Indigo East

Community Development District

Adopted Budget

FY 2027

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Indigo East

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Adopted Budget FY2027
Revenues					
Maintenance Assessments	$ 366,060	$ 368,956	$ -	$ 368,956	$ 366,060
Interest	$ 115	$ 2,576	$ 572	$ 3,148	$ 1,574
Total Revenues	**$ 366,176**	**$ 371,532**	**$ 572**	**$ 372,104**	**$ 367,635**
Expenditures					
General & Administrative					
Supervisor Fees	$ 4,000	$ 2,800	$ 1,000	$ 3,800	$ 4,000
FICA Expense	$ 306	$ 184	$ 77	$ 260	$ 306
Engineering	$ 4,000	$ 1,905	$ 1,000	$ 2,905	$ 10,000
Trustee Fees	$ 2,255	$ 2,128	$ -	$ 2,128	$ 2,255
Dissemination	$ 2,866	$ 2,349	$ 716	$ 3,066	$ 3,010
Arbitrage	$ 450	$ 450	$ -	$ 450	$ 450
Assessment Roll	$ 5,732	$ 5,732	$ -	$ 5,732	$ 6,019
Attorney	$ 6,100	$ 5,323	$ 1,500	$ 6,823	$ 6,100
Annual Audit	$ 3,400	$ 3,300	$ -	$ 3,300	$ 3,400
Management Fees	$ 9,836	$ 7,377	$ 2,459	$ 9,836	$ 10,328
Information Technology	$ 918	$ 689	$ 230	$ 918	$ 964
Website Maintenance	$ 688	$ 516	$ 172	$ 688	$ 722
Postage	$ 600	$ 287	$ 150	$ 437	$ 600
Printing & Binding	$ 500	$ 380	$ 120	$ 500	$ 500
Insurance	$ 9,515	$ 8,194	$ -	$ 8,194	$ 9,013
Legal Advertising	$ 1,000	$ 122	$ 250	$ 372	$ 1,000
Other Current Charges	$ 1,200	$ 494	$ 122	$ 616	$ 1,200
Office Supplies	$ 200	$ 2	$ 50	$ 52	$ 200
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 53,742**	**$ 42,406**	**$ 7,845**	**$ 50,251**	**$ 60,242**

Indigo East

Community Development District

Adopted Budget

General Fund

Description		Adopted Budget FY2026		Actuals Thru 6/30/2026		Projected Next 3 Months		Projected Thru 9/30/2026		Adopted Budget FY2027
Operations & Maintenance										
Property Insurance	$	883	$	738	$	-	$	738	$	701
Water Expense	$	2,724	$	1,742	$	547	$	2,289	$	2,724
Electric Expense	$	56,042	$	48,054	$	14,330	$	62,385	$	59,000
Irrigation Repairs	$	2,925	$	-	$	731	$	731	$	2,925
Retention Ponds/ROW Maintenance	$	188,253	$	120,865	$	67,388	$	188,253	$	188,253
Plant Replacement	$	2,500	$	-	$	625	$	625	$	2,500
Tree Trimming	$	1,000	$	-	$	250	$	250	$	1,000
Pressure Washing	$	18,207	$	-	$	4,552	$	4,552	$	18,207
Well Maintenance/Repairs	$	4,050	$	6,609	$	1,013	$	7,622	$	4,050
Contingency	$	10,850	$	-	$	2,713	$	2,713	$	5,000
Total Operations & Maintenance:	**$**	**287,434**	**$**	**178,008**	**$**	**92,148**	**$**	**270,156**	**$**	**284,360**
Other Expenditures										
Transfer Out - Capital Reserve	$	25,000	$	-	$	25,000	$	25,000	$	23,033
Total Other Expenditures	**$**	**25,000**	**$**	**-**	**$**	**25,000**	**$**	**25,000**	**$**	**23,033**
Total Expenditures	**$**	**366,176**	**$**	**220,414**	**$**	**124,993**	**$**	**345,407**	**$**	**367,635**
Excess Revenues/(Expenditures)	$	-	$	151,118	$	(124,421)	$	26,697	$	-

	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	$355,249	$355,249	$389,426	$389,426
Total Units	605	605	605	605
Assessments per Unit	$587	$587	$644	$644

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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.

