Election Center

981 NE 16th ST • Ocala, FL 34470

M PO Box 289 • Ocala, FL 34478-0289

P 352-620-3290

F 352-620-3286

W www.VoteMarion.Gov

April 15, 2026

Re: Florida Statute 190.006 Request

Iman Sakalla, Recording Secretary
Governmental Management Services Central Florida
Via Email: ISakalla@GMSCFL.com

Iman,

In accordance with Florida Statute 190.006 and with reference to your request for the number of registered voters in **Indigo East Community Development District**, as of April 15, 2026, our records indicate there are **886** active registered voters in the boundaries of the referenced development.

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

Sincerely,

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