

*Indigo  
Community Development  
District*

*May 21, 2025*

# AGENDA

**Indigo Community Development District**

219 E. Livingston Street

Orlando, FL 32801

[www.IndigoCDD.com](http://www.IndigoCDD.com)

---

May 14, 2025

**Board of Supervisors**

**Indigo**

**Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Indigo Community Development District** is scheduled to be held on **Wednesday, May 21, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida 32114.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Period (Limited to 3 minutes per person)
- III. Approval of Minutes
  - A. March 7, 2025 Board Meeting
  - B. March 26, 2025 Special Meeting
- IV. Consideration of Proposal from Solaris Management for On-Site Management Fees
- V. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Presentation of Number of Registered Voters – 2,543
  - D. Field Operations Manager
    - i. Discussion of Fence Request over CDD Easement
- VII. Financial Statements
- VIII. Approval of Check Register
  - A. March-May
- IX. Other Business

X. Supervisors' Requests and Public Comment (Limited to 3 minutes per person)

XI. Next Scheduled Meeting - Wednesday, July 23, 2025 at 6:00 p.m. at the Fairfield by Marriott Daytona Beach

XII. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*Jeremy LeBrun*

Jeremy LeBrun  
District Manager

CC: Katie Buchanan, District Counsel  
Kent Boulicault, District Engineer  
Darrin Mossing, GMS

Enclosures



# MINUTES

# SECTION A

MINUTES OF MEETING  
INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Indigo Community Development District was held Friday, March 7, 2025 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
Ron Byrne	Assistant Secretary

Also Present were:

Jeremy LeBrun	District Manager
Katie Buchanan	District Counsel by telephone
Ashton Bligh	Greenberg Traurig by telephone
Kurt von der Osten	Field Operations Manager by telephone

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 1:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Tri-Party Agreement**

Ms. Buchanan stated you are familiar with the foreclosure process. It has been underway for a very long time, and it recently wrapped up in the sense the District received a judgement of foreclosure for those parcels that were delinquent in the payment of the special assessments. Under the District's assessment lien that was being foreclosed it was the District that took title to the property. The property is really and has always been security for the special assessments, which go to secure the bonds. We have done all this to ensure that the District is complying with the obligation to make the bondholders as whole as possible since they are no longer going to receive assessment income relating to that property. What is standard and has traditionally been done in

situations like this is rather than have the District be the owner of the property is transfer to a special purpose entity and then the Trustee works with the special purpose entity to find a subsequent buyer to come in and develop those parcels. The reason it is most beneficial to the District to do this is that (1) it puts the administrative burden of undertaking and negotiating the sales on the Trustee not your District staff and (2) if it is owned by an SPE the District is still able to collect for operation and maintenance costs from the property whereas if the District owns it we would not be collecting from ourselves. The terms of the Tri-Party go into greater detail and defines the relationship between the CDD, the special purpose entity and the Trustee, who is acting on behalf of the bondholders.

Ms. Bligh stated to give you a little bit of background, there are 2005 bonds outstanding, which are secured by assessments on two properties that were previously foreclosed and both properties are identified in Exhibit A, SW13A, which is a small parcel abutting LPGA Boulevard and is currently zoned for 2 units and a larger parcel which we are calling SW26, which is approximately 12 acres in the middle of the District and is zoned for 27 units.

One of our real estate advisors has been previously engaged by the bondholders to help analyze and write the report advising the holders on the best and highest use and marketability of both parcels. That has led to today with the Tri-Party Agreement and the SPE that has been formed but we are waiting on the organizational documents. The SPE would agree to own, maintain, sell or dispose of both properties for the benefit of the District as well as the holders of the bonds. It would be the responsibility of the SPE to negotiate any sale or disposition of the property, the scope of services that the SPE would provide are described under section 2. Something I would like to note as well, any costs that the SPE would incur while holding title to both properties which include operation and maintenance as well as any of the ad valorem taxes would be paid by the Trustee and not by the District. Any settlement agreement that would eventually be entered into regarding either of these parcels would be drafted for the Board's review and approval.

Section 3 describes the general responsibilities of the SPE to market each of the properties.

Section 4 includes certain acknowledgements like the SPE will need to take title to the two parcels, the rights and responsibilities of the District and Trustee are not impacted or changed by this tri-party agreement.

Section 5 releases the Board in any of its Board member sand delegated persons from any liability

On MOTION by Mr. Byrne seconded by Mr. Brown with all in favor the tri-party agreement between Indigo Community Development District, Indigo CDD Holdings, Inc. and U.S. Bank Trust company was approved in substantial form and staff was authorized to work with the chair on the final agreement.

Ms. Bligh left the telephone conference at this time.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02  
Designating Officers**

Mr. LeBrun stated we are adding the personnel in the GMS Central Florida office, which I work out of, replacing the personnel in the GMS North Florida Office.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor resolution 2025-02 was approved reflecting the following:

**FIFTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Mr. Kilian stated in driving through Grand Champion I noticed the ironwood Subdivision, the road is finished from Grand Champion all the way to Champions Drive. If that is the case why did all the construction traffic come in Champions Drive?

Mr. von der Osten stated it is my understanding that construction traffic is required to come into Champions Drive and not up through Grand Champion Boulevard. I can inquire if that is a condition of their permit. The roads are paved and look finished they are not accepted and publicly opened yet.

**SIXTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 26, 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 Wednesday, March 16, 2025 at 1:00 p.m. in the same location. We invited John McCarthy to that meeting to present his recognition of service.

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor the meeting adjourned at 1:19 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION B

MINUTES OF MEETING  
INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, March 26, 2025 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
Ron Byrne	Assistant Secretary

Also Present were:

Jeremy LeBrun	District Manager
Katie Buchanan	District Counsel by telephone
Jamie McMillan	GMS
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
John McCarthy	
Don Shackelford	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 1:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Shackelford stated we had talked about a substitution system of the filtration in the ponds in the Preserve. Do you have actual costs you can share with us?

Mr. LeBrun stated at the last meeting the engineer explored the different options, none of them retrofitting would have met the requirements of the permit for the filtration. There is no other avenue that would meet the requirements under the permit. There is no feasible action. The contractor was here at that meeting and he committed to make sure it was looking good.

Mr. Shackelford stated in the areas that are the CDD around the ponds there are a lot of weeds that comes in everyone's yard. If you could address that we would appreciate it.



### **THIRD ORDER OF BUSINESS**

#### **Presentation of Award to John McCarthy**

Mr. LeBrun stated Mr. McCarthy recently resigned after serving 14 years on the CDD Board, 2010 through 2024. We wanted to get something to show our recognition of your service.

### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes**

- A. January 22, 2025**
- B. March 7, 2025**

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the minutes of the January 22, 2025 meeting and March 7, 2025 meetings were approved as presented.

### **FIFTH ORDER OF BUSINESS**

#### **Discussion of Arbitrage Rebate Reports**

On MOTION by Mr. Byrne seconded by Mr. Brown with all in favor the arbitrage rebate calculation reports for the Series 1999A, Series 1999B, Series 1999C and 2005 bonds showing no rebate liability were accepted.

### **SIXTH ORDER OF BUSINESS**

#### **Discussion of LPGA Brick Pavers**

Mr. LeBrun stated Kurt received an email two weeks ago from the City that I summarized in my email to the Board. Essentially, the City said there are three sections of pavers that come in off LPGA that the City has been maintaining. They do not consider these pavers hardscape. It was an upgrade to the asphalt and the City currently maintains all the roads within the District, they have been maintaining these pavers and they are not going to continue to maintain them. Unless the CDD wants to take on that liability and responsibility and cost to maintain those pavers they are going to convert those to asphalt roadway.

Mr. Kilian asked will they remove the pavers or paving over them?

Mr. von der Osten stated they would have to remove them.

Ms. Buchanan stated I don't know what the City is going to look for as far as documentation, but I do think it is better to shift all the responsibility on the City to the extent that we can rather than the District paying me to prepare something. If they are comfortable with the meeting minutes showing them the motion, then great. If they want something more then we would ask the City to send it over and we would have the chairman sign.

On MOTION by Mr. Workowski seconded by Mr. Byrne with all in favor the Board will consent to removal of the pavers and the Chair and Vice Chair were authorized to sign any necessary documents the City may request in connection with authorization to undertake the work.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel – Discussion of Public Right of Way Deed to the City of Daytona Beach**

Ms. Buchanan stated this is something that we talked about four or five months ago that was a request from Counsel to the landowner, Lennar, for the District to quit claim over property that was north of Grand Champion Drive. Essentially, there is a strip of property called OS-12 that is anticipated to be the entrance to 3A of the area and on the plat it is deeded to the District, even though the District didn't sign the plat. On the property appraiser's website it identifies the HOA as the owner of the tract. The developer's representative is trying to have all possible parties convey that entrance to the City so that should there be any modifications required for that area it is ultimately the City's responsibility to accommodate those modifications. Given that I think the City is the owner of Grand Champion already and this tract is essentially a buffer the transaction seems like it makes sense to us and it basically takes us out of the equation.

Mr. von der Osten stated this is basically a shoulder of the right of way of the road that connects Grand Champion to the Preserve from the north side. There is a landscape right of way section that in all situations out here belong to the City, we mow it. Somehow on the plat it was dedicated to the CDD and HOA. It cuts off access to that owner's parcel to the north. If it becomes City right of way, they can put in a curb cut and put their driveway in and get to their property

Ms. Buchanan stated I am going to ask that they modify this for the deed. What is in your package is a quit claim deed. The deed they have prepared says the District agrees to warrant any title that it has to the property. We are by all accounts a bystander in this transaction so a quit claim deed changes that to mean that whatever interest I have in it I'm willing to give it to the City. I think that is my preference because we don't have title to the property, we don't have ownership documents, we didn't sign the plat. We will have them modify it to take out that sentence that says, the grantor will defend the title, or we will offer a quit claim deed, if you want you can have it we don't have any interest in it. It will be up to the landowner to work out with the City whether they have a problem.

On MOTION by Mr. McCommon seconded by Mr. Kilian with all in favor the right of way deed to the City of Daytona Beach was approved in substantial form and the Chair or Vice Chair were authorized to execute any documents relating to the transfer.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager**

Mr. Lebrun stated the only item I had was the paver issue.

Mr. Workowski stated we have an owner inside of that requesting an update and we don't have any other than we rejected it. Is that something that can be communicated to the public or until we hear from the City and a timeline because we don't have specifics.

Mr. LeBrun stated that is all that we have. If there is a specific person, we can always do it by email.

**D. Field Operational Manager**

Mr. von der Osten stated nothing major, the biggest item is in the off season you have seen Team Rountree in the process of raising the oak canopies on the main road. We did have to take down a couple tall palms on Tournament that have been leaning for months. On Tournament there are several street signs that are fading that will be refreshed for spring. I'm preparing an amendment to our lake management agreement adding lakes in two of the new communities that I will bring to the next meeting.

Mr. Rountree stated to address the question about the weeds around the lake, most of the privates have a 10–12-foot restriction setback from water's edge. Behind people's yards to the lake bank in most cases we couldn't effectively treat 2-3 feet so it doesn't really get weed control. We try to stay on top of any ant mounds and mole cricket activity. The Bahia is not irrigated and there is no weed control if it is not irrigated.

**EIGHTH ORDER OF BUSINESS**

**Financial Statements**

Mr. Kilian asked where are we with the bondholders regarding some write-offs?

Ms. Buchanan stated you are speaking about a true-up of the District's lien book compared to the outstanding bonds. Jeremy's office has provided the trustee and bondholders all our lien

book information so we have done our part to give them what we think the outstanding amount should be and I think they are still reviewing it. I'm happy to send a ping to their lawyer for an update.

**NINTH ORDER OF BUSINESS**

**Check Registers**

- A. January-February**
- B. February-March**

On MOTION by Mr. Brown seconded by Mr. Byrne with all in favor the check registers were approved.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Mr. Kilian stated the TPG lighting was very good. We have them at the dealership and we do a three-year contract and that offers some savings. I don't know if there is an opportunity there for us to look at that.

Mr. von der Osten stated we did. They came back with a sizeable discount.

Mr. Rountree stated when you talk to the City about the pavers, we have our main line irrigation and main line wires for our irrigation system running under those pavers. Whatever agreement we come to with them, the wording needs to be if they do the damage they need to pay for the repairs.

Mr. Kilian stated I think we are under contract with Beemats this year but I don't know if we are obligated past this year in terms of a contract. I think we need to put out a bid. Kurt was having difficulty finding anyone else that does that service, but we ought to investigate that.

Mr. von der Osten stated I was unable to find an alternate vendor.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday, May 21, 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 May 21, 2025 at 1:00 p.m. in the same location.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the meeting adjourned at 1:35 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION IV



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

May 16, 2025

RE: Indigo Community Development District  
Field Management Services – Request for Fee Adjustment

Dear Jeremy,

Solaris Management has had the privilege of serving the Indigo Community Development District for over 10 years. Throughout this time, Solaris has strived to work efficiently with a team of dedicated vendors to control District expenses while receiving top-tier services. It is satisfying to say that there have been no increases in Field Operations Management fees since 2010. Solaris has been able to absorb increasing overhead and inflation, without passing these expenses along to the District.

However, with the explosive growth and responsibilities within the District, I am submitting this request to the Board of Supervisors to consider an increase to the current fee. Solaris Management is requesting the following increase:

Existing Fee:	\$ 2,650 monthly	\$ 31,800 annually
Requested Fee:	\$ 3,180 monthly	\$ 38,160 annually

Below is a brief snapshot of the growth within the District over the past 10 years. We respectfully ask the Board to consider the increased time and manpower required with the additional residents and capital improvements.

	<u>2015</u>	<u>2025</u>	<u>% Increase</u>
Platted Homesites	1,247	2,575	106%
Lakes Treated by ICDD	46	74	61%
Lakes Owned By ICDD	3	17	467%
Major Entrances	4	5	25%
Apartments	0	311	-

Respectfully,

*Kurt von der Osten*

Kurt von der Osten - Solaris Management Inc

## SECTION V



**RESOLUTION 2025-03**  
**[FY 2026 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Indigo Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 23, 2025  
TIME: 6:00 p.m.  
LOCATION: Fairfield by Marriott Daytona Beach Speedway  
1820 Checkered Flag Blvd.  
Daytona Beach, FL 32114

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF May, 2025.**

ATTEST:

**INDIGO COMMUNITY DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

## Exhibit A

*This item will be provided under  
separate cover*

## SECTION VI

# SECTION C



*Lisa Lewis*  
*Supervisor of Elections*  
*County of Volusia*

April 15, 2025

Ms. Courtney Hogge, Secretary  
Indigo Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Dear Ms. Hogge:

Please accept this letter regarding the number of registered voters within the boundaries of Indigo Community Development District. There are **2,543** registered voters in this district as of April 15, 2025.

Please feel free to contact me if you have any questions.

Regards,

Lisa Lewis  
Supervisor of Elections

# SECTION D

# SECTION 1



**International Residential Owners Association  
Master Architectural Review Committee (MARC)  
& Neighborhood Homeowners Association Design Review Application**

TO: Solaris Management, 1452 N US Hwy 1, Suite 102, Ormond Beach, FL 32174  
386-868.1414 | email application to: [cheri@solarismgt.com](mailto:cheri@solarismgt.com)

FROM: Property Owner Name: Kevin Surla

Property Address: 2184 Green Valley Drive Street

Contact Number: [REDACTED] Email: [REDACTED]

Mailing Address (if different than property address):  
\_\_\_\_\_

**Note: Submit all requested documentation to avoid processing delays. The  
REVIEW FEES: (Check is made payable to International Residential Owners Association)**

<input checked="" type="checkbox"/> Fence: Submit copy of survey with fence location clearly marked: Note height, color and fence style. Attach photo sample. <b>\$25</b>	<input type="checkbox"/> Room Addition: Submit survey w/ placement marked and landscape plan. All materials to match existing structure. <b>\$50</b>
<input type="checkbox"/> Pool: Attach survey with pool location marked to scale. *Note: All pools must be screened or fenced with additional landscaping. Submit all necessary documentation. <b>\$25 fee, \$1000 Deposit</b>	<input type="checkbox"/> Screen Room: Attach survey w/ footprint, colors, materials, roof plan & elevations along with photos of existing rear elevation & landscaping plan. <b>\$25</b>
<input type="checkbox"/> Landscaping: Submit placement proposal with plant type, size and counts. <b>No Charge</b>	<input type="checkbox"/> Play Structures: Submit survey w/ placement marked to scale, landscape plan & brochure. <b>\$25</b>
<input type="checkbox"/> Satellite: Attach survey with installation position clearly marked. <b>No Charge</b>	<input type="checkbox"/> Basketball Poles: Mark location on copy of survey. <b>No Charge</b>
<input type="checkbox"/> Exterior Color Change: Submit color chips with location noted (e.g. roof, exterior, trim, door, shutters) <b>No Charge</b>	<input type="checkbox"/> Patio Addition/Driveway Change: Attach survey with changes marked to scale. Submit samples or photos of paver color and style. <b>No Charge</b>
<input type="checkbox"/> Screen Door: Submit door style and color with location noted. <b>No Charge</b>	<input type="checkbox"/> Other: Submit descriptive information: <b>Charge TBD</b>

**Continue to Page 2 – Signature (required)**

Date Rec'd by ARC: ____/____/____
--------------------------------------

I am submitting this application with required attachments for an exterior accessory described above and agree to be bound by the rules and regulations, Covenants and Restrictions, of applicable homeowner association guidelines as they pertain to exterior Changes.

Signature: *He Solo*

Date: 2/19/2025

-----Do Not Write Below This Line-----

Date reviewed by ARC \_\_\_\_\_

Date Returned to Homeowner \_\_\_\_\_

Returned Via (Circle all that apply): Email      Mail      Fax

Approved as Submitted ☐

Approved subject to the following comments and/or attached notations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: These plans have been reviewed for the limited purpose of determining aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety and compliance with governmental regulations or otherwise, and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

**THE FOLLOWING APPLIES TO THE CONSTRUCTION OF POOLS, SCREENS AND ROOM ADDITIONS:**

This approval concerns only your architectural and/or landscape plans. You are still responsible for obtaining the easements, permits, licenses and approvals that may be necessary to improve the property in accordance with the approved plans. This approval must not be considered as permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Committee or any developer or landowner that the proposed improvements will be consistent with the developmental plans of any other landowner.

In addition, this approval does not, in any way, grant variances to, exceptions or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted, and the party entitled to enforce such setbacks and restrictions issues a specific letter of "variance approval". This approval does not constitute approval of any typographical, clerical or interpretative errors in the submitted plans.

Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Committee or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor.**

Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Review Committee approval subjects these changes to disapproval and enforced compliance to the approved plans may result.

**International Residential Owners Association  
Master Architectural Review Committee (MARC)  
& Neighborhood Homeowners Association Design Review Application**

Neighborhood: The Preserve at LPGA Lot#: 304  
To be Installed by: Home Owner Phone: [REDACTED]  
Homeowner: Kevin Sorla Phone: [REDACTED]  
Mailing Address: 2184 Green Valley Street, Daytona Beach FL 32124  
Email Address: [REDACTED]

All request for fence approval will require the following. The approval will be mailed or emailed in approximately 2-3 business days after the MARC meeting which is held the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. There is a \$25.00 fee for fence review payable to the: IROA. See page 7 of the IROA Development Code 2.0 for fencing restrictions.

1. Specific reason for fence request: Backyard space for my dog. KS
2. ☒ Fence layout will be drawn on the landscape plan or survey. KS
3. ☒ Upon request of the MARC, fence layout will be staked with flags. KS
4. ☒ Fence height will be 48" KS
5. ☒ Black aluminum is the only fence that is allowed per the IROA Development Code 2.0 KS
6. ☒ Estimated completion of fence installation: 6/20/2025 KS

**NOTE: REMOVAL OF APPROVED FENCE LOCATED IN EASEMENT IS THE RESPONSIBILITY OF THE HOMEOWNER. I AM SUBMITTED TO THIS APPLICATION FOR FENCE APPROVAL AND AGREE TO BE BOUND BY THE RULES AND REGULATIONS, COVENANTS & RESTRICTIONS AND THE IROA DEVELOPMENT CODE GUIDELINES AS THEY PERTAIN TO FENCING. MARC APPROVAL SHALL BE FINAL.**

Signature of Homeowner: [Signature]  
Print Name of Homeowner: Kevin Sorla  
Date: 2/19/2025

**FOR MARC USE ONLY**

RECVD:

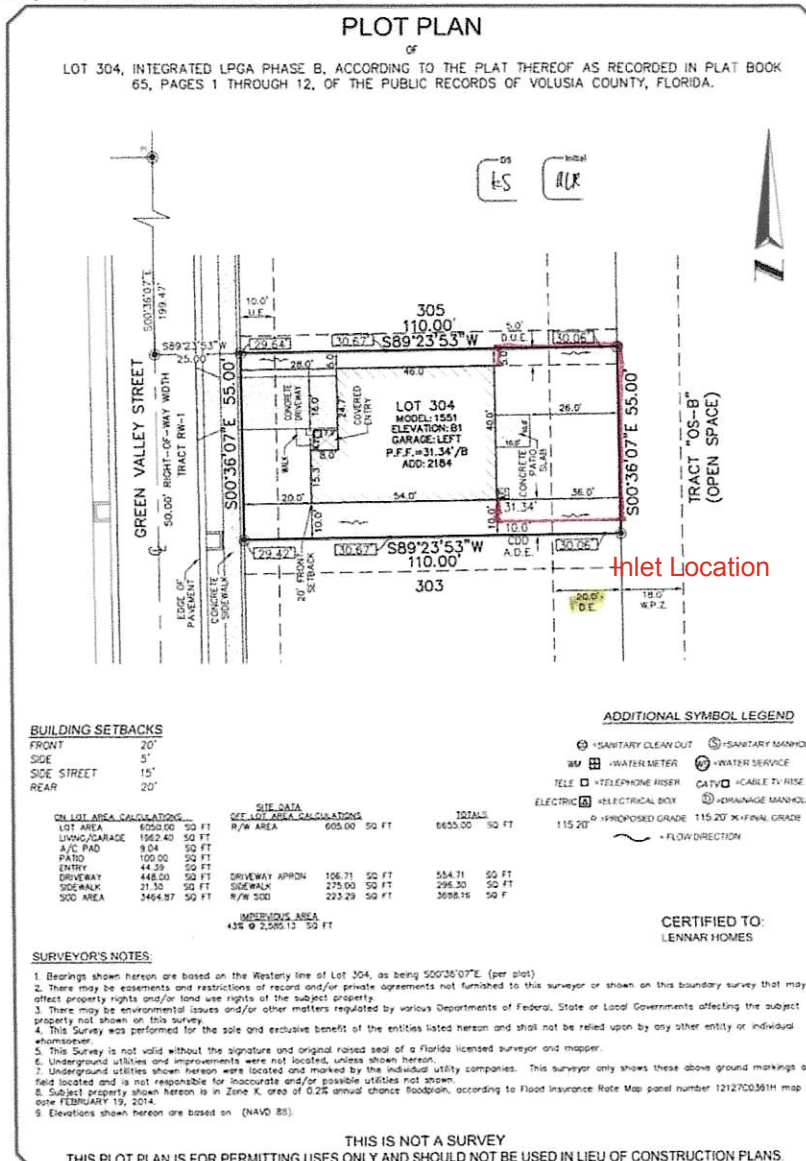
APPRVD:

BY:





DocuSign Envelope ID: 63119A74-D622-4B65-8B4B-4A73948401A0



**LEGEND**

P.I. = POINT OF INTERSECTION	⊙ = SET 1/2" IRON ROD & CAP, #B 6723
A/C = AIR CONDITIONER	⊙ = RECOVERED IRON ROD & CAP
R/W = RIGHT OF WAY	■ = SET CONCRETE MONUMENT, #B 6723
COMP. = CENTERLINE	⊙ = RECOVERED CONCRETE MONUMENT
(M) = MEASURED	⊙ = POINT OF ADJACENT CURVATURE
REC. = RECOVERED	W.P.Z. = WILDFIRE PROTECTION ZONE
⊙ = CENTRAL ANGLE	CDZ = COMMUNITY DEVELOPMENT DISTRICT LB
R= RADIUS/L=ARC LENGTH	P.F.F. = PROPOSED FINISH FLOOR ELEVATION
	LS = LICENSED SURVEYOR
	PSM = PROFESSIONAL SURVEYOR & MAPPER

**INTEGRATED LPGA**

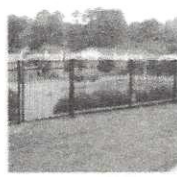
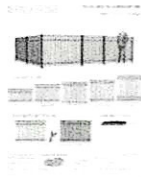
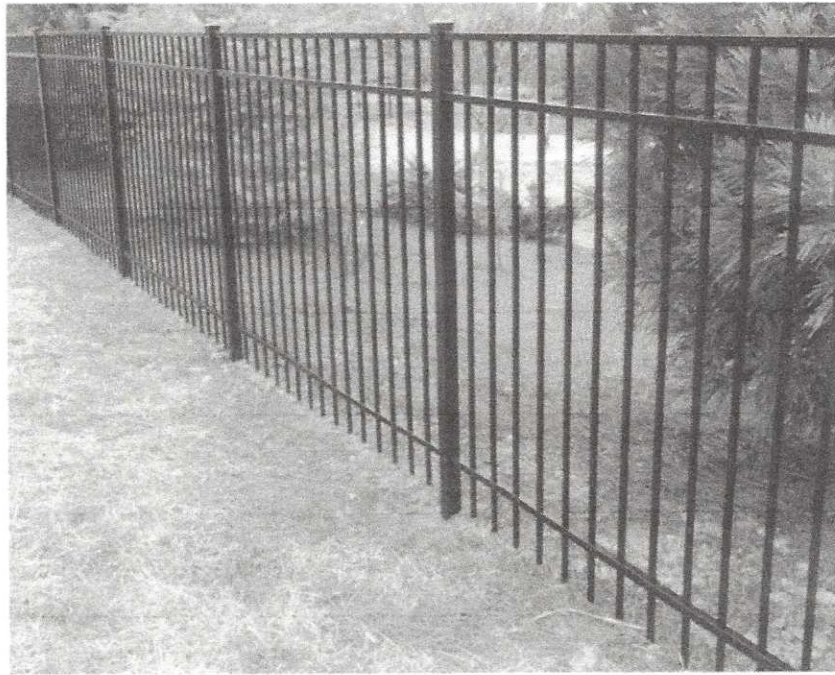
JOB NO.	20210645	COMM. NAME	GS
DATE	11/28/2023	DRAWN BY	GS
SCALE	1" = 30 FEET	CHECKED BY	JD
FIELD BY	N/A	REVISED	N/A

**FOR THE LICENSED BUSINESS #6723 BY**  
Mark A. Follis, P.S.M. #6000



ONLINE FENCESTORE

YOUR ONLINE SOURCE FOR FENCING, GATES & HARDWARE



## Three Rail Smooth Top Aluminum Fence Panel

*Black Alum  
4 ft High*

**AVAILABILITY:** Ships in 5-7 business days

**SHIPPING:** Calculated at Checkout

NOW:

\$76.50

WAS:

~~\$85.00~~

Pay in 4 interest-free payments of \$19.13 with **PayPal**.

[Learn more](#)

**HEIGHT:** REQUIRED

36in (3ft)

48in (4ft)





# INTEGRATED LPGA PHASE B

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 1 OF 12

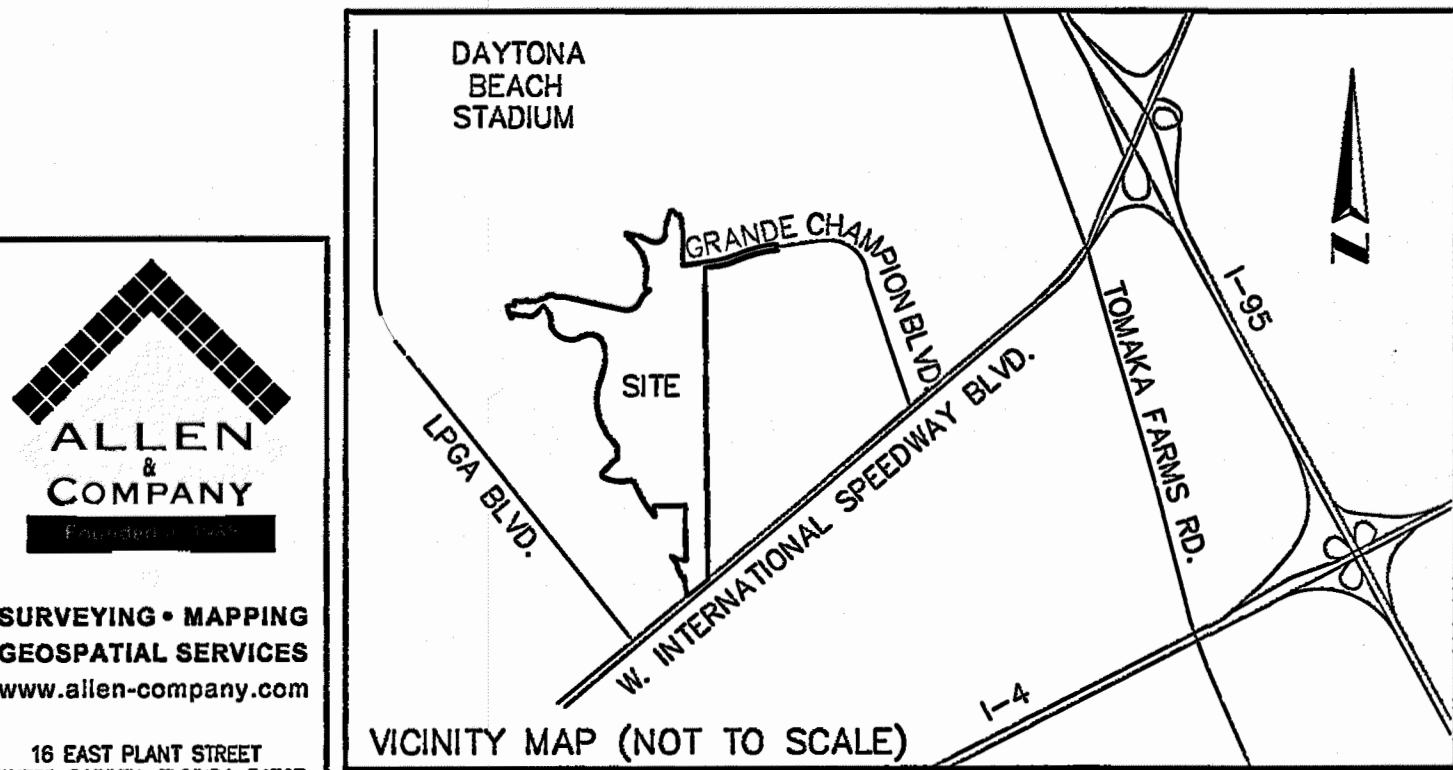
PLAT BOOK 65 PAGE 1

## LEGAL DESCRIPTION

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GRANDE CHAMPION BOULEVARD AT PARCEL SW-29 PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 53, PAGE 68 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING ON THE SOUTH RIGHT-OF-WAY LINE OF GRANDE CHAMPION BOULEVARD, ACCORDING TO SAID PLAT, SAID POINT ALSO LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1670.00 FEET, WITH A CHORD BEARING OF SOUTH 75°41'50" WEST, AND A CHORD DISTANCE OF 578.55 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6466, PAGE 1756: WESTERLY THROUGH A CENTRAL ANGLE OF 19°57'01" ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 581.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1040.00 FEET, WITH A CHORD BEARING OF SOUTH 73°38'26" WEST, AND A CHORD DISTANCE OF 286.55 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'13" FOR AN ARC DISTANCE OF 287.46 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°33'33" WEST FOR A DISTANCE OF 186.99 FEET TO THE EASTERLY LINE OF A 305 FOOT WIDE FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 170, PAGES 347 THROUGH 349 AND OFFICIAL RECORDS BOOK 511 PAGES 86 THROUGH 88; THENCE RUN SOUTH 00°36'07" EAST FOR A DISTANCE OF 4410.40 FEET ALONG SAID EASEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 92; THENCE RUN SOUTH 50°57'10" WEST FOR A DISTANCE OF 352.33 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTH 74°43'54" WEST FOR A DISTANCE OF 30.03 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID TRANSMISSION LINE EASEMENT; THENCE RUN ALONG SAID WEST LINE, NORTH 00°36'07" WEST FOR A DISTANCE OF 71.36 FEET TO THE EAST PROPERTY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7210 PAGE 4497; THENCE RUN ALONG SAID EAST PROPERTY LINE THE FOLLOWING COURSES: NORTH 06°26'24" WEST FOR A DISTANCE OF 46.49 FEET; THENCE RUN NORTH 08°26'39" WEST FOR A DISTANCE OF 45.45 FEET; THENCE RUN NORTH 02°32'04" WEST FOR A DISTANCE OF 35.62 FEET; THENCE RUN NORTH 16°06'35" WEST FOR A DISTANCE OF 79.39 FEET; THENCE RUN NORTH 57°15'53" WEST FOR A DISTANCE OF 40.37 FEET; THENCE RUN SOUTH 47°18'36" WEST FOR A DISTANCE OF 2.35 FEET; THENCE RUN NORTH 15°37'08" WEST FOR A DISTANCE OF 36.89 FEET; THENCE RUN NORTH 27°54'40" WEST FOR A DISTANCE OF 68.29 FEET; THENCE RUN NORTH 12°50'14" WEST FOR A DISTANCE OF 42.55 FEET; THENCE RUN NORTH 29°37'26" WEST FOR A DISTANCE OF 82.23 FEET; THENCE RUN NORTH 32°17'02" WEST FOR A DISTANCE OF 52.65 FEET; THENCE RUN NORTH 47°49'10" WEST FOR A DISTANCE OF 20.99 FEET; THENCE RUN SOUTH 78°32'28" EAST FOR A DISTANCE OF 48.10 FEET; THENCE RUN SOUTH 20°36'48" EAST FOR A DISTANCE OF 37.92 FEET; THENCE RUN SOUTH 85°58'49" EAST FOR A DISTANCE OF 91.44 FEET; THENCE RUN NORTH 88°26'38" EAST FOR A DISTANCE OF 50.54 FEET TO THE WEST LINE OF SAID FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT; THENCE RUN NORTH 00°36'07" WEST FOR A DISTANCE OF 768.91 FEET ALONG THE WEST LINE OF SAID EASEMENT TO THE NORTHEAST CORNER OF THE PROPERTY OF FLORIDA POWER AND LIGHT COMPANY, AS RECORDED, IN OFFICIAL RECORDS BOOK 3783 PAGE 2241; THENCE RUN ALONG NORTH LINE OF SAID PROPERTY, SOUTH 89°23'54" WEST FOR A DISTANCE OF 440.23 FEET; THENCE ALONG THE WEST LINE OF SAID PROPERTY, RUN SOUTH 00°45'07" EAST FOR A DISTANCE OF 142.19 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6799 PAGE 2835, AND A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2104.21 FEET, WITH A CHORD BEARING OF NORTH 30°52'35" WEST, AND A CHORD DISTANCE OF 559.40 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LINE; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°16'38" FOR AN ARC DISTANCE OF 561.06 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 63°42'53" WEST FOR A DISTANCE OF 56.69 FEET; THENCE RUN SOUTH 83°31'09" WEST FOR A DISTANCE OF 66.55 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 610.58 FEET, WITH A CHORD BEARING OF NORTH 82°43'05" WEST, AND A CHORD DISTANCE OF 308.69 FEET; THENCE RUN WESTERLY THROUGH A CENTRAL ANGLE OF 29°17'05" ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 312.08 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 49.66 FEET, WITH A CHORD BEARING OF NORTH 13°10'21" WEST, AND A CHORD DISTANCE OF 81.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°53'38" FOR AN ARC DISTANCE OF 96.12 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 41°43'00" EAST FOR A DISTANCE OF 205.26 FEET; THENCE RUN NORTH 55°19'06" EAST FOR A DISTANCE OF 75.14 FEET; THENCE RUN NORTH 06°47'54" EAST FOR A DISTANCE OF 60.36 FEET; THENCE RUN NORTH 04°00'58" WEST FOR A DISTANCE OF 106.35 FEET; THENCE RUN NORTH 36°45'11" WEST FOR A DISTANCE OF 106.35 FEET; THENCE RUN NORTH 39°48'10" WEST FOR A DISTANCE OF 143.82 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 834.27 FEET, WITH A CHORD BEARING OF NORTH 05°08'58" WEST, AND A CHORD DISTANCE OF 795.75 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 56°58'06" ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 829.50 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 781.44 FEET, WITH A CHORD BEARING OF NORTH 04°56'01" EAST, AND A CHORD DISTANCE OF 437.57 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 32°31'03" ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 443.50 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 197.27 FEET, WITH A CHORD BEARING OF NORTH 52°18'42" WEST, AND A CHORD DISTANCE OF 274.89 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°19'53" FOR AN ARC DISTANCE OF 304.13 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 70°45'21" WEST FOR A DISTANCE OF 109.59 FEET; THENCE RUN SOUTH 69°35'56" WEST FOR A DISTANCE OF 53.57 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 295.07 FEET, WITH A CHORD BEARING OF NORTH 66°38'01" WEST, AND A CHORD DISTANCE OF 411.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°17'12" FOR AN ARC DISTANCE OF 454.66 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 02°40'54" WEST FOR A DISTANCE OF 94.90 FEET; THENCE RUN NORTH 11°13'47" WEST FOR A DISTANCE OF 93.12 FEET; THENCE RUN NORTH 38°53'09" WEST FOR A DISTANCE OF 140.66 FEET; THENCE RUN SOUTH 45°25'02" WEST FOR A DISTANCE OF 127.51 FEET; THENCE RUN SOUTH 52°09'33" WEST FOR A DISTANCE OF 34.82 FEET; THENCE RUN SOUTH 53°20'42" WEST FOR A DISTANCE OF 31.44 FEET; THENCE RUN SOUTH 57°57'33" WEST FOR A DISTANCE OF 38.01 FEET; THENCE RUN NORTH 74°04'21" WEST FOR A DISTANCE OF 84.15 FEET; THENCE RUN SOUTH 83°42'48" WEST FOR A DISTANCE OF 60.34 FEET; THENCE RUN NORTH 78°25'28" WEST FOR A DISTANCE OF 111.37 FEET; THENCE RUN SOUTH 29°41'39" WEST FOR A DISTANCE OF 67.52 FEET; THENCE RUN NORTH 21°10'19" WEST FOR A DISTANCE OF 167.02 FEET; THENCE RUN NORTH 72°18'22" EAST FOR A DISTANCE OF 32.74 FEET; THENCE RUN NORTH 83°07'38" EAST FOR A DISTANCE OF 81.81 FEET; THENCE RUN NORTH 19°54'26" WEST FOR A DISTANCE OF 47.76 FEET; THENCE RUN NORTH 69°10'44" EAST FOR A DISTANCE OF 43.06 FEET; THENCE RUN SOUTH 85°01'25" EAST FOR A DISTANCE OF 70.43 FEET; THENCE RUN NORTH 74°45'24" EAST FOR A DISTANCE OF 55.73 FEET; THENCE RUN NORTH 58°12'49" EAST FOR A DISTANCE OF 25.59 FEET; THENCE RUN SOUTH 51°52'22" EAST FOR A DISTANCE OF 8.77 FEET; THENCE RUN SOUTH 34°18'19" EAST FOR A DISTANCE OF 32.89 FEET; THENCE RUN NORTH 76°29'56" EAST FOR A DISTANCE OF 56.71 FEET; THENCE RUN SOUTH 82°36'17" EAST FOR A DISTANCE OF 65.65 FEET; THENCE RUN NORTH 76°33'03" EAST FOR A DISTANCE OF 6.59 FEET; THENCE RUN NORTH 45°09'08" EAST FOR A DISTANCE OF 59.64 FEET; THENCE RUN SOUTH 35°40'37" EAST FOR A DISTANCE OF 33.20 FEET; THENCE RUN NORTH 46°57'59" EAST FOR A DISTANCE OF 79.52 FEET; THENCE RUN NORTH 65°24'31" EAST FOR A DISTANCE OF 37.50 FEET; THENCE RUN NORTH 86°37'20" EAST FOR A DISTANCE OF 27.73 FEET; THENCE RUN NORTH 34°26'25" EAST FOR A DISTANCE OF 20.22 FEET; THENCE RUN SOUTH 67°24'15" EAST FOR A DISTANCE OF 51.17 FEET; THENCE RUN SOUTH 47°23'46" EAST FOR A DISTANCE OF 21.19 FEET; THENCE RUN NORTH 87°22'06" EAST FOR A DISTANCE OF 17.01 FEET; THENCE RUN SOUTH 67°24'15" EAST FOR A DISTANCE OF 15.44 FEET; THENCE RUN NORTH 88°10'48" EAST FOR A DISTANCE OF 72.30 FEET; THENCE RUN NORTH 72°43'42" EAST FOR A DISTANCE OF 16.51 FEET; THENCE RUN SOUTH 77°25'36" EAST FOR A DISTANCE OF 863.86 FEET TO A POINT ON A NON TANGENT CURVE, THENCE, ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 207.67 FEET, WITH A CHORD BEARING OF NORTH 70°37'09" EAST AND A CHORD DISTANCE OF 216.99 FEET; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 62°59'37" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 228.32 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 29°11'34" EAST FOR A DISTANCE OF 151.69 FEET; THENCE RUN NORTH 49°52'49" EAST FOR A DISTANCE OF 113.64 FEET; THENCE RUN NORTH 76°05'50" WEST FOR A DISTANCE OF 64.34 FEET; THENCE RUN NORTH 00°10'31" WEST FOR A DISTANCE OF 58.52 FEET; THENCE RUN NORTH 08°19'47" EAST FOR A DISTANCE OF 87.62 FEET; THENCE RUN NORTH 03°09'23" WEST FOR A DISTANCE OF 72.80 FEET; THENCE RUN NORTH 15°48'33" EAST FOR A DISTANCE OF 93.31 FEET; THENCE RUN NORTH 59°55'54" WEST FOR A DISTANCE OF 39.33 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 517.12 FEET, WITH A CHORD BEARING OF NORTH 30°37'23" WEST AND A CHORD DISTANCE OF 445.72 FEET; THENCE RUN NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 51°03'25" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 460.81 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 75°11'39" EAST FOR A DISTANCE OF 59.30 FEET; THENCE RUN NORTH 69°13'50" WEST FOR A DISTANCE OF 102.10 FEET; THENCE RUN NORTH 05°39'03" EAST FOR A DISTANCE OF 12.92 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 906.77 FEET, WITH A CHORD BEARING OF SOUTH 73°29'31" EAST AND A CHORD DISTANCE OF 375.07 FEET; THENCE RUN SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 23°52'17" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 377.79 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 130.08 FEET, WITH A CHORD BEARING OF NORTH 59°08'17" EAST AND A CHORD DISTANCE OF 223.54 FEET; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 118°27'51" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 268.95 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 621.35 FEET, WITH A CHORD BEARING OF NORTH 13°19'45" EAST AND A CHORD DISTANCE OF 314.74 FEET; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 29°20'31" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 318.20 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 89°03'07" EAST FOR A DISTANCE OF 55.11 FEET; THENCE RUN SOUTH 44°06'41" EAST FOR A DISTANCE OF 58.49 FEET; THENCE RUN SOUTH 76°17'57" EAST FOR A DISTANCE OF 33.78 FEET; THENCE RUN SOUTH 25°50'36" EAST FOR A DISTANCE OF 60.79 FEET; THENCE RUN SOUTH 07°35'23" EAST FOR A DISTANCE OF 133.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 170.00 FEET, WITH A CHORD BEARING OF SOUTH 09°12'29" EAST AND A CHORD DISTANCE OF 50.88 FEET; THENCE RUN SOUTHERLY THROUGH A CENTRAL ANGLE OF 17°12'45" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 51.07 FEET TO THE POINT OF TANGENCY, BEING THE WEST LINE OF THE AFORESAID 305 FOOT WIDE FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT, OFFICIAL RECORDS BOOK 170, PAGES 347 THROUGH 349 AND OFFICIAL RECORDS BOOK 511 PAGES 86 THROUGH 88; THENCE RUN SOUTH 00°36'07" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 473.13 FEET; THENCE RUN NORTH 81°33'33" EAST FOR A DISTANCE OF 483.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 960.00 FEET, WITH A CHORD BEARING OF NORTH 73°38'26" EAST, AND A CHORD DISTANCE OF 264.51 FEET; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 15°50'13" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 265.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET, WITH A CHORD BEARING OF NORTH 75°41'50" EAST, AND A CHORD DISTANCE OF 606.27 FEET; THENCE RUN EASTERLY THROUGH A CENTRAL ANGLE OF 19°57'01" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 609.35 FEET TO A POINT ON THE WESTERLY LINE OF GRANDE CHAMPION AT PARCEL SW-29 PHASE 1, MAP BOOK 53, PAGE 68 AT THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GRANDE CHAMPION BOULEVARD; THENCE RUN SOUTH 04°19'33" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 130.31 ACRES MORE OR LESS.



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-6355 LB#6723

## ACCEPTANCE OF RESERVATIONS AND OBLIGATIONS BY PRESERVE AT LPGA HOMEOWNERS ASSOCIATION

State of Florida,  
County of Volusia

Preserve at LPGA Homeowners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24 day of May, 2023.

By: [Signature]

Name: Michael M. M. R. Vallo

Title: Secretary

## ACCEPTANCE OF RESERVATIONS AND OBLIGATIONS BY INDIGO COMMUNITY DEVELOPMENT DISTRICT

State of Florida,  
County of Volusia

Indigo Community Development District hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24 day of May, 2023.

By: [Signature]

Name: James A. Price

Title: District manager

## SHEET INDEX

SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES

SHEETS 3 THROUGH 5 OF 12 - BOUNDARY  
INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,  
SW-11, W-8 AND B-8 TRACT GEOMETRY

SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being a licensed and registered surveyor and mapper, does hereby certify that on 5/12/23 the survey was completed of the lands as shown of the foregoing Plat; that said Plat is a true and correct representation of the lands therein described and platted; that said Plat was prepared under my responsible direction and supervision; that this plat complies with all of the requirements of Chapter 177, Florida Statutes; and that said land is located in City of Daytona Beach, Volusia County, Florida

By: [Signature]

Date: 5/12/23

James L. Rickman PSM # 5633  
Allen & Company  
Licensed Surveyor & Mapper  
16 East Plant Street  
Winter Garden, Florida 34787

## DEDICATION INTEGRATED LPGA PHASE B

KNOW ALL MEN BY THESE PRESENTS, That the undersigned AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed. Tract RW-1 (Right-of-Way Tract) is hereby dedicated as public right-of-way and Tract LS-2 (Lift Station) to the City of Daytona Beach, Florida, without any restriction whatsoever. City of Daytona Beach ownership of said Tracts and the improvements thereon vest upon approval of this plat by the City Commissioners of the City of Daytona Beach, Florida. All potable water, reclaimed water, sanitary sewer and drainage improvements located within such rights-of-way are hereby dedicated to the City and upon City's acceptance of the plat shall be deemed conveyed.

Tracts SW-9, SW-10, SW-12, SW-13, and SW-14 (Stormwater detention area Tracts); Tracts SW-8 and SW-11 (Stormwater/Open Space/ Active Recreation); Tracts OS-7, OS-8, OS-9, OS-11 and OS-12 (Open Space Tracts); OS-10 (Open Space/Signage Tract) and any stormwater drainage facilities or improvements installed or constructed within these tracts are dedicated to the Indigo Community Development District (CDD).

The Drainage and Utility Easements shown hereon (unless noted otherwise) are dedication to the Association and are hereby dedicated to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Steven S. Benson has caused these presents to be executed and acknowledged by its undersigned Manager thereunto duly authorized on this 15 day of May, 2023.

Signed, sealed and delivered in the presence of:

AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company

[Signature]  
Signature of Witness

Leanne L. L. L.  
Printed Name of Witness

Wendy Storkel  
Signature of Witness

Wendy Storkel  
Printed Name of Witness

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

By: Steven S. Benson

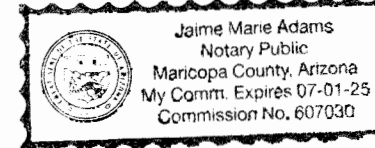
Printed Name: Steven S. Benson

Title: Manager

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 15 day of May, 2023 by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company, for and on behalf thereof.



[Signature]  
Notary Public

## CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH SURVEYOR

I hereby certify that I have examined the foregoing plat and find that it conforms to Chapter 177, Florida Statutes.

[Signature]  
City Surveyor

James M. Dunn, PSM

Southeastern Surveying and Mapping Corp.

Professional Surveyor & Mapper

License Number 4235

5/25/2023  
Date

## CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH ENGINEER

This is to certify that on 5/20/2023 this plat was approved.

[Signature]  
City Engineer

Jim Nelson, P.E.

## CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH CITY MANAGER

This is to certify that on 6.4.23 this plat was approved.

[Signature]  
City Manager

Deric C. Feacher

## CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That the foregoing plat was received on June 16 2023 pursuant to the requirements of Chapter 177, Florida Statutes.

CLERK OF THE COURT 2023115059

in and for Volusia County, Florida

By Crystal Steadman D.C.



# INTEGRATED LPGA PHASE B

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 2 OF 12

PLAT BOOK **65** PAGE **2**

## SURVEYOR'S NOTES.

- Note: All measurements refer to horizontal plane in accordance with the definition of the U.S. Survey Foot or Meter adopted by the National Institute of Standards and Technology. All measurements shall use the  $39.37/12=3.280833333333$  equation for conversion from a U.S. Foot to Meters.
- Bearing structure based on NAD 83 Florida State Plane Coordinate system East Zone with the East line of the Northeast quarter of Section 32, Township 15 South, Range 32 East as being South  $00^{\circ}41'20''$  East.
- All lot lines intersecting curves are radial, unless otherwise noted non-radial (NR).
- This plat is subjected to all easements of record and reservations of easements, including but not limited to drainage and utility easements dedicated or granted hereon which shall be located as follows except as otherwise noted on this plat: As shown graphically, there shall be a 10.00' wide non-exclusive transferable utility easement to all utility providers running outside of, parallel with and adjacent to the public right-of-way.
- All platted easements, exclusive of private easements granted to be obtained by a particular electric, telephone, gas, or other public utility shall also be easements for the construction, installation, maintenance, and operation of cable television services; however, no such construction, installation, maintenance and operation of cable television shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- The Property shown hereon is subject to the Integrated LPGA Planned District Agreement (PDA), recorded in Official Records Book 7743, Page(s) 996 through 1054, of the Public Records of Volusia County, Florida, as hereafter amended, the Master Declaration of Covenants, Conditions and Restrictions for LPGA International, recorded in Official Records Book 3952, Page 1518, and any amendments or supplements thereto, the Declaration of Covenants, Conditions and Restrictions for Preserve at LPGA (Declaration), pertaining to the Integrated LPGA, Phase A, recorded in Official Records Book 8195, Page(s) 240 through 354, of the Public Records of Volusia County, Florida, and the Indigo Community Development District established by Rule 42U-1.001 - 1.003 of the Florida Administrative Code (CDD).
- Tracts OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, OS-11, OS-12 (Open Space), SW-8 and SW-11 (Stormwater/Open Space/Active Recreation) and OS-10 (Open Space/Signage) are Common Areas as referenced in the PDA between the City of Daytona Beach, Volusia County, Florida and LENNAR HOMES, LLC, a Florida limited liability company, its successor and assigns. These Tracts are reserved for use as Open Space, Recreation, including signage, landscape and hardscape (conditioned upon approval of a separate license agreement with the City of Daytona Beach). Any Common Facilities (i.e., privately-owned facilities located within Common Areas for the shared or common benefit of owners of property within the subdivision) will be owned, operated, and maintained by the HOA as per the PDA.
- With respect to the drainage easements granted to the City of Daytona Beach herein, the City shall have the right, but not the obligation to use stormwater management facilities located therein for stormwater drainage, but shall have no obligation to repair or maintain such facilities. The maintenance responsibility of the drainage pipes, within the drainage easements, shall be the responsibility of the HOA.
- W-8 (Wetland Tract) is dedicated to the CDD, with development rights dedicated to Volusia County, Florida. No construction, clearing, grading or alteration is permitted without prior approval of Volusia County, Florida and/or all other applicable jurisdictional agencies. Any installation of utilities, drainage facilities, or other uses within the Wetland Tracts shall require prior approval from Volusia County, Florida. There shall be no removal or disturbance of any vegetation within any wetland areas within these Tracts unless specifically authorized by Volusia County, Florida and any other authority having jurisdiction over such Wetland Tracts pursuant to Section 704.06 F.S..
- B-8 (Wetland Buffer Tract) is dedicated to the CDD, with development rights dedicated to Volusia County, Florida. No construction, clearing, grading or alteration is permitted within these buffers without prior approval of Volusia County, Florida and/or all other applicable jurisdictional agencies.
- A CDD Access and Drainage Easement (CDD A.D.E.), as depicted on this plat, is granted to the CDD for access and maintenance of drainage facilities therein.
- Drainage Easements within individual lots as depicted on this plat, are granted to the HOA, as further defined in the Declaration.
- No part of said lands, except as specifically provided on the face of this plat, is dedicated to City of Daytona Beach, Volusia County, Florida.
- The drainage easements dedicated to the City of Daytona Beach herein, shall give the City the right to discharge all stormwater which may fall or come upon the public right-of-way into, across, or through said easements and any stormwater management facilities located in, on, or under such easements, together with all substances or matter which may flow or pass from said right-of-way; from adjacent land or from any other source of public waters onto or through said stormwater management facilities, without any liability whatsoever on the part of the City of damage, injuries, or loss to persons or property resulting from the acceptance or use of such easements by the City.
- There are 141 - 40 foot lots and 135 - 50 foot lots for a total of 276 single family lots provided by this plat.
- All Lots comply with the minimum Lot areas and dimensions in Exhibit C of the PDA as measured in compliance with the standards included in the Land Development Code Section 11.4.A.1 and 2.
- All Lot widths meet or exceed the minimum required dimension of 40.00 feet or 50.00 feet as measured at the front setback line.
- All Wildfire Protection Zones (WPZs) shall be kept free and clear of all plantings and trees, and all fencing or structures made of combustible materials. In addition, the 18' wide WPZs shall be kept free and clear of all structures regardless of combustibility. Collectively, such plantings, trees, and structures are referred to herein as Obstructions. The Association shall be responsible removing prohibited Obstructions, and maintenance easements are hereby granted to the Association as to all WPZs located on individual lots for this purpose. In addition to performing regularly scheduled Obstruction removal, the Association shall remove Obstructions within 14 days of written notice from the City Fire Chief or designee. Nothing herein will prohibit the Association from enforcing compliance obligations against individual lot owners, where applicable; or from collecting its costs to remove Obstructions from its members.
- Neither the City of Daytona Beach, nor any other public agency or other emergency services provider shall be liable for damage to or destruction of any Obstructions caused by an emergency vehicle within a WPZ.
- Unless otherwise noted, all Lots are subject to a 10.00 foot wide utility easement over the frontage and adjacent to the right-of-way, a 5.00 foot wide drainage and utility easement along each side Lot line and a 5.00 foot wide drainage easement along the rear Lot line as depicted on the TYPICAL LOT EASEMENTS detail and shown on each lot. Said Utility easements are dedicated to the perpetual use of the public. Said Drainage Easements are dedicated to the Association, its successors, and/or assigns for maintenance and have restricted use as further defined in the Declaration.
- The City of Daytona Beach has no obligation to maintain or repair common improvements and/or tracts dedicated to the homeowners association.

## LEGEND:

O.R. or ORB. Denotes Official Records Book

PG(S). Denotes Page(s)

MB. Denotes Map Book

R Denotes Radius

NT Denotes non-tangent

CH Denotes chord distance

CB Denotes chord bearing

L Denotes arc length

Δ Denotes central angle

PCC Denotes point of compound curvature

PI Denotes point of intersection

PC Denotes point of curvature

PT Denotes point of tangency

RP Denotes radius point

PRC Denotes point of reverse curvature

U.E. Denotes utility easement

R/W Denotes right of way

CCR# Denotes Certified Corner Record

HOA denotes Home Owners Association

Ⓢ Denotes centerline

○ Denotes set nail & disk #5723

● permanent control point (P.C.P.)

⊙ Denotes set 5/8" iron rod & cap permanent

⊠ reference monument stamped PRM LB #5723 (PRM)

⊡ Denotes recovered 4"x4" concrete monument as noted

PRM Denotes Permanent reference monument

CM Denotes Concrete monument

NR Denotes Non-Radial

LB Denotes Licensed Business

PSM Denotes Professional Surveyor and mapper

D.E. Denotes drainage easement

E.S.E. Denotes environmental swale easement

PDA Denotes Integrated LPGA Planned District Agreement

CDD Denotes Community Development District

WPZ Denotes Wildfire Protection Zone