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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 Expense

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.

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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.

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.

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Adopted Budget

Debt Service Fund Series 2016

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Adopted Budget FY2027
Revenues					
Assessments - Tax Roll	$ 80,774	$ 81,128	$ -	$ 81,128	$ 80,774
Assessments - Prepayments	$ -	$ 7,682	$ -	$ 7,682	$ -
Interest Income	$ 3,203	$ 4,243	$ 943	$ 5,186	$ 2,593
Carry Forward Surplus	$ 108,341	$ 115,739	$ -	$ 115,739	$ 118,076
Total Revenues	**$ 192,318**	**$ 208,792**	**$ 943**	**$ 209,735**	**$ 201,443**
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	$ 45,000	$ -	$ 45,000	$ 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**	**$ 91,659**	**$ -**	**$ 91,659**	**$ 79,363**
Excess Revenues/(Expenditures)	$ 110,443	$ 117,133	$ 943	$ 118,076	$ 122,080

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		Prinicpal		Interest		Total
11/01/26	$	675,000.00	$	-	$	14,681.25	$	14,681.25
05/01/27	$	675,000.00	$	50,000.00	$	14,681.25		
11/01/27	$	625,000.00	$	-	$	13,650.00	$	78,331.25
05/01/28	$	625,000.00	$	50,000.00	$	13,650.00		
11/01/28	$	575,000.00	$	-	$	12,618.75	$	76,268.75
05/01/29	$	575,000.00	$	55,000.00	$	12,618.75		
11/01/29	$	520,000.00	$	-	$	11,484.38	$	79,103.13
05/01/30	$	520,000.00	$	55,000.00	$	11,484.38		
11/01/30	$	465,000.00	$	-	$	10,350.00	$	76,834.38
05/01/31	$	465,000.00	$	60,000.00	$	10,350.00		
11/01/31	$	405,000.00	$	-	$	9,112.50	$	79,462.50
05/01/32	$	405,000.00	$	60,000.00	$	9,112.50		
11/01/32	$	345,000.00	$	-	$	7,762.50	$	76,875.00
05/01/33	$	345,000.00	$	65,000.00	$	7,762.50		
11/01/33	$	280,000.00	$	-	$	6,300.00	$	79,062.50
05/01/34	$	280,000.00	$	65,000.00	$	6,300.00		
11/01/34	$	215,000.00	$	-	$	4,837.50	$	76,137.50
05/01/35	$	215,000.00	$	70,000.00	$	4,838.50		
11/01/35	$	145,000.00	$	-	$	3,262.50	$	78,101.00
05/01/36	$	145,000.00	$	70,000.00	$	3,262.50		
11/01/36	$	75,000.00	$	-	$	1,687.50	$	74,950.00
05/01/37	$	75,000.00	$	75,000.00	$	1,687.50	$	76,687.50
			$	**675,000.00**	**$**	**191,494.76**	**$**	**866,494.76**

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Community Development District

Adopted Budget

Capital Reserves Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Adopted Budget FY2027
Revenues					
Interest Income	$ 9,286	$ 13,787	$ 3,064	$ 16,850	$ 8,425
Carry Forward Surplus	$ 483,643	$ 477,144	$ -	$ 477,144	$ 493,712
Total Revenues	**$ 492,929**	**$ 490,931**	**$ 3,064**	**$ 493,994**	**$ 502,137**
Expenditures					
Roadway Resurfacing	$ 35,000	$ 23,193	$ -	$ 23,193	$ 35,000
Roadway Striping & Signage	$ 3,200	$ 2,090	$ -	$ 2,090	$ 3,200
Total Expenditures	**$ 38,200**	**$ 25,283**	**$ -**	**$ 25,283**	**$ 38,200**
Other Financing Sources/(Uses)					
Transfer In	$ 25,000	$ -	$ 25,000	$ 25,000	$ 23,033
Total Other Financing Sources/(Uses)	**$ 25,000**	**$ -**	**$ 25,000**	**$ 25,000**	**$ 23,033**
Excess Revenues/(Expenditures)	$ 479,729	$ 465,648	$ 28,064	$ 493,712	$ 486,970