

INDIGO COMMUNITY
DEVELOPMENT DISTRICT

JANUARY 22, 2025

AGENDA PACKAGE

AGENDA

Indigo Community Development District

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.IndigoCDD.com

January 15, 2025

Board of Supervisors
Indigo Community Development District
Call In # 1-877-304-9269 Code 2811728

Dear Board Members:

The Indigo Community Development District Board of Supervisors Meeting is scheduled to be held on **Wednesday, January 22, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida 32114.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment (Limited to 3 minutes per person)
- III. Organizational Matters - Oath of Office for Newly Appointed Supervisor Ronald Byrne
- IV. Approval of the Minutes of the November 20, 2024 Meeting
- V. Discussion of Ideas for Recognizing John McCarthy's Service to the District
- VI. Consideration of Three-Year Proposal for Holiday Lights
- VII. Consideration of Settlement Agreement with Vero Atlantic 2, LLC for the NW-11 Property
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Operations Manager
- IX. Financial Statements
- X. Check Register

- XI. Supervisors' Requests and Public Comment (Limited to 3 minutes per person)
- XII. Next Scheduled Meeting - Wednesday, March 26, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida
- XIII. Adjournment

MINUTES

MINUTES OF MEETING
INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, November 20, 2024 at 1:00 p.m. in the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present and constituting a quorum were:

Mark McCommon	Chairman
Kevin Kilian	Vice Chairman
Ken Workowski	Assistant Secretary
Ron Brown	Assistant Secretary

Also Present were:

Jeremy LeBrun	District Manager
Katie Buchanan	District Counsel by telephone
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lebrun called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Velva stated I would like to know about the O&M assessment for the Integra Apartments. My question is how the apartments percentage had increased year over year. In 2024 the apartments O&M assessment was 4% of the overall budget and in 2025 it is over 7% of the overall budget.

Mr. LeBrun stated our assessment coordinator provided the calculation of how the assessment was calculated, which mirrors the increase that the residential experienced as well. Previously there was a large carry forward surplus that was utilized over the years to subsidize those expenses. The assessment amounts are correct. I will follow-up with our assessment coordinator and see why the percentage is different.

Mr. Kilian stated the apartments are based on the number of units, not square footage or number of buildings.

Mr. von der Osten stated raw lands are assessed in a different percentage than developed lands. If your prior year was assessed for raw land at 60%, once it goes to developed it is assessed at 100%. That is also going to change your contribution amount.

Ms. Velva stated we were developing last year as well.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. LeBrun administered the oath of office to Mr. Kilian and Mr. Workowski.

B. Acceptance of Resignation from John McCarthy

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor John McCarthy’s resignation was accepted.

C. Consideration of Appointing a New Supervisor to Fill the Vacancy

Mr. Brown stated I recommend Ron Byrne to fill the position.

On MOTION by Mr. Brown seconded by Mr. Workowski with all in favor Ron Byrne was appointed to fill the unexpired term of office.

D. Oath of Office for Newly Appointed Supervisor

Item D was tabled.

E. Consideration of Resolution 2025-01 Designating Officers

Mr. LeBrun stated you recently elected new officers, and I ask that I be added as secretary/treasurer in place of Jim Perry, who has retired.

On MOTION by Mr. Brown seconded by Mr. Killian with all in favor Resolution 2025-01 designating officers was approved keeping the same slate of officers and adding Jeremy LeBrun as secretary and treasurer.

FOURTH ORDER OF BUSINESS

Presentation by National Stormwater Trust

Mr. Littlejohn stated we are stormwater focused, interested in acquiring interest in and efficiently managing stormwater facilities for the benefit of our partners. We will design, procure the equipment and install equipment to make the stormwater ponds work better. Instead of passively controlled gravity drainage structures, the computer controllers on stormwater ponds, actuated valves or weirs, equipment that can lower water levels done by human supervision, but computer controlled, and monitors weather conditions 24/7. It will generate water quality credit that can be transferred to other parties for money. DOT is a consumer of these credits. Allow us to lease a select number of the stormwater ponds for 99 years, we can pay you cash upfront, or over the life of the lease, any combination of that. The objective is to make those improvements, monetize those improvements, transfer the stormwater credits to DOT or another buyer in the watershed and profit share with our lease partner, which is how we pay you for the lease of your facilities. Ballpark numbers are \$900,000 for the use of these facilities in a lump sum or pay over the 99 year term, the total value of the lease would be \$4.5 million start with \$15,000 per year then raise up to \$150,000 per year by the end of the term or a combination, \$250,000 -upfront and the rest in a lease payment would be a \$3.3 million total value paying \$10,000 year one and \$75,000 on the last year of the payment.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the September 25, 2024 Meeting

<p>On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the minutes of the September 25, 2024 meeting were approved as presented.</p>
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SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Mr. LeBrun stated in the letter to management there were no current year findings or recommendations, it is a clean audit. There is still a finding from the foreclosures and that will stay on there until those financial conditions are cured.

<p>On MOTION by Mr. Kilian seconded by Mr. Brown with all in favor the fiscal year 2023 audit report was accepted.</p>
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SEVENTH ORDER OF BUSINESS

Ratification of Requisition No. 1

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor requisition no. 1 Payable to Lennar Homes, LLC in the amount of \$2,744,810.10 was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Beemats for the Floating Wetlands

Mr. LeBrun stated the developer had been paying for the maintenance of the floating island filtration for the stormwater ponds. The CDD's responsibility starts in the spring and this cost has been budgeted. We have a representative of Beemats present if there are any questions.

Mr. Kilian stated the complaints have been that they are not harvesting often enough, and they are an eyesore.

Mr. Beeman stated we used to set up to harvest once a year and we switched to every four months. One of the biggest complaints was at the south end of the cul-de-sac, the soil was mushy, and we messed that up every time we went in and I bought a product from our partner, Ferguson Waterworks and laid it down and ran a truck over it and it did not make any dents. We have taken out 90 pounds of nitrogen and 80 pounds of phosphorus over the last three years. I can change the proposal to meet your fiscal year.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the proposal from Beemats in the amount of \$112,768.00 was approved.

NINTH ORDER OF BUSINESS

Consideration of Settlement Agreement

Ms. Buchanan stated they were in the process of foreclosing on the tracts in connection with the default from the original developers of the project. At this point that foreclosure is officially complete so some of those things were settled along the way with the various settlement agreements that you had approved to date. There were three tracts that actually made it all the way through to a foreclosure judgment and subsequent foreclosure sale. At the very las minute the trustee asked to negotiate with the district to pull one of the tracts out of the foreclosure sale so they could essentially have the new landowner buy it back for the outstanding principal and interest associated with that parcel. This is the same structure that you have previously approved. I sent

as the 2005's because they have slightly longer left. If you like I can have the underwriter look at whether that is feasible at no cost to you. The question would be, do you have an improvement you want to spend that money on or would you just seek to reduce the special assessments securing those bonds.

Mr. Kilian asked how much money are we talking about?

Ms. Buchanan stated I don't know; they were not huge amounts to begin with. The underwriter can run a scenario for you. If you just don't want to deal with it, that is fine too.

Mr. Workowski stated I think we need to look at it and get more information for further discussion.

Ms. Buchanan stated of course. There is no expense to have them look at it, they do that as a courtesy. I will reach out to the underwriter.

Mr. McCommon asked are you going to talk to the trustee about the bond right now?

Ms. Buchanan stated that is going to be Jeremy and me and Sheryl Fulks in his office who has the lien book, and we will work with the trustee to get this tidied up. I will rely on GMS because they are the holders of the numbers.

B. District Engineer – Acceptance of the 2024 Public Facilities Report

Mr. Kilian asked would any of this be affected by any contract we consider doing with the National Stormwater folks?

Mr. LeBrun stated if the board moves forward with that, I will check that out with the engineer.

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor the 2024 public facilities report was accepted.
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C. District Manager

There being none, the next item followed.

D. Field Operational Manager

Mr. von der Osten stated Team Rountree did a great job cleaning up the neighborhood after the hurricane. There were no reports of flooding and on Tournament there was an issue where the sidewalk is flat. A weir that belonged to one of the golf communities did fail and I have been in

communication with all parties assisting where I can to come up with a solution. The new drainage structure on Champions that the city just completed did sustain some minor damage and the public works department is aware of that.

Holiday lighting is installed and will be turned on at Thanksgiving. We added some electrical at the Tournament entrance. We received a three-year proposal offering a discount of 15% or basically a \$3,000 discount per year for the holiday lights. The reason is we use some existing materials they have.

Mr. LeBrun stated I can bring a proposal to the January meeting.

TWELFTH ORDER OF BUSINESS

Approval of Check Register

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor the check register was approved.

THIRTEENTH ORDER OF BUSINESS

Financial Statements

A copy of the financial statements was included in the agenda package.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 22, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida

Mr. LeBrun stated the next scheduled meeting is January 22, 2025 at 1:00 p.m. in the same location.

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the meeting adjourned at 2:14 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

December 19, 2024

Page 1

Initials:

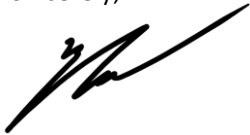
Richard Ellis
TPG Lighting, LLC
Sanford, FL 32771
December 19, 2024

Indigo CDD
100 International Golf Drive
Daytona Beach, FL 32124
Phone #: 904-710-0799
Email: kurt@solarismgt.com

Please see below for the pricing, scope, terms, and conditions of our annual contract.

Since we opened operations, we have established a reputation for quality and excellent customer service. We look forward to showing you that it is well-deserved.

Sincerely,



Richard Ellis
TPG Lighting LLC
(407) 413-0442
TPGLighting@gmail.com
www.TPGLighting.com



TPG Lighting



TPG Lighting

Holiday Lighting Annual Service Agreement

This Independent Contractor Agreement ("Agreement") is made and entered into by and between, TPG Lighting, LLC ("Contractor") and Indigo CDD ("Client").

1. Engagement of Services

This agreement includes the following scope and will be completed Annually:

International Golf Dr. Entrance:

- Placing two warm white lit fir teardrops on each side of the entrance (See rendering). Includes commercial-grade red 3D bows.
- Lining the archways on the left and right side of the entrance in warm white lit garland.
- Lining the top of the median sign in the median with warm white lit garland.
- Placing one large commercial-grade red bow at the top of each archway on the left and right side of the entrance affixed to the garland.
- Placing one commercial-grade red bow on each side of the median sign affixed to the garland.
- Wrapping the trunks of the 2 palm trees in front of the sign at the entrance median in warm white mini lights.
- Lining the lowest 8 fronds of the 2 palm trees in the entrance median in green mini lights.

Champions Drive Entrance:

- Placing two warm white lit fir teardrops on each side of the entrance (See rendering). Includes commercial-grade red 3D bows.
- Lining the archways on the left and right side of the entrance in warm white lit garland.
- Lining the top of the median sign in the median with warm white lit garland.
- Placing one large commercial-grade red bow at the top of each archway on the left and right side of the entrance affixed to the garland.
- Placing one commercial-grade red bow on each side of the median sign affixed to the garland.
- Wrapping the trunks of the 3 palm trees in front of the sign at the entrance median in warm white mini lights.

- Lining the lowest 8 fronds of the 3 palm trees in the entrance median in green mini lights.

Grande Champion Entrance:

- Placing a warm white lit fir teardrop with commercial-grade red 3D bow on the left and right columns near the top of both towers.
- Wrapping the trunks of the Robellinis on both sides of the entrance in front of the sign in warm white mini lights.
- Adding green mini lights on the bottom 4 fronds of each of the 13 Robellinis.
- Wrapping the set of 2 cone-shaped bushes in front of each tower in warm white mini lights.

Tournament Drive Entrance:


- Placing one 48" warm white lit wreath with commercial-grade red bow centered on the median monument.
- Wrapping the trunks of the 2 palm trees behind the median monument in warm white mini lights.
- Lining the lowest 8 fronds of the 2 palm trees in the entrance median in green mini lights.
- Lining the top of the sign on the left and right side of the entrance as well as the median monument in warm white lit garland.
- Placing one red commercial-grade 3D bow on both sides of all 3 sets of garland.
- Placing a warm white lit fir teardrop with red commercial-grade 3D bow on the left and right columns of the entrance signs by the verbiage on both the entry and exit signs.

Royal County BLVD Entrance:

- Wrapping the trunks up to the fronds of the 3 palm trees in the median with warm white mini lights.
- Lining the lowest 8 fronds of each palm tree in green mini lights.
- Placing one 36" warm white lit wreath with commercial-grade red 3D bow on each side of the entrance sign.
- Spiraling up both front entrance light poles in UNLIT garland. These are the first poles on the left and right side of the entrance.
- Placing one commercial-grade red 3D bow on the top of each light pole.
- Pool Building: Lining the front and side rooflines according to the installation map in warm white C9 bulbs.
- Pool Building: Placing a 36" warm white lit wreath with Red commercial-grade 3D bow over the entryway to the pool area.
- Back Entrance: Lining the top of the upper and lower portions of the sign in UNLIT garland.

December 19, 2024

Page 4

Initials: 

- Back Entrance: Placing a Red commercial-grade 3D bow on either side of the sign affixed to the garland.

Decorations can always be added to this display, but this base design must remain every year.

This contract remains enforceable until 12/31/2027.

Any work outside of the scope listed above will be treated as a separate work order and not as a part of this agreement.

2. Scheduling

Installation:

The installation schedule is broken into 2 segments, but all decorations will be installed prior to Thanksgiving Eve (Unless otherwise agreed):

- **October 1st - 31st:**
 - All roofline lighting and lighting on trees will be installed and the lights are left unplugged or turned off. We may do this in November, but these October installations give us a head start into the season by installing items that are not as noticeable.
- **November 1st - Thanksgiving Eve:**
 - All other decorations are installed including but not limited to greenery (Wreaths, garlands, teardrops, bows, etc.), bush and shrub lighting, ground lighting, etc.

Turning on Lighting:

- All commercial lighting is turned on 1-2 days after Thanksgiving. Residential lighting can be turned on by the resident by turning the timer to the “Dusk to Dawn” setting for a photocell timer or by turning on the digital timer.

Take-Down:

- Take-down of the decorations begins January 2nd and will be completed by January 31st. Feel free to unplug or turn off the timers until the lighting is taken down.

3. Compensation

The price for the 2025-2027 seasonal installations included in the scope above is \$18,584.87 per year (*Includes 20% discount for 3 year agreement*).

These prices above that include sales tax assume that the sales tax rate remains the same. If the sales tax amount increases for any reason, then the price will increase accordingly.

Client shall pay Contractor via check or credit card the 50% deposit invoice by April 1st of each year and the final 50% within 30 calendar days of the installation (Whether or not the lights have been turned on yet). Payments shall be based upon an invoice submitted by the Contractor via email for the deposit and installation invoices.

If the contract is cancelled after the deposit is paid for the current year, the deposit will remain non-refundable. If the contract is cancelled before the deposit is paid for the current

year, a cancellation fee will be due within 30 days of the cancellation that is equal to 25% of the current annual value of the current year.

If the client replaces the temporary lighting with permanent lighting performed by TPG Lighting, LLC, the portion of the contract related to the lighting substituted with permanent lighting can be released.

4. Independent Contractor Relationship

Contractor's relationship with Client will be that of an independent contractor, and nothing in this Agreement is intended to, or should be construed to, create a partnership, agency, joint venture, or employment relationship. Contractor will not be entitled under this Agreement to any of the benefits that Client may make available to its employees, including but not limited to group health insurance, life insurance, profit-sharing, retirement benefits, paid vacation, holidays or sick leave, or workers' compensation insurance. No part of Contractor's compensation will be subject to withholding by Client for the payment of any social security, federal, state or any other employee payroll taxes. Contractor may perform the services required by this Agreement at any place or location and at such times as Contractor shall determine. Contractor agrees to provide all tools and instrumentalities required to perform the services under this Agreement.

5. Ownership of Property

Client agrees not to hold the Contractor liable for any existing damage to the dwellings, landscaping, plumbing and all other preexisting conditions. Client also agrees not to hold Contractor responsible for any leaks due to preexisting conditions.

6. Governing Law

This Agreement shall be governed in all respects by the laws of the United States of America and by the laws of the State of Florida. Each of the parties irrevocably consents to the exclusive personal jurisdiction of the federal and state courts located in Florida, as applicable, for any matter arising out of or relating to this Agreement, except that in actions seeking to enforce any order or any judgment of such federal or state courts located in Florida, such personal jurisdiction shall be nonexclusive.

7. Severability

If any provision of this Agreement is held by a court of law to be illegal, invalid or unenforceable, (a) that provision shall be deemed amended to achieve as nearly as possible the same economic effect as the original provision, and (b) the legality, validity, and enforceability of the remaining provisions of this Agreement shall not be affected or impaired thereby.

8. Injunctive Relief for Breach

Contractor agrees that his obligations under this Agreement are of a unique character that gives them particular value; Contractor's breach of any of such obligations will result in irreparable and continuing damage to Client, for which there will be no adequate remedy at law; and, in the event of such breach, Client will be entitled to injunctive relief and/or a decree for specific performance, and such other and further relief as may be proper (including monetary damages if appropriate).

9. DISCLAIMERS:

- A non-refundable 50% deposit is required before product is ordered and the project can be placed on the schedule.
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).
- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the Supplemental Information Guide by the beginning of the corresponding installation window. If the landscaping is not trimmed when we arrive after the earliest installation date, there will be a \$250 fee to come back after the landscape trimming has been completed.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily from October 1st to January 31st. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled according to the Supplemental Information Guide.
- If decorations are installed according to the dates dictated in the Supplemental Information Guide and the customer requires us to remove the decorations and re-install the decorations at a later date, TPG Lighting reserves the right to invoice up to 50% of the job's annual value for the removal and re-installation.

If you agree to the above terms, please sign this agreement and retain one copy for your records.

Contractor Signature:



Co-Owner

12/19/2024
Date

Richard D. Ellis
Printed Name



Co-Owner

12/19/2024
Date

Trenton P. Rudkin
Printed Name

Owner/Manager Signature:

Client Signature Date

Printed Name

SEVENTH ORDER OF BUSINESS

SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") is made and entered into as of the "Effective Date", by and between Indigo Community Development District (the "Plaintiff") and Vero Atlantic 2, LLC, as transferee via quit claim deed of Parcel #5217-00-00-0080 ("NW-11") located in Volusia County, Florida, (the "Defendant" and together with the Plaintiff, the "Parties"), regarding the Indigo Community Development District (City of Daytona Beach, Florida) Capital Improvement Revenue Bonds, Series 1999C (the "1999C Bonds"), secured in part by special assessments levied on NW-11.

RECITALS

WHEREAS, Plaintiff presented a civil action styled Indigo Community Development District GC Land, LLC, et al., in the Circuit Court of Volusia County, Florida, Case No. 2019-30776-CICI (the "Lawsuit") against Defendant;

WHEREAS, a final judgement of foreclosure was entered and issued against various properties, including NW-11 (the "Foreclosure Judgement");

WHEREAS, the amount owed under the Foreclosure Judgement as to NW-11 was approximately \$185,857.19;

WHEREAS, at the direction of the holders of the 1999C Bonds, in an effort to remove NW-11 from a judicial sale that was scheduled to occur on November 13, 2024 under the Foreclosure Judgment (the "Foreclosure Sale"), the Parties entered into that certain Payoff Confirmation Term Sheet (the "Term Sheet") dated November 6, 2024 and attached hereto as Exhibit A, whereby the Defendant agreed to pay U.S. Bank Trust Company, National Association, as successor trustee in connection with the 1999C Bonds (the "Trustee"), the amount of \$101,000.00 (the "Payoff Amount"), subject to the terms and conditions of the Term Sheet;

WHEREAS, the Trustee confirmed receipt of the Payoff Amount, paid for by the Defendant within the time frame required by the Term Sheet;

WHEREAS, based on the commitments made in the Term Sheet, the Plaintiff took those actions necessary to remove NW-11 from the Foreclosure Sale;

WHEREAS, based on payment of the Payoff Amount, the Defendant retains its interest in NW-11;

WHEREAS, the Defendant has timely and fully complied with the Term Sheet and the Plaintiff has is prepared to sign appropriate documentation to fully and finally release and discharge the Foreclosure Judgment as it relates to NW-11;

WHEREAS, the Parties each believe that settlement of the Lawsuit between them and in accordance with the Term Sheet by way of this Agreement is in their mutual best interests;

WHEREAS, the Parties have had an opportunity to fully review the content and meaning of this Agreement, consider the consequences hereof, and consult with their respective counsel concerning the wisdom and propriety of this undertaking; and

NOW, THEREFORE, in consideration of the promises, representations and warranties set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above expressly incorporated herein and are made an integral part of this Agreement.

2. Dismissal of Lawsuit. Within five (5) days of the Effective Date, Plaintiff shall file a dismissal of Count I of the Lawsuit related to NW-11 with each party to bear its own fees and costs and file and record a release of the Notice of Lis Pendens in the Lawsuit as it related to Count I.

3. Mutual General Releases. Upon Plaintiff's performance of Paragraph 2, above, each Party on behalf of itself and on behalf of its respective agents, principals, supervisors, managers, attorneys, predecessors, heirs, successors and assigns, shall be deemed to have generally, fully, finally, irrevocably and forever released and discharged the other Party from any and all claims, causes of action, suits, obligations, debts, demands, agreements, promises, liabilities, damages, losses, controversies, whether known or unknown, whether based upon any federal law, state law, common law, territorial law, or otherwise (whether sounding in contract, tort or otherwise, including statutory, common law, property and equitable claims), arising out of, based upon, or in any way relating to the Lawsuit, which the Parties may have in any capacity against each other, collectively or individually, from the beginning of time to the dismissal of the Lawsuit. Each Party further represents and covenants that it has not assigned, or otherwise transferred in any form or manner, any claim that the Party has or may have against the other, and that it, acting alone, has the full power and capacity to fully release all claims discharged herein. The mutual general releases set forth herein are intended to be given the broadest meaning and interpretation permissible under Florida law, and to leave the Parties with no remaining claims, disputes or controversies of any nature whatsoever between them relating to the Lawsuit. Without limitation, nothing released in this Paragraph shall modify or affect Plaintiff's right and obligation under Florida law to levy and collect operation and maintenance special assessments from and against NW-11 or any future right or obligation to collect special assessments or taxes that may arise from the future issuance of special assessment bonds to fund public infrastructure or programs within the boundaries of the District.

4. Discharge of Parties; Enforcement. Nothing contained herein shall release or discharge the Parties from performing any of their obligations under this Agreement.

5. Entire Agreement. This Agreement constitutes and embodies the entire understanding of the Parties regarding the subject matter hereof, and there are no promises, inducements, side-deals or other obligations not expressly contained and set forth herein.

6. No Oral or Informal Modification. Any modification or amendment of this Agreement may be achieved only through a written instrument duly executed by each Party. This

Agreement may not be modified orally, informally, impliedly or through any actual or purported course of conduct or course of dealing.

7. Disputes. Any disputes relating to or arising from this Agreement shall be resolved exclusively by the Court handling the Lawsuit.

8. Florida Law. This Agreement shall be construed under the laws of the State of Florida.

9. Effective Date. The Effective Date of this Agreement shall be the date the Agreement is fully executed by all Parties.

10. Counterparts. This Agreement may be executed by the Parties in identical counterparts.

11. THE PARTIES: (A) HAVE READ THIS AGREEMENT CAREFULLY; (B) HAVE OBTAINED THE ADVICE OF LEGAL COUNSEL OF THEIR CHOOSING; (C) ARE OF SOUND MIND AND BODY, AND NOT OPERATING UNDER ANY MENTAL DISABILITY, IMPAIRMENT OR INCAPACITY; AND (D) ARE FULLY INFORMED OF THE CONTENT AND MEANING OF THIS AGREEMENT BEFORE SIGNING IT. THE PARTIES ARE EXECUTING THIS AGREEMENT VOLUNTARILY AND NOT UNDER DURESS OR COMPULSION OF ANY KIND.

**THE REMAINDER OF THIS PAGE INTENTIONALLY BLANK.
SIGNATURE PAGE TO FOLLOW.**

[Signature Page to Settlement Agreement – NW-11]

**INDIGO COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Title: _____
Date: _____

**VERO ATLANTIC 2, LLC, a Florida limited
liability company**

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT A

Payoff Confirmation Term Sheet

NINTH ORDER OF BUSINESS

Indigo
Community Development District

Unaudited Financial Reporting
December 31, 2024



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4	Debt Service Fund Series 1999A Income Statement
5	Debt Service Fund Series 1999C Income Statement
6	Debt Service Fund Series 2005 Income Statement
7	Debt Service Fund Series 2021 Income Statement
8	Debt Service Fund Series 2024 Income Statement
9	Capital Projects Fund Series 1999A Income Statement
10	Capital Projects Fund Series 2021 Income Statement
11	Capital Projects Fund Series 2024 Income Statement
12-13	Month to Month
14	Assessment Receipt Schedule

Indigo
Community Development District
Balance Sheet
December 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Wells Fargo Bank	\$ 76,104	\$ -	\$ -	\$ 76,104
Investments:				
Series 1999A				
Reserve	-	80,675	-	80,675
Revenue	-	99,136	-	99,136
Construction	-	-	163,024	163,024
Series 1999C				
Reserve	-	59,586	-	59,586
Revenue	-	1,240,856	-	1,240,856
Redemption	-	792,428	-	792,428
Remedial Expenditure	-	0	-	0
Series 2005				
Reserve	-	66,520	-	66,520
Revenue	-	1,002,266	-	1,002,266
Escrow Deposit	-	10,881	-	10,881
Remedial Expenditure	-	0	-	0
Series 2021				
Reserve	-	78,307	-	78,307
Revenue	-	386,984	-	386,984
Construction	-	-	8,003	8,003
Series 2024				
Reserve	-	112,661	-	112,661
Revenue	-	1,341	-	1,341
Construction	-	-	1,345	1,345
Cost of Issuance	-	-	5,524	5,524
Due from General Fund	-	355,648	-	355,648
Investment - Custody	1,776,540	-	-	1,776,540
SBA - Operating	8,977	-	-	8,977
SBA - Reserve	102,282	-	-	102,282
Total Assets	\$ 1,963,903	\$ 4,287,289	\$ 177,896	\$ 6,429,087
Liabilities:				
Accounts Payable	\$ 22,898	\$ -	\$ -	\$ 22,898
Due to Debt Service 1999C	73,038	-	-	73,038
Due to Debt Service 2005	282,610	-	-	282,610
Due to Other	2,755	-	-	2,755
Accrued Principal Payment 1999A	-	2,595,000	-	2,595,000
Accrued Interest Payment 1999C	-	233,100	-	233,100
Accrued Principal Payment 2005	-	955,000	-	955,000
Accrued Interest Payment 2005	-	2,486,294	-	2,486,294
Total Liabilities	\$ 381,302	\$ 6,269,394	\$ -	\$ 6,650,695
Fund Balances:				
Assigned For Debt Service 1999A	\$ -	\$ 179,811	\$ -	\$ 179,811
Assigned For Debt Service 1999C	-	(662,192)	-	(662,192)
Assigned For Debt Service 2005	-	(2,079,016)	-	(2,079,016)
Assigned For Debt Service 2021	-	465,290	-	465,290
Assigned For Debt Service 2024	-	114,002	-	114,002
Assigned For Capital Projects 1999A	-	-	163,024	163,024
Assigned For Capital Projects 2021	-	-	8,003	8,003
Assigned For Capital Projects 2024	-	-	6,869	6,869
Unassigned	1,582,602	-	-	1,582,602
Total Fund Balances	\$ 1,582,602	\$ (1,982,105.24)	\$ 177,896	\$ (221,608)
Total Liabilities & Fund Equity	\$ 1,963,903	\$ 4,287,289	\$ 177,896	\$ 6,429,087

Indigo
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Assessments	\$ 1,618,248	\$ 1,277,924	\$ 1,277,924	\$ -
I-95 City of Daytona Beach Funding	8,775	-	-	-
Interest	21,500	5,375	8,343	2,968
Total Revenues	\$ 1,648,523	\$ 1,283,299	\$ 1,286,267	\$ 2,968
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
FICA Expense	918	230	61	168
Engineering Fees	15,000	3,750	7,350	(3,600)
District Counsel	28,000	7,000	7,479	(479)
Arbitrage	2,250	450	450	-
Dissemination Agent	10,496	2,624	2,624	(0)
Annual Audit	6,310	-	-	-
Trustee Fees	12,750	4,041	4,041	-
Assessment Administration	21,200	21,200	21,200	-
Management Fees	66,658	16,665	16,664	0
Information Technology	2,800	700	700	0
Website Maintenance	1,200	300	300	-
Telephone	300	75	41	34
Postage	1,000	250	18	232
Printing & Binding	1,750	438	136	302
Insurance	33,725	33,725	33,673	52
Legal Advertising	2,500	625	5,044	(4,419)
Other Current Charges	2,600	650	10	640
Office Supplies	350	88	20	67
Office Expense	6,000	1,500	1,500	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 227,982	\$ 97,484	\$ 102,286	\$ (4,803)
Maintenance Expenses I-95				
Electric	\$ 27,000	\$ 6,750	\$ 238	\$ 6,512
Landscape - Contract	50,616	12,654	12,654	-
Landscape - Contingency	3,500	875	-	875
Plant Replacement & Annuals	8,000	2,000	-	2,000
Lake Maintenance	6,413	1,603	1,392	211
Irrigation Repairs & Maintenance	20,000	5,000	-	5,000
Repairs	9,845	2,461	90	2,371
Miscellaneous	2,461	615	615	0
Total I-95 Maintenance Expenses	\$ 127,835	\$ 31,959	\$ 14,990	\$ 16,969

Indigo

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Maintenance Expense - Community Wide				
On-Site Manager	\$ 33,390	\$ 8,348	\$ 7,950	\$ 398
Electric	40,000	10,000	9,301	699
Landscape - Contract	541,122	135,281	126,559	8,721
Landscape - Contingency	30,000	7,500	10,239	(2,739)
Fertilizer/Pest Control	38,000	9,500	-	9,500
Plant Replacement & Annuals	35,000	8,750	5,008	3,742
Sod Replacement	28,512	7,128	-	7,128
Lake Maintenance	92,552	23,138	16,972	6,166
Fountain Maintenance	18,000	4,500	1,950	2,550
Irrigation Repair & Maintenance	35,000	8,750	4,648	4,102
Repairs	39,800	9,950	4,610	5,340
Miscellaneous	16,158	4,040	22,233	(18,194)
Conservation Easement Maintenance	55,224	13,806	12,831	975
Tree Trimming	34,892	8,723	7,473	1,250
Pressure Washing	10,000	2,500	-	2,500
Hurricane Expenses	-	-	4,392	(4,392)
<i>The Preserve at LPGA</i>				
Landscape - Contract	\$ 172,576	\$ 43,144	\$ 26,001	\$ 17,144
Landscape - Contingency	-	-	4,986	(4,986)
Plant Replacement & Annuals	2,500	625	-	625
Lake Maintenance	65,780	16,445	-	16,445
Fountain Maintenance	1,200	300	-	300
Irrigation Repair & Maintenance	2,500	625	-	625
Miscellaneous	500	125	-	125
Total Maintenance Expenses - Community Wide	\$ 1,292,706	\$ 323,177	\$ 265,153	\$ 58,024
Total Expenditures	\$ 1,648,523	\$ 452,619	\$ 382,429	\$ 70,190
Excess Revenues (Expenditures)	\$ -		\$ 903,839	
Fund Balance - Beginning	\$ -		\$ 678,763	
Fund Balance - Ending	\$ -		\$ 1,582,602	

Indigo

Community Development District

Debt Service Fund - Series 1999A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 72,750	\$ 57,696	\$ 57,696	\$ -
Interest	5,000	1,250	1,620	370
Total Revenues	\$ 77,750	\$ 58,946	\$ 59,316	\$ 370
Expenditures:				
Series 1999A				
Interest - 11/01	\$ 13,825	\$ 13,825	\$ 13,825	\$ -
Principal - 05/01	45,000	-	-	-
Interest - 05/01	13,825	-	-	-
Other Debt Service Costs	-	-	10,640	(10,640)
Total Expenditures	\$ 72,650	\$ 13,825	\$ 24,465	\$ (10,640)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,474	\$ (5,474)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,474	\$ (5,474)
Excess Revenues (Expenditures)	\$ 5,100		\$ 40,325	
Fund Balance - Beginning	\$ 59,964		\$ 139,485	
Fund Balance - Ending	\$ 65,064		\$ 179,811	

Indigo

Community Development District Debt Service Fund - Series 1999C

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 377,662	\$ 368,350	\$ 368,350	\$ -
Interest	25,000	6,250	23,272	17,022
Total Revenues	\$ 402,662	\$ 374,600	\$ 391,623	\$ 17,022
Expenditures:				
Series 1999C				
Debt Service Obligation	\$ 922,925	\$ 233,100	\$ 233,100	\$ -
Other Debt Service Costs	-	-	26,741	(26,741)
Total Expenditures	\$ 922,925	\$ 233,100	\$ 259,841	\$ (26,741)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (520,263)		\$ 131,782	
Fund Balance - Beginning	\$ 520,263		\$ (793,975)	
Fund Balance - Ending	\$ -		\$ (662,192)	

Indigo

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 335,228	\$ 187,750	\$ 187,750	\$ -
Interest	2,500	625	12,129	11,504
Total Revenues	\$ 337,728	\$ 188,375	\$ 199,880	\$ 11,504
Expenditures:				
Series 2005				
Debt Service Obligation	\$ 156,975	\$ 99,763	\$ 99,763	\$ -
Other Debt Service Costs	-	-	27,074	(27,074)
Total Expenditures	\$ 156,975	\$ 99,763	\$ 126,836	\$ (27,074)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,474)	\$ 5,474
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,474)	\$ 5,474
Excess Revenues (Expenditures)	\$ 180,753		\$ 67,569	
Fund Balance - Beginning	\$ -		\$ (2,146,585)	
Fund Balance - Ending	\$ 180,753		\$ (2,079,016)	

Indigo

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 156,614	\$ 373,472	\$ 373,472	\$ -
Interest	6,000	1,500	1,478	(22)
Total Revenues	\$ 162,614	\$ 374,972	\$ 374,949	\$ (22)
Expenditures:				
Series 2021				
Interest - 11/01	\$ 46,824	\$ 46,824	\$ 46,824	\$ -
Principal - 05/01	60,000	-	-	-
Interest - 05/01	46,824	-	-	-
Total Expenditures	\$ 153,649	\$ 46,824	\$ 46,824	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (3,000)	\$ (750)	\$ (931)	\$ 181
Total Other Financing Sources (Uses)	\$ (3,000)	\$ (750)	\$ (931)	\$ 181
Excess Revenues (Expenditures)	\$ 5,965		\$ 327,194	
Fund Balance - Beginning	\$ 59,691		\$ 138,097	
Fund Balance - Ending	\$ 65,656		\$ 465,290	

Indigo

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 225,323	\$ -	\$ -	\$ -
Interest	1,200	300	1,907	1,607
Total Revenues	\$ 226,523	\$ 300	\$ 1,907	\$ 1,607
Expenditures:				
Series 2024				
Interest - 11/01	\$ 68,042	\$ 68,042	\$ 68,042	\$ -
Principal - 05/01	45,000	-	-	-
Interest - 05/01	89,399	-	-	-
Total Expenditures	\$ 202,441	\$ 68,042	\$ 68,042	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,340)	\$ 1,340
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,340)	\$ 1,340
Excess Revenues (Expenditures)	\$ 24,082		\$ (67,475)	
Fund Balance - Beginning	\$ 68,042		\$ 181,477	
Fund Balance - Ending	\$ 92,124		\$ 114,002	

Indigo

Community Development District Capital Projects Fund - Series 1999A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,923	\$ 1,923
Total Revenues	\$ -	\$ -	\$ 1,923	\$ 1,923
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 1,923	
Fund Balance - Beginning	\$ -		\$ 161,101	
Fund Balance - Ending	\$ -		\$ 163,024	

Indigo

Community Development District Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 87	\$ 87
Total Revenues	\$ -	\$ -	\$ 87	\$ 87
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 931	\$ (931)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 931	\$ (931)
Excess Revenues (Expenditures)	\$ -		\$ 1,018	
Fund Balance - Beginning	\$ -		\$ 6,985	
Fund Balance - Ending	\$ -		\$ 8,003	

Indigo

Community Development District Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 70	\$ 70
Total Revenues	\$ -	\$ -	\$ 70	\$ 70
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,340	\$ (1,340)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,340	\$ (1,340)
Excess Revenues (Expenditures)	\$ -		\$ 1,410	
Fund Balance - Beginning	\$ -		\$ 5,459	
Fund Balance - Ending	\$ -		\$ 6,869	

Indigo
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 123,233	\$ 1,154,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,277,924
I-95 City of Daytona Beach Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	2,648	3,059	2,637	-	-	-	-	-	-	-	-	-	8,343
Total Revenues	\$ 2,648	\$ 126,292	\$ 1,157,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,286,267
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	-	61	-	-	-	-	-	-	-	-	-	-	61
Engineering Fees	7,350	-	-	-	-	-	-	-	-	-	-	-	7,350
District Counsel	4,380	3,099	-	-	-	-	-	-	-	-	-	-	7,479
Arbitrage	-	450	-	-	-	-	-	-	-	-	-	-	450
Dissemination Agent	875	875	875	-	-	-	-	-	-	-	-	-	2,624
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Assessment Administration	21,200	-	-	-	-	-	-	-	-	-	-	-	21,200
Management Fees	5,555	5,555	5,555	-	-	-	-	-	-	-	-	-	16,664
Information Technology	233	233	233	-	-	-	-	-	-	-	-	-	700
Website Maintenance	100	100	100	-	-	-	-	-	-	-	-	-	300
Telephone	-	41	-	-	-	-	-	-	-	-	-	-	41
Postage	-	18	-	-	-	-	-	-	-	-	-	-	18
Printing & Binding	120	15	-	-	-	-	-	-	-	-	-	-	136
Insurance	33,673	-	-	-	-	-	-	-	-	-	-	-	33,673
Legal Advertising	-	5,044	-	-	-	-	-	-	-	-	-	-	5,044
Other Current Charges	-	-	10	-	-	-	-	-	-	-	-	-	10
Office Supplies	20	0	-	-	-	-	-	-	-	-	-	-	20
Office Expense	500	500	500	-	-	-	-	-	-	-	-	-	1,500
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 78,222	\$ 16,792	\$ 7,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,286
Maintenance Expenses - I-95													
Electric	\$ 92	\$ 27	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238
Landscape - Contract	4,218	4,218	4,218	-	-	-	-	-	-	-	-	-	12,654
Landscape - Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement & Annuals	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	455	469	469	-	-	-	-	-	-	-	-	-	1,392
Irrigation Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs	45	45	-	-	-	-	-	-	-	-	-	-	90
Miscellaneous	205	205	205	-	-	-	-	-	-	-	-	-	615
Total I-95 Expenses	\$ 5,015	\$ 4,964	\$ 5,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,990

Indigo
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance Expenses - Community Wide													
On-Site Manager	\$ 2,650	\$ 2,650	\$ 2,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,950
Electric	2,862	3,127	3,312	-	-	-	-	-	-	-	-	-	9,301
Landscape - Contract	42,186	42,186	42,186	-	-	-	-	-	-	-	-	-	126,559
Landscape - Contingency	3,822	3,295	3,122	-	-	-	-	-	-	-	-	-	10,239
Fertilizer/Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement & Annuals	-	5,008	-	-	-	-	-	-	-	-	-	-	5,008
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	5,546	5,713	5,713	-	-	-	-	-	-	-	-	-	16,972
Fountain Maintenance	1,850	100	-	-	-	-	-	-	-	-	-	-	1,950
Irrigation Repair & Maintenance	-	4,648	-	-	-	-	-	-	-	-	-	-	4,648
Repairs	2,870	1,740	-	-	-	-	-	-	-	-	-	-	4,610
Miscellaneous	14,813	7,215	205	-	-	-	-	-	-	-	-	-	22,233
Conservation Easement Maintenance	4,460	4,185	4,185	-	-	-	-	-	-	-	-	-	12,831
Tree Trimming	2,491	2,491	2,491	-	-	-	-	-	-	-	-	-	7,473
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	4,392	-	-	-	-	-	-	-	-	-	-	-	4,392
<i>The Preserve at LPGA</i>													
Landscape - Contract	\$ 8,559	\$ 8,884	\$ 8,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,001
Landscape - Contingency	-	4,986	-	-	-	-	-	-	-	-	-	-	4,986
Plant Replacement & Annuals	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance Expenses - Community W	\$ 96,502	\$ 96,228	\$ 72,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	265,153
Total Expenditures	\$ 179,738	\$ 117,984	\$ 84,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	382,429
Excess Revenues (Expenditures)	\$ (177,091)	\$ 8,308	\$ 1,072,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	903,839

TENTH ORDER OF BUSINESS

Indigo

Community Development District

Summary of Invoices

November 1, 2024 - December 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	11/5/24	5267-5270	\$ 17,009.73
	11/11/24	5271-5275	16,787.30
	11/19/24	5276-5279	66,539.92
	11/25/24	5280-5283	15,368.47
	12/11/24	5284-5286	8,465.50
	12/17/24	5287-5293	88,851.62
			\$ 213,022.54
Payroll			
	<u>November 2024</u>		
	Kenneth Workowski	50680	\$ 184.70
	Kevin Kilian	50681	\$ 184.70
	Mark McCommon	50682	\$ 159.70
	Ronald Brown	50683	\$ 184.70
			\$ 713.80
TOTAL			\$ 213,736.34

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/24	00015	11/02/24	PSI12483	202411	320	53800-46800	LAKE/WETLAND SRVCS NOV24	*	468.75		
		11/02/24	PSI12497	202411	330	53800-46800	LAKE/WETLAND SRVCS NOV24	*	5,712.74		
SOLITUDE LAKE MANAGEMENT LLC										6,181.49	005267
11/05/24	00181	10/31/24	3469769	202409	310	51300-31500	LAND TRANSFER/MGT/LNDSCEPE	*	1,056.00		
KUTAK ROCK LLP										1,056.00	005268
11/05/24	00159	10/31/24	24-1031	202410	320	53800-12000	SITE MGMT SERVICES OCT24	*	2,650.00		
		10/31/24	24-11	202411	310	51300-44000	OFFICE RENT NOV24	*	500.00		
SOLARIS MANAGEMENT INC.										3,150.00	005269
11/05/24	00160	10/29/24	28863	202410	330	53800-49000	HOG CONTROL - 10/22/24	*	318.24		
		10/29/24	28864	202410	330	53800-48000	HURRICANE MILTON CLEAN UP	*	2,592.00		
		10/29/24	28866	202410	330	53800-46600	STRAIGHT 46 TREES-GD.CHMP	*	2,512.00		
		10/29/24	28869	202410	330	53800-46600	STRAIGHT 5 TREES-INT'L DR	*	925.00		
		10/29/24	28873	202410	330	53800-46900	RMV FALLEN TREE-CONVERSAT	*	275.00		
TEAM ROUNDTREE, INC.										6,622.24	005270
11/11/24	00093	11/01/24	272	202411	310	51300-34000	MANAGEMENT FEES NOV24	*	5,554.83		
		11/01/24	272	202411	310	51300-35200	WEBSITE ADMIN NOV24	*	100.00		
		11/01/24	272	202411	310	51300-35100	INFORMATION TECH NOV24	*	233.33		
		11/01/24	272	202411	310	51300-31300	DISSEMINATION FEE NOV24	*	874.67		
		11/01/24	272	202411	310	51300-51000	OFFICE SUPPLIES	*	.39		
		11/01/24	272	202411	310	51300-42000	POSTAGE	*	18.26		
		11/01/24	272	202411	310	51300-42500	COPIES	*	15.45		
		11/01/24	272	202411	310	51300-41000	TELEPHONE	*	40.62		
		11/01/24	272A	202409	310	51300-49000	FAIRFIELD INN&SUITES RENT	*	313.10		
GOVERNMENTAL MANAGEMENT SERVICE*DNU										7,150.65	005271

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/11/24	00139	10/31/24 24-1089	202410 330-53800-49000	LPGA INTL OVERALL SITE MP	*	2,300.00	
				PARKER MYNCHENBERG & ASSOCIATES, INC			2,300.00 005272
11/11/24	00184	10/31/24 71891	202410 330-53800-46700	PRESERVE-ENTRY FNT OCT24	*	100.00	
		10/31/24 71891	202410 330-53800-46700	PLM200 FILTER CARTRIDGE	*	250.00	
				PURE POOL SOLUTIONS			350.00 005273
11/11/24	00031	10/31/24 8067	202410 330-53800-46000	LPGA MTHLY REPAIRS/MAINT	*	617.45	
		10/31/24 8067	202410 320-53800-46000	I-95 TSTING/RPLCING BULBS	*	45.00	
				SKY'S THE LIMIT HANDYMAN SVCS, INC.			662.45 005274
11/11/24	00160	10/03/24 28902	202410 330-53800-49000	PH4-POWER WASH SDWLK/CURB	*	2,000.00	
		11/03/24 28913	202411 330-53800-46100	RPR 3BUBBLER/5POPOP/16NOZ	*	524.20	
		11/04/24 28904	202411 330-53800-49000	PH5-POWER WASH SDWLK/CURB	*	2,000.00	
		11/06/24 28908	202410 330-53800-48000	HURRICANE-CLNUP LPGA FNT	*	1,800.00	
				TEAM ROUNTREE, INC.			6,324.20 005275
11/19/24	00148	11/13/24 7374-11-	202411 310-51300-31200	ARBITRAGE-SERIES 2021	*	450.00	
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 005276
11/19/24	00160	11/01/24 28886	202411 320-53800-46200	I-95 LANDSCAPE/IRRG NOV24	*	4,218.00	
		11/01/24 28886	202411 330-53800-46200	LPGA LANDSCAPE/IRRG NOV24	*	36,992.35	
		11/01/24 28886	202411 340-53800-46200	PRESERVE LNDSCP/IRG NOV24	*	2,971.10	
		11/01/24 28886	202411 330-53800-46200	GRANDE CHMP LDSCP/IRG NOV	*	5,194.00	
		11/01/24 28886	202411 340-53800-46200	PRESERVE STRMWTR/WTLD NOV	*	5,587.40	
		11/01/24 28886	202411 330-53800-46900	CONSRV.EASE.MAINT.UDRBRSH	*	4,185.30	
		11/01/24 28886	202411 330-53800-47000	TREE TRIMMING NOV24	*	2,491.00	
				TEAM ROUNTREE, INC.			61,639.15 005277

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/19/24	00117	10/25/24	7518970	202410	310-51300-32300		FY25 TRUST.FEES.SER2021	*	3,750.00		
		10/25/24	7518970	202410	310-51300-32300		INCIDENTAL EXP.SER2021	*	290.63		
US BANK										4,040.63	005278
11/19/24	00130	11/17/24	90224275	202411	320-53800-49000		RENT STORAGE 11/17-12/16	*	205.07		
		11/17/24	90224275	202411	330-53800-49000		RENT STORAGE 11/17-12/16	*	205.07		
WILLIAMS SCOTSMAN, INC.										410.14	005279
11/25/24	00030	11/11/24	369546	202411	310-51300-32200		FY23 AUDIT SERVICES-FINAL	*	4,515.00		
BERGER, TOOMBS, ELAM, GAINES & FRANK										4,515.00	005280
11/25/24	00034	11/01/24	18321648	202410	330-53800-46000		LPGA ENT-TBLSHT/RPLC COIL	*	228.00		
		11/05/24	18321663	202411	330-53800-46000		ENTR-INST GRND BOX-DRVWAY	*	340.00		
COURTEAUX ELECTRIC, INC.										568.00	005281
11/25/24	00159	11/25/24	24-1130	202411	320-53800-12000		SITE MGMT SERVICES NOV24	*	2,650.00		
		11/25/24	24-12	202411	300-15500-10000		OFFICE RENT DEC24	*	500.00		
SOLARIS MANAGEMENT INC.										3,150.00	005282
11/25/24	00160	11/06/24	28903	202411	330-53800-46100		RPLC DECODER/ROTOR/POPUP	*	2,010.22		
		11/07/24	28916	202410	330-53800-46600		RMV LEANING TREE-CONSERVE	*	385.00		
		11/13/24	28924	202411	330-53800-46600		CHMP DR ENTR-RPLC TREE	*	685.00		
		11/13/24	28927	202411	330-53800-46000		POND SOUTH JUBILEE-REPAIR	*	732.00		
		11/13/24	28929	202411	330-53800-46600		INST.50GAL MYRTLE/18 PALM	*	1,210.00		
		11/20/24	28939	202411	330-53800-46100		RPLC 36ROTOR/15POPUP/NOZZ	*	2,113.25		
TEAM ROUNTREE, INC.										7,135.47	005283
12/11/24	00163	12/10/23	KK121023	202412	310-51300-49000		KEVIN KILIAN-COMMISSION	*	10.00		
DIVISION OF ELECTIONS										10.00	005284

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/11/24	00154	11/21/24 10130999	202410 310-51300-31100	PUB.FAC.RPT 2024/RPT PREP HALFF ASSOCIATES INC.	*	7,350.00	7,350.00 005285
12/11/24	00181	11/29/24 3485203	202410 310-51300-31500	FORECLOSURE/ASMNT REQ/CVY KUTAK ROCK LLP	*	1,105.50	1,105.50 005286
12/17/24	00015	12/02/24 PSI13150	202412 320-53800-46800	LAKE/WETLAND SRVCS DEC24 PSI13161 202412 330-53800-46800 LAKE/WETLAND SRVCS DEC24 SOLITUDE LAKE MANAGEMENT LLC	*	468.63 5,712.69	6,181.32 005287
12/17/24	00034	11/01/24 18321648	202410 330-53800-46000	INST.GFCI/PHOTO CELL/EYE COURTEAUX ELECTRIC, INC.	*	2,025.00	2,025.00 005288
12/17/24	00189	12/01/24 1	202412 310-51300-34000	MANAGEMENT FEES DEC24 12/01/24 1 202412 310-51300-35200 WEBSITE ADMIN DEC24 12/01/24 1 202412 310-51300-35100 INFORMATION TECH DEC24 12/01/24 1 202412 310-51300-31300 DISSEMINATION FEE DEC24 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	5,554.83 100.00 233.33 874.67	6,762.83 005289
12/17/24	00182	12/12/24 502927	202410 310-51300-31500	POST JUDGEMNT/MOTION/SALE 12/12/24 502927A 202411 310-51300-31500 PLANTIFF BID/CERT.SALE MESSER CAPARELLO, P.A.	*	3,274.30 1,422.88	4,697.18 005290
12/17/24	00184	11/27/24 72995	202411 330-53800-46700	PRESERVE-ENTRY FNT NOV24 PURE POOL SOLUTIONS	*	100.00	100.00 005291
12/17/24	00031	11/30/24 8104	202411 330-53800-46000	LPGA MTLHY REPAIRS/MAINT 11/30/24 8104 202411 320-53800-46000 I-95 TSTING/RPLCING BULBS SKY'S THE LIMIT HANDYMAN SVCS, INC.	*	667.74 45.00	712.74 005292
12/17/24	00160	11/18/24 28934	202411 330-53800-63100	ANN.2381 FLOWER ROTATIONS	*	5,008.40	

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/20/24		28976	202411 340-53800-46200		*	325.00	
			INST.PALLET OF BAHIA SOD				
11/22/24		28972	202411 330-53800-46600		*	1,200.00	
			INST.4 FLORATAM/4 BAHIA				
11/29/24		28915	202411 330-53800-46600		*	200.00	
			CUT DOWN DEAD TREE-ENTR.				
12/01/24		28958	202412 320-53800-46200		*	4,218.00	
			I-95 LANDSCAPE/IRRG DEC24				
12/01/24		28958	202412 330-53800-46200		*	36,992.35	
			LPGA LANDSCAPE/IRRG DEC24				
12/01/24		28958	202412 340-53800-46200		*	2,971.10	
			PRESERVE LNDSCP/IRG DEC24				
12/01/24		28958	202412 330-53800-46200		*	5,194.00	
			GRANDE CHMP LDSCP/IRG DEC				
12/01/24		28958	202412 340-53800-46200		*	5,587.40	
			PRESRV STRMWTR/WTLD DEC24				
12/01/24		28958	202412 330-53800-46900		*	4,185.30	
			CONSERVE.EASE.MNT.UDRBRSH				
12/01/24		28958	202412 330-53800-47000		*	2,491.00	
			TREE TRIMMING DEC24				
TEAM ROUNDTREE, INC.							68,372.55 005293
-----							-----
TOTAL FOR BANK A						213,022.54	
TOTAL FOR REGISTER						213,022.54	

INDI INDIGO TVISCARRA

SOLITUDE

LAKE MANAGEMENT

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088



INVOICE

Page: 1

Invoice Number: PSI124832
 Invoice Date: 11/2/2024

Bill To:
 Lpga I95 Interchange
 Indigo Community Development District
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822

Ship To:
 Lpga I95 Interchange
 Indigo Community Development
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822

Ship Via
 Ship Date 11/2/2024
 Due Date 12/2/2024
 Terms Net 30

Customer ID 8028
 P.O. Number
 P.O. Date 11/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lpga I95 Interchange-Lake-ALL Annual Maintenance November Billing 11/1/2024 - 11/30/2024		1	1	468.75	468.75

#15
 320-53800-46800
 Lake/Wetland Svcs Nov24

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 468.75

Subtotal: 468.75
 Invoice Discount 0.00
 Total Sales Tax 0.00
 Payment Amount 0.00
Total: 468.75

SOLITUDE LAKE MANAGEMENT

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088



INVOICE

Page: 1

Invoice Number: PSI124979
 Invoice Date: 11/2/2024

Bill
 To: Indigo CDD (Lake)
 C/O Solaris Management Service
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822

Ship
 To: Indigo CDD (Lake)
 C/O Solaris Management Service
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822
 United States

Ship Via
 Ship Date 11/2/2024
 Due Date 12/2/2024
 Terms Net 30

Customer ID 7830
 P.O. Number
 P.O. Date 11/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2024 - 11/30/2024 Indigo Cdd North -Lake-ALL Indigo Cdd North -Lake-ALL		1	1	5,712.74	5,712.74

#15
 330-53800-46800

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 5,712.74

Subtotal: 5,712.74
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 5,712.74

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2024



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3469769

Client Matter No. 10823-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Perry
Indigo CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

#181
001-310-51300-31500

Invoice No. 3469769
10823-1

Re: General

For Professional Legal Services Rendered

09/17/24	K. Buchanan	0.60	192.00	Prepare first amendment to landscape maintenance agreement
09/24/24	K. Buchanan	0.50	160.00	Review request for land transfer; review agenda
09/25/24	K. Buchanan	1.90	608.00	Prepare for and attend board meeting; confer with trustee's counsel regarding foreclosure
09/26/24	K. Buchanan	0.30	96.00	Follow up with district manager on landowner correspondence

TOTAL HOURS 3.30

TOTAL FOR SERVICES RENDERED \$1,056.00

TOTAL CURRENT AMOUNT DUE \$1,056.00



Solaris Management Inc.
P.O.Box 3496
Ponte Vedra Beach FL 32004
(386) 868-1414 Office

INVOICE

Date	Invoice #
10/31/2024	24-1031

Bill To: Indigo Community Development District c/o Governmental Management Services 1408 Hamlin Avenue, Unit E St Cloud FL 34771	
---	--

Description	Amount
#150 Monthly <u>Site Management</u> Fee <u>October 2024</u> <i>Services</i> 320-578-12	\$ 2,650.00
	\$ 2,650.00



Solaris Management Inc.
P.O.Box 3496
Ponte Vedra Beach FL 32004
(386) 868-1414 Office

INVOICE

Date	Invoice #
10/31/2024	24-11

Bill To: Indigo Community Development District c/o Governmental Management Services 1408 Hamlin Avenue, Unit E St Cloud FL 34771	 BY: _____
---	---------------

Description	Amount
#159 310.513 444 Monthly Office Rent – November 2024 Suite 102 1452 N US Hwy 1 Ormond Beach FL 32174	\$ 500.00
	\$ 500.00

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
10/29/2024	28863

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
10/22/24 - Hog Control #160 330-53800-49000	318.24
Thank you for choosing Team Rountree!	Total \$318.24

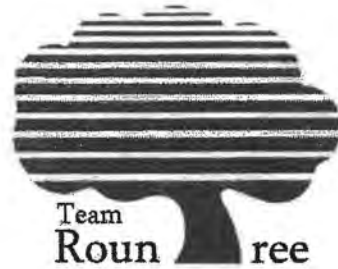
RECEIVED
NOV 04 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
10/29/2024	28864

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
10/11/24 - Hurricane Milton Clean Up Champions Drive, Int'l Golf Drive #160 48 330-53800-4660	2,592.00
Thank you for choosing Team Rountree!	Total \$2,592.00

RECEIVED
NOV 04 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice
10/29/2024	28866

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
10/14/24 - Grand Champions Straightened (46) trees <i>Oaks / Palms along Grand Champion Blvd.</i> <i>#160</i> <i>330-53800-46600</i>	2,512.00
Thank you for choosing Team Rountree!	Total \$2,512.00

RECEIVED
NOV 04 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
10/29/2024	28869

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
10/15/24 - International Golf Drive Straightened (5) Trees	925.00
#160 330-53800-46600	
Thank you for choosing Team Rountree!	Total \$925.00

RECEIVED
NOV 04 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address
31 Acclaim

Date	Invoice #
10/29/2024	28873

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
10/18/24 - Conversation Area Removed a fallen tree 330-53800-46900	275.00
Thank you for choosing Team Rountree!	Total \$275.00

RECEIVED
NOV 04 2024
BY: _____

We accept Visa, MasterCard & Discover

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 272
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Bill To:

Indigo CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	#	Hours/Qty	Rate	Amount
Management Fees - November 2024	310-513-34		5,554.83	5,554.83
Website Administration - November 2024	352		100.00	100.00
Information Technology - November 2024	351		233.33	233.33
Dissemination Agent Services - November 2024	313		874.67	874.67
Office Supplies	51		0.39	0.39
Postage	42		18.26	18.26
Copies	425		15.45	15.45
Telephone	41		40.62	40.62
AMEX Charge - <u>Fairfield Inn & Suites</u> - 09/26/24	49		313.10	313.10
Total				\$7,150.65
Payments/Credits				\$0.00
Balance Due				\$7,150.65

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

INVOICE

INVOICE NO: 24-1089

DATE: 10/31/2024

Bill To Indigo Community Development District
 Kurt Von Der Ostern
 475 West Town Place, Ste 114
 St. Augustine FL 32092



P.O.	RE: LPGA INTERNATIONAL OVERALL SITE MAP	TERMS

Description	Contract Amount	Total Prior Amount Billed	Current % Billed	Total % Billed	Current Amount Billed
PART A - COLOR RENDERINGS	4,750.00	3,325.00	30.00%	100.00%	1,425.00
PART B - MISCELLANEOUS	250.00	175.00	30.00%	100.00%	75.00
Change Order #1 – CDD and HOA Renderings 10/23/2024					
PART A - COLOR RENDERINGS	3,800.00		20.00%	20.00%	760.00
PART B - MISCELLANEOUS	200.00		20.00%	20.00%	40.00
#100 330-52849					
Total					\$2,300.00

Make all checks payable to: Parker Mynchenberg & Associates, Inc.
 If you have any questions concerning this invoice call us: (386) 677-6891

THANK YOU FOR YOUR BUSINESS!

Invoice

PUREPOOL SOLUTIONS 200 S. Nova Road Suite A
Ormond Beach, FL 32174
License Number
CPC1459731

info@purepoolsolutionsfl.com 386-676-3179

Date	Invoice #
10/31/2024	71891

Bill To
Indigo Community Development District 6200 Lee Vista Blvd, Ste 300 Orlando, FL 32822

RECEIVED
NOV 05 2024
BY: _____

Remit Payment to: Pure Pool Solutions	All invoices are net 20 days from date of invoice. A 1.5 % interest charge per billing period will be applied for past due invoices.	Due Date
		Due upon receipt of invoice

Quantity	Description	Rate	Amount
	Preserve at LPGA Fountain		
1	Service for Entry Fountain OCTOBER 2024	100.00	100.00
1	PLM200 Filter Cartridge (tax exempt)	250.00	250.00
	Sales Tax	6.50%	0.00

The Pure Pool Solution team thanks you for the opportunity to serve you.

Total Open Balance	\$350.00
---------------------------	----------

Please leave us a review on: Google and Nextdoor

Invoice Total	\$350.00
----------------------	----------

Sky's the Limit Handyman Service, Inc.

1904 S Flagler Ave.
 Flagler Beach, FL 32136
 386-451-6294

Invoice

DATE	INVOICE #
10/31/2024	8067

BILL TO
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. October jobs in the Community of LPGA International and Grande Champion.		
	October / Monthly maintenance of all four fountains and it's surrounding areas in the LPGA International Community.	130.00	130.00
	Monthly maintenance of ground lighting and streetlights throughout the LPGA International Community.	230.00	230.00
	Replacing of bulbs to misc. light fixtures at the following locations: 1. All OK	0.00	0.00
	Misc. repairs of all lighting fixtures in LPGA International. 1. All OK	0.00	0.00
	Misc. jobs in the Community of LPGA International. 1. Replaced No Perking sign at 7 Nobles	35.00	35.00
	#31 LPGA Mthly Repairs/Maint		
32	3" Chlorine tablet	4.25	136.00
9	Gallon Chlorine	3.98	35.82
1	Reflective no parking sign	50.63	50.63
330-53800-46000 (LPGA Community total: \$617.45)			
Please make check payable to STLHS Inc.		Total	

Sky's the Limit Handyman Service, Inc.

1904 S Flagler Ave.
 Flagler Beach, FL 32136
 386-451-6294

Invoice

DATE	INVOICE #
10/31/2024	8067

BILL TO
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

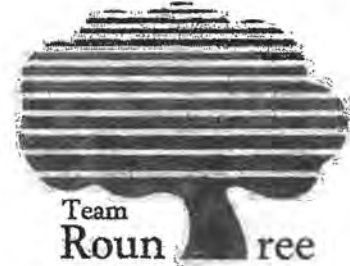
P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. jobs at the I-95 overpass		
	Testing and replacing of bulbs to palm trees and LPGA lettering flood fixtures at the following locations: 1. All OK	45.00	45.00
	Misc. repairs to palm tree and LPGA lettering flood fixtures at the I-95 overpass. 1. All OK	0.00	0.00
	<i>Handwritten:</i> I-95 Testing/Replacing Bulbs		
	(I-95 Overpass Total \$45.00)		
	<i>Handwritten:</i> 320-53800-46000		
Please make check payable to STLHS Inc.		Total	\$662.45

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
10/3/2024	28902

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
Phase Four - Power Washing the Sidewalks and Curbs for Champions Drive #160 330-53800-49000	2,000.00
Thank you for choosing Team Rountree!	RECEIVED NOV 06 2024 BY: _____
	Total \$2,000.00

We accept Visa, MasterCard & Discover.

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 1408 Hamlin Ave., Unit E St. Cloud, FL 34771

Date	Invoice #
11/3/2024	28913

Service Address
Community Int'l Golf Drive

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
Performed system inspection;	524.20
Repaired (3) Bubblers on trees and replaced with 3/4' bubbler	
Replaced (5) 6' Pop-ups .	
Flushed and replaced (16) nozzles	
 #160 330-53800-46100	
Thank you for choosing Team Rountree!	
Total	\$524.20

RECEIVED
NOV 06 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

Invoice

386-274-4050 FAX 386-236-1270



www.teamroundtree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Date	Invoice #
11/4/2024	28904

Service Address

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
Phase Five - Power Washing the Sidewalks and Curbs for Champions Drive	2,000.00
#160 330 - 53800 - 49000	
Thank you for choosing Team Rountree!	
Total	\$2,000.00

RECEIVED
NOV 06 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

Invoice

386-274-4050 FAX 386-236-1270



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Date	Invoice #
11/6/2024	28908

Service Address

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
10/27/24 - LPGA ICDD Fountains Hurricane clean up of the fountains	1,800.00
#160 330 - 53800 - 46700	
Thank you for choosing Team Rountree!	
Total	\$1,800.00

RECEIVED
NOV 06 2024
BY: _____

We accept Visa, MasterCard & Discover



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Indigo Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Invoice No. 7374-11-24

Date: November 13, 2024



For Professional Services: #148
310-513-312
Arbitrage-Series 2021

Issue	Service	Fee
\$2,815,000 Indigo Community Development District (City of Daytona Beach, Florida), Capital Improvement Revenue Bonds, Series 2021 (Integrated LPGA - Phase A1)	Rebate Report & Opinion	\$450
Total		\$450

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : _____
AMTEC Account Number : _____

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

Invoice

386-274-4050 FAX 386-236-1270



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Date	Invoice #
11/1/2024	28886

Service Address
Indigo Community Development District

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

#160 nd	Description	Amount
	L-95 INTERCHANGE (320-53800-46200)	0.00
	Monthly Costs for <u>Landscape</u> & <u>Irrigation</u> Services	\$4,216.00 4,665.50
	COMMUNITIES (330-53800-46200)	0.00
	LPGA INTERNATIONAL COMMUNITY	
	Monthly Costs for <u>Landscaping</u> & <u>Irrigation</u> Services \$38,694.35	\$36,992.35
	PRESERVE COMMUNITY (340-538-462)	0.00
	Monthly Costs for <u>Landscaping</u> & <u>Irrigation</u> Services \$3,008.60	\$2,971.10
	GRANDE CHAMPION COMMUNITY (330-538-462)	
	Monthly Costs for <u>Landscaping</u> & <u>Irrigation</u> Services \$5,498.00	\$5,194.00
	TOTAL COMMUNITIES	47,200.95
	PRESERVE COMMUNITY SPECIFIC (340-53800-46200)	0.00
	Monthly Costs for <u>Stormwater</u> <u>Lake Banks</u> & <u>Wetlands</u>	5,587.40
	CONSERVATION EASEMENTS (330-53800-46900)	
	Monthly Maintenance	4,185.30
	Free Trimming Nov24 (330-538-467)	\$2,491.00
Thank you for choosing Team Rountree!		Total \$61,639.15

We accept Visa, MasterCard & Discover



Corporate Trust Services
EP-MN-WN3L
50 Livingston Ave.
St. Paul, MN 55107

Invoice Date:
Direct Inquiries To:
Phone:

Schuhle, Scott A
(954)-938-2476

Indigo Community Development Dist
ATTN James Perry District Manager
475 West Town Place
Suite 114
St. Augustine, FL 32092

United States
INDIGO COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BOND, SERIES
2021 INTEGRATED LPGA - PHASE A1)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

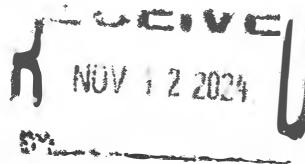
PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

#117
Fy 25 Trust Fees Ser 2021
Ser 2021
310-517-323



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

INDIGO COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BOND, SERIES
2021 INTEGRATED LPGA - PHASE A1)

Direct Inquiries To:
Phone:

Schuhle, Scott A
(954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7518970
 Invoice Date: 10/25/2024

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

INDIGO COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REVENUE BOND, SERIES
 2021 INTEGRATED LPGA - PHASE A1)

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

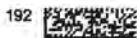
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025				\$3,750.00
<u>Incidental Expenses</u> 10/01/2024 to 09/30/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63






4646 E VAN BUREN ST
PHOENIX, AZ 85008-6927

(800) 782-1500
customersuccess@willscot.com
www.willscot.com
Fed ID# 52-0665775



INDIGO COMMUNITY DEVELOPMENT DISTR
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149



INVOICE

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9022427539	11/17/2024	043	DUE NOW
PAYMENT DUE			\$410.14	
INVOICE DUE DATE			11/17/2024	

BRANCH:

ORLANDO
801 JETSTREAM DRIVE
ORLANDO FL 32824-7109
(407) 851-9030

Contract #	Previous Customer #	Bill to ID	Customer PO	Ordered By	Rental Period	Job Location
W579986	13056695	164785		Curt von der Osten 9046871255	11/17/2024 - 12/16/2024	INDIGO COMMUNITY DEVELOPMENT DISTR 105 GRANDE CHAMPION BLVD. DAYTONA BEACH FL 32124

Quantity	Item #/Description	Price/Rate	Amount
1	RENT STORAGE OWL-31257	\$398.19 Rental	\$398.19
1	PERSONAL PROPERTY EXPENSES	\$11.95	\$11.95
Sub-total			\$410.14
INVOICE TOTAL			\$410.14

#130
320-538-419 \$ 205.07
330-538-419 \$ 205.07



Invoice in USD

T* - Denotes taxable item, N* - Denotes non-taxable item.

Download the WillScot Solutions Center App



Easily manage your units, view and pay invoices, track deliveries and pickups, request services, or get quotes for new units—all of this at any time, from anywhere.



800.782.1500 WillScotSolutionsCenter.com

You remain responsible for the invoice balance if there is an issue with your method of payment. Late fees and interest charges may be assessed if payment is not made within terms.

PLEASE REMIT WITH PAYMENT

INVOICE TOTAL \$410.14
Invoice #: 9022427539
Due Date: 11/17/2024
Customer: INDIGO COMMUNITY DEVELOPMENT DISTR
Customer #: 10447642

PLEASE REMIT TO:

WILLIAMS SCOTSMAN, INC.
PO BOX 91975
CHICAGO IL 60693-1975



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

*INDIGO COMMUNITY DEVELOPMENT DISTRICT
219 E LIVINGSTON STREET
ORLANDO, FL 32801*

Invoice No. 369546
Date 11/11/2024
Client No. 21985



Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

30
Fy 23 Audit Services - Final
10-11-22

Total Invoice Amount \$ 4,515.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay
Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

COURTEAUX ELECTRIC INC.

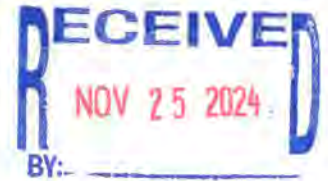
85 N YONGE ST
ORMOND BEACH FL 32174

Phone (386) 672-4900
Fax (386) 676-7472

INVOICE

Date	Invoice #
11/1/2024	18321648

Bill To
INDIGO CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822



Terms	JOB NAME
Due on receipt	LPGA

Description	Qty	Rate	Amount
LPGA Championship Dr entrance 10/25/24 Description: all lighting at main entrance not working. When turn time clock on could hear an issue with one of the contactors. Troubleshoot through a few in ground boxes, found one full of water, made weep holes, re tried timeclock and same result. Jumped a piece of wire and bypassed the coil and lights came on. Identified that is was definitely the coil and went and got a new 120v 40A 3 pole coil pack. Installed new coil and it resolved the issue. #34 330 - 53800 - 46000		228.00	228.00
Total			\$2,253.00
Payments/Credits			\$0.00
Balance Due			\$2,253.00

COURTEAUX ELECTRIC INC.

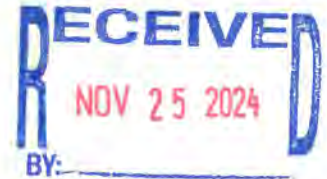
85 N YONGE ST
ORMOND BEACH FL 32174

Phone (386) 672-4900
Fax (386) 676-7472

INVOICE

Date	Invoice #
11/5/2024	18321663

Bill To
INDIGO CDD 1408 HAMLIN AVE UNIT E ST. CLOUD FLORIDA



Terms	JOB NAME
Due on receipt	CHAMPIONS ENTRANCE

Description	Qty	Rate	Amount
in ground box installed in new roadway needs to be raised up. It is asphalted in the ground and compacted down with rock. They saw cut the asphalt in square around our box. Broke up their cuts with hammer drills and sledge. Dug up, adjusted, leveled and re tamped down box. <i>330-53800-46000</i>		340.00	340.00

Total	\$340.00
Payments/Credits	\$0.00
Balance Due	\$340.00



Solaris Management Inc.
P.O.Box 3496
Ponte Vedra Beach FL 32004
(386) 868-1414 Office

#159
Services
JL0598-12

INVOICE

Date	Invoice #
11/25/2024	24-1130

Bill To: Indigo Community Development District c/o Governmental Management Services 1408 Hamlin Avenue, Unit E St Cloud FL 34771	
---	--

Description	Amount
Monthly <u>Site Management</u> Fee <u>November 2024</u>	\$ 2,650.00
	\$ 2,650.00




Solaris Management Inc.
P.O.Box 3496
Ponte Vedra Beach FL 32004
(386) 868-1414 Office

#189
300-183-1

INVOICE

Date	Invoice #
11/25/2024	24-12

Bill To: Indigo Community Development District c/o Governmental Management Services 1408 Hamlin Avenue, Unit E St Cloud FL 34771	 BY: _____
---	--

Description	Amount
Monthly Office Rent – December 2024 Suite 102 1452 N US Hwy 1 Ormond Beach FL 32174	\$ 500.00
	\$ 500.00

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
11/7/2024	28916

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
10/30/24 - 7 Acclaim Removed a leaning tree in the conservation area #160 330-53800-46600	385.00
Thank you for choosing Team Rountree!	Total \$385.00

RECEIVED
NOV 14 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

Invoice

386-274-4050 FAX 386-236-1270



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Date	Invoice #
11/13/2024	28924

Service Address

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
11/07/24 - Champions Drive Removed a tree and replaced it by the entrance on Champions Dr. #160 330-53800-46600	685.00
Thank you for choosing Team Rountree!	Total \$685.00

RECEIVED
NOV 14 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

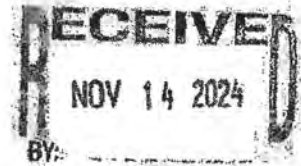
Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
11/13/2024	28927

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
11/06/24 - Pond South of Jubilee Repair to pond WASHUITS AT BANK/RIP RAP #160 330-63800 - 46000	732.00
Thank you for choosing Team Rountree!	Total \$732.00



We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

Invoice

386-274-4050 FAX 386-236-1270

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822



www.teamroutree.net

Date	Invoice #
11/13/2024	28929

Service Address
Along Champions Drive

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
11/02/24 - Clean-up of Nature Area Installed (10) 5 gal Wax myrtles Installed (18) 1 gal Palmetto #160 330-53800 - 46600	1,210.00
Thank you for choosing Team Rountree!	Total \$1,210.00

RECEIVED
NOV 14 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
11/20/2024	28939

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
11/17/24 - Performed Complete System Inspection of all (3) controllers; Replaced (36) PGP rotors Replaced (15) 6" pop-ups Replaced nozzles throughout the property Repaired broken 2" lateral with slip fix at new curbing at zone #1 and new 2" sleeving on zone #2 Flushed, nozzled, adjusted, and programmed controllers #160 330-53800-46100	2,113.25 RECEIVED NOV 20 2024 BY: _____
Thank you for your attention to this matter!	Total \$2,113.25

We accept Visa, MasterCard & Discover

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Volusia

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Indigo Community Development District Board Supervisor

(Full Name of Office – Abbreviations Not Accepted)

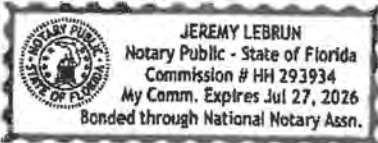
on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of & physical presence
Or online notarization this 20 day of November, 2024.



Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

1218 Champions Dr.

Street or Post Office Box

Daytona Beach, FL
City, State, Zip Code 32124

Kevin Kibian

Print Name

Signature

#154
210-313-311



Indigo Community Development District
475 West Town Place, Suite 114
St. Augustine FL 32092

Invoice Date: 11/21/2024
Invoice: 10130999
Project: 059091.003

Attention: James Perry, jperry@gmsnf.com
Project Name: Indigo CDD/Public Facility Report 2024

For Professional Services Rendered through: October 1 to October 31, 2024

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000100 - Report Preparation and Deliverable	7,350.00	100.00	7,350.00	0.00	7,350.00
Total Lump Sum Services:	7,350.00	100.00	7,350.00	0.00	7,350.00

Remaining Fee: 0.00

Total Earned to Date: 7,350.00
Less Previous Billed: 0.00
Amount Due this Invoice: 7,350.00

RECEIVED
DEC 09 2024
BY: _____

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 059091.003 and Invoice 10130999
Contact Hayley Boulicault at hBoulicault@halff.com with any billing questions.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

November 29, 2024

#181
310.11.75

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #1
First National Bank of Omaha
Kutak Rock LLP
A/C #

Reference: Invoice No. 3485203
Client Matter No. 10823-1
Notification Email: eftgroup@kutakrock.com

Mr. Jim Perry
Indigo CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092



Invoice No. 3485203
10823-1

Re: General

For Professional Legal Services Rendered

10/03/24	K. Buchanan	0.70	224.00	Attend conference call regarding land conveyance
10/10/24	J. Gillis	0.10	17.50	Receive and review Florida Commerce Special District fee and profile update form
10/16/24	K. Buchanan	0.40	128.00	Review City of Daytona Beach request for assessment lien release
10/17/24	K. Buchanan	0.30	96.00	Confer with district manager regarding foreclosure
10/21/24	K. Buchanan	0.30	96.00	Confer with von der Osten regarding land transfer
10/22/24	K. Buchanan	0.80	256.00	Coordinate with district manager and trustee's counsel in connection with foreclosure; continue to review City's request for assessment lien correction with district manager
10/24/24	K. Buchanan	0.50	160.00	Continue to confer with trustee's counsel regarding foreclosure sale
10/25/24	K. Buchanan	0.40	128.00	Review outstanding items
TOTAL HOURS		3.50		

KUTAK ROCK LLP

Indigo CDD

November 29, 2024

Client Matter No. 10823-1

Invoice No. 3485203

Page 2

TOTAL FOR SERVICES RENDERED

\$1,105.50

TOTAL CURRENT AMOUNT DUE

\$1,105.50

SOLITUDE

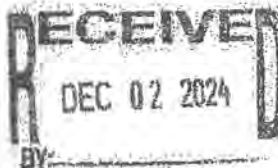
LAKE MANAGEMENT

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

INVOICE

Page: 1



Invoice Number: PSI131501
 Invoice Date: 12/2/2024

Bill To: Lpga 195 Interchange
 Indigo Community Development District
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822

Ship To: Lpga 195 Interchange
 Indigo Community Development
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822

Ship Via
 Ship Date 12/2/2024
 Due Date 1/1/2025
 Terms Net 30

Customer ID 8028
 P.O. Number
 P.O. Date 12/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2024 - 12/31/2024 Lpga 195 Interchange-Lake-ALL		1	1	468.63	468.63

#18
 320-53800-46800
 Lake/Wetland Sves Dec24

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 468.63

Subtotal: 468.63
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 468.63

SOLITUDE

LAKE MANAGEMENT

Please Remit Payment to:
 Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PS1131614
 Invoice Date: 12/2/2024

Bill To: Indigo CDD (Lake)
 C/O Solaris Management Service
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822

RECEIVED
 DEC 02 2024
 BY: _____

Ship To: Indigo CDD (Lake)
 C/O Solaris Management Service
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822
 United States

Ship Via
 Ship Date 12/2/2024
 Due Date 1/1/2025
 Terms Net 30

Customer ID 7830
 P.O. Number
 P.O. Date 12/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2024 - 12/31/2024 Indigo Cdd North -Lake-ALL Indigo Cdd North -Lake-ALL		1	1	5,712.69	5,712.69

#15
 330-53800-46800

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 5,712.69

Subtotal: 5,712.69
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 5,712.69

COURTEAUX ELECTRIC INC.

85 N YONGE ST
ORMOND BEACH FL 32174

Phone (386) 672-4900
Fax (386) 676-7472

INVOICE

Date	Invoice #
11/1/2024	18321648

Bill To
INDIGO CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

Terms	JOB NAME
Due on receipt	LPGA

Description	Qty	Rate	Amount
<p>LPGA 10/25/24 Tournament Dr entrance</p> <p>Description: need 3 GFCIs installed for Xmas lighting both sides of entrance and median. The median and the exit side have in ground j boxes with 120v. Dug from each j box to frontside of each sign, 1' above ground. Ran 1/2" PVC and car flex to a bell box, GFCI and weatherproof cover. Entrance side there is no j box on outside of wall. Had to pipe from the panel behind wall, back and around to front. Pulled wire and installed bell box, GFCI, and weatherproof cover. Made up to load side of time clock with the other lights. All 3 GFCI come on and off with time clock. One tree light was flagged with orange tape at middle palm, behind sign on exit side. Replaced with new fixture and dated it.</p> <p>International Golf Dr entrance:</p> <p>Description: There were some existing GFCIs but were being operated by photo cell and one photo cell is no good, outlet is constant hot. Replaced with new photo cell and had to replace one GFCI that was no good. All 3 are GFCIs at entrance are operating correctly.</p> <p>Championship Dr entrance 10/25/24:</p> <p>Description: existing outlets are here but currently had no power on median one, and both sides photo eyes were bad also, outlets were hot all the time. Replaced with 2 new photo eyes and that took care of the entrance and exit sides. Middle yard stick had no power until we changed new contactor. Median GFCI on time clock. All 3 are operating correctly</p>		2,025.00	2,025.00
		Total	
		Payments/Credits	
		Balance Due	2,025.00

#34
330-53800-46000

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1

Invoice Date: 12/1/24

Due Date: 12/1/24

Case:

P.O. Number:

Bill To:

Indigo CDD

Description	#184	Hours/Qty	Rate	Amount
Management Fees - December 2024	310-310-24		5,554.83	5,554.83
Website Administration - December 2024	352		100.00	100.00
Information Technology - December 2024	351		233.33	233.33
Dissemination Agent Services - December 2024	310		874.67	874.67

Total \$6,762.83

Payments/Credits \$0.00

Balance Due \$6,762.83

MESSER CAPARELLO, P.A.
 2618 CENTENNIAL PLACE
 TALLAHASSEE, FLORIDA 32308
 TELEPHONE (850)222-0720
 E.I.N. 59-2921100

RECEIVE
 DEC 12 2024
 BY: _____

INDIGO COMMUNITY DEVELOPMENT DISTRICT

#182
 310-513-315

10/24: \$ 2274.30
 11/24: \$ 1422.88

Page: 1
 12/12/2024
 Account No: 6008-26430
 Invoice No: 502927

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

Fees

			Hours
10/10/2024	DMS	Teleconference on strategy.	0.20
10/16/2024	DMS	Calls regarding foreclosure sale.	0.30
10/17/2024	MMF	Confer with Doug Smith and Madelyn Foley re: sale and publication.	0.20
	DMS	Emails regarding settlement.	0.50
10/18/2024	MMF	Review publication statute and confer with Doug Smith re: foreclosure publication.	0.20
10/21/2024	DMS	Settlement emails and follow up.	0.50
10/22/2024	MMF	Confer with Doug Smith and Monica Freeland re: publication; Review deadlines and Notice of Sale.	0.40
	DMS	Emails on issues regarding sale.	0.30
10/24/2024	MMF	Correspondence and telephone conference with client re: notice of sale; potential settlement and publication.	0.30
	DMS	Prepare for and attend call regarding foreclosure and settlement issues.	1.20
10/25/2024	DMS	Emails and analysis regarding amounts due post judgment, including interest and penalties.	2.50
10/28/2024	DMS	Emails on procedural issues regarding sale; coordinate same; research.	1.50
10/30/2024	DMS	Research/outline motion to continue sale; follow up with Buchanan on same.	1.80
10/31/2024	DMS	Emails on possible settlement regarding parcel 3.	0.30
11/01/2024	MMF	Review email re: settlement discussions; confer with Doug Smith re: sale and bid process.	0.40
11/04/2024	MMF	Review Motion for partial cancellation.	0.20

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

				Hours	
11/05/2024	MMF	Review correspondence between the parties re: sale and potential settlement.		0.20	
11/08/2024	MMF	Confer with Doug Smith re: sale and cancellation of portion of sale.		0.20	
11/11/2024	MMF	Review auction site and correspondence between all parties re: sale and settlement.		0.30	
11/12/2024	MMF	Numerous correspondences re: sale, bid and cancellation of sale of one parcel; coordinate Plaintiff bid and enter into system; confer with Doug Smith re: same.		1.10	
	MCF	Draft notice.		0.10	
11/13/2024	MMF	Review sale information; confer with Doug Smith re: Certificate of Sale, doc stamps and Certificate of Title; confer with Doug Smith re: remaining parcel and title insurance.		0.50	
11/26/2024	MMF	Correspondence and Telephone conference with Doug Smith re: Certificate of Title.		0.20	
	MCF	Draft certificate of title. Confer with D. Smith regarding specific language. Call with Clerk of Courts.		0.50	
		For Current Services Rendered	11/24: 1422.88 10/24: 10.20	13.90	4,462.00

Recapitulation

Timekeeper	Hours	Rate	Total
MONICA FREELAND	4.20	\$250.00	\$1,050.00
DOUG SMITH	9.10	370.00	3,367.00
MADELYN FOLEY	0.60	75.00	45.00

Advances

11/08/2024	FEDERAL EXPRESS SERVICE RE:VOLUSIA COUNTY CLERK OF COURT	13.21
	FEDERAL EXPRESS SERVICE	13.21
11/14/2024	OTHER RE:SALE FEE AND DOC STAMP FEES	221.97
	OTHER	221.97
	Total Advances	235.18
	Total Current Work	4,697.18
	Previous Balance	\$629.00

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Page: 3
12/12/2024
Account No: 6008-26430
Invoice No: 502927

INDIGO COMMUNITY DEVELOPMENT DISTRICT VS. GC LAND, LLC, ET AL

Payments

10/22/2024	Payment Received, Thank You.	-629.00
	Balance Due	<u>\$4,697.18</u>

Your trust account balance is

Opening balance	\$669.88
Closing balance	\$669.88
Please Remit	<u>\$4,697.18</u>

**ALL INVOICES DUE UPON RECEIPT.
TO PAY ONLINE USE THE FOLLOWING LINK:
<https://messengercaparello.securepayments.cardpointe.com/pay?total=0.00>
THANK YOU FOR YOUR PROMPT PAYMENT.**



200 S. Nova Road Suite A
Ormond Beach, FL 32174

License Number
CPC1459731

info@purepoolsolutionsfl.com 386-676-3179

Invoice

Date	Invoice #
11/27/2024	72995

Bill To
Indigo Community Development District 6200 Lee Vista Blvd, Ste 300 Orlando, FL 32822

Remit Payment to: Pure Pool Solutions	All invoices are net 20 days from date of invoice. A 1.5 % interest charge per billing period will be applied for past due invoices.	Due Date
		Due upon receipt of invoice

Quantity	Description	Rate	Amount
1	<u>Preserve at LPGA Fountain</u> Pool service for <u>NOVEMBER 2024</u> Sales Tax	100.00 6.50%	100.00 0.00
	#184 Entry 330-53300-46700		

The Pure Pool Solution team thanks you for the opportunity to serve you.

Please leave us a review on: Google and Nextdoor:

Total Open Balance	\$100.00
---------------------------	----------

Invoice Total	\$100.00
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Sky's the Limit Handyman Service, Inc.

1904 S Flagler Ave.
 Flagler Beach, FL 32136
 386-451-6294

Invoice

DATE	INVOICE #
11/30/2024	8104

BILL TO
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

RECEIVED
 DEC 03 2024
 BY: _____

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. November jobs in the Community of LPGA International and Grande Champion.		
	November / Monthly maintenance of all four fountains and it's surrounding areas in the LPGA International Community.	140.00	140.00
	Monthly maintenance of ground lighting and streetlights throughout the LPGA International Community.	240.00	240.00
	Replacing of bulbs to misc. light fixtures at the following locations: 1. All OK	0.00	0.00
	Misc. repairs of all lighting fixtures in LPGA International. 1. All OK	0.00	0.00
	Misc. jobs in the Community of LPGA International. 1. Resetting of 24 lighting and fountain timers throughout LPGA International and Grande Champion due to daylight savings time. (5:15pm - 6:30am)	100.00	100.00
32	3" Chlorine tablet	4.25	136.00
13	Gallon Chlorine # 31 LPGA Mthly Repairs/Maint	3.98	51.74
	<i>330-53300-46000</i> (LPGA Community total: \$667.74)		
Please make check payable to STLHS Inc.		Total	

Sky's the Limit Handyman Service, Inc.

1904 S Flagler Ave.
 Flagler Beach, FL 32136
 386-451-6294

Invoice

DATE	INVOICE #
11/30/2024	8104

BILL TO
Indigo C.D.D. 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. jobs at the I-95 overpass		
	Testing and replacing of bulbs to palm trees and LPGA lettering flood fixtures at the following locations: 1. All OK	45.00	45.00
	Misc. repairs to palm tree and LPGA lettering flood fixtures at the I-95 overpass. 1. All OK	0.00	0.00
	<i>J-95 Testing/Replacing Bulbs</i> <i>320-53800-46000</i> (I-95 Overpass Total \$45.00)		
Please make check payable to STLHS Inc.		Total	\$712.74

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
11/18/2024	28934

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
11/06/24 - Flower Rotation	
Annual Flower Rotation	5,008.40
Installed (1038) LPGA/Champions	
Installed (54) LPGA/Tournament	
Installed (27) Tournament/Champions	
Installed (586) International Golf/LPGA	
Installed (437) LPGA Preserve	
Installed (112) ING/Champions	
Installed (127) Grand Champions	
 #166 330-53900-63100	
Thank you for choosing Team Rountree!	
Total	\$5,008.40

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 1408 Hamlin Ave., Unit E St. Cloud, FL 34771

Service Address
Pacific Dunes Court

Date	Invoice #
11/20/2024	28976

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
Installed (1) Pallet of bahia sod to cover ruts	325.00

160
340-53800 - 46200

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NOV 29 2024
BY: _____

Thank you for choosing Team Rountree!

Total	\$325.00
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We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
11/22/2024	28972

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
Installed (4) pallets of St. Augustine Floratam and (4) pallers of Bahia to the median in front of Link Terrace <i>Along Champtas Drive</i>	1,200.00
<i>#160 330-53800-46600</i>	
Thank you for choosing Team Rountree!	Total \$1,200.00

RECEIVE
NOV 29 2024
BY: _____

We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

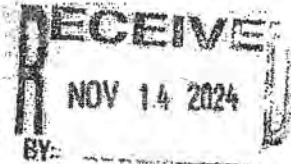
Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
11/29/2024	28915

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
Cut down a dead tree at the main entrance	200.00
*****Picture Attached*****	
#161 330-53800-46600	
Thank you for choosing Team Rountree!	
Total	\$200.00



We accept Visa, MasterCard & Discover

Team Rountree, Inc.
P.O. Box 730506
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

RECEIVED
DEC 11 2024
BY: _____

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

Date	Invoice #
12/1/2024	28958

Service Address
Indigo Community Development District

Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%

Description	Amount
I-95 INTERCHANGE (320-53800-46200)	0.00
Monthly Costs for Landscape & Irrigation Services	4,665.50
COMMUNITIES (330-53800-46200)	0.00
LPGA INTERNATIONAL COMMUNITY	
Monthly Costs for Landscaping & Irrigation Services \$38,694.35	
PRESERVE COMMUNITY	0.00
Monthly Costs for Landscaping & Irrigation Services \$3,008.60	
GRANDE CHAMPION COMMUNITY	
Monthly Costs for Landscaping & Irrigation Services \$5,498.00	
TOTAL COMMUNITIES	47,200.95
PRESERVE COMMUNITY SPECIFIC (340-53800-46200)	0.00
Monthly Costs for Stormwater Lake Banks & Wetlands	5,587.40
CONSERVATION EASEMENTS (330-53800-46900)	
Monthly Maintenance	4,185.30
<i>[Handwritten Signature]</i>	
Thank you for choosing Team Rountree!	Total \$61,639.15

We accept Visa, MasterCard & Discover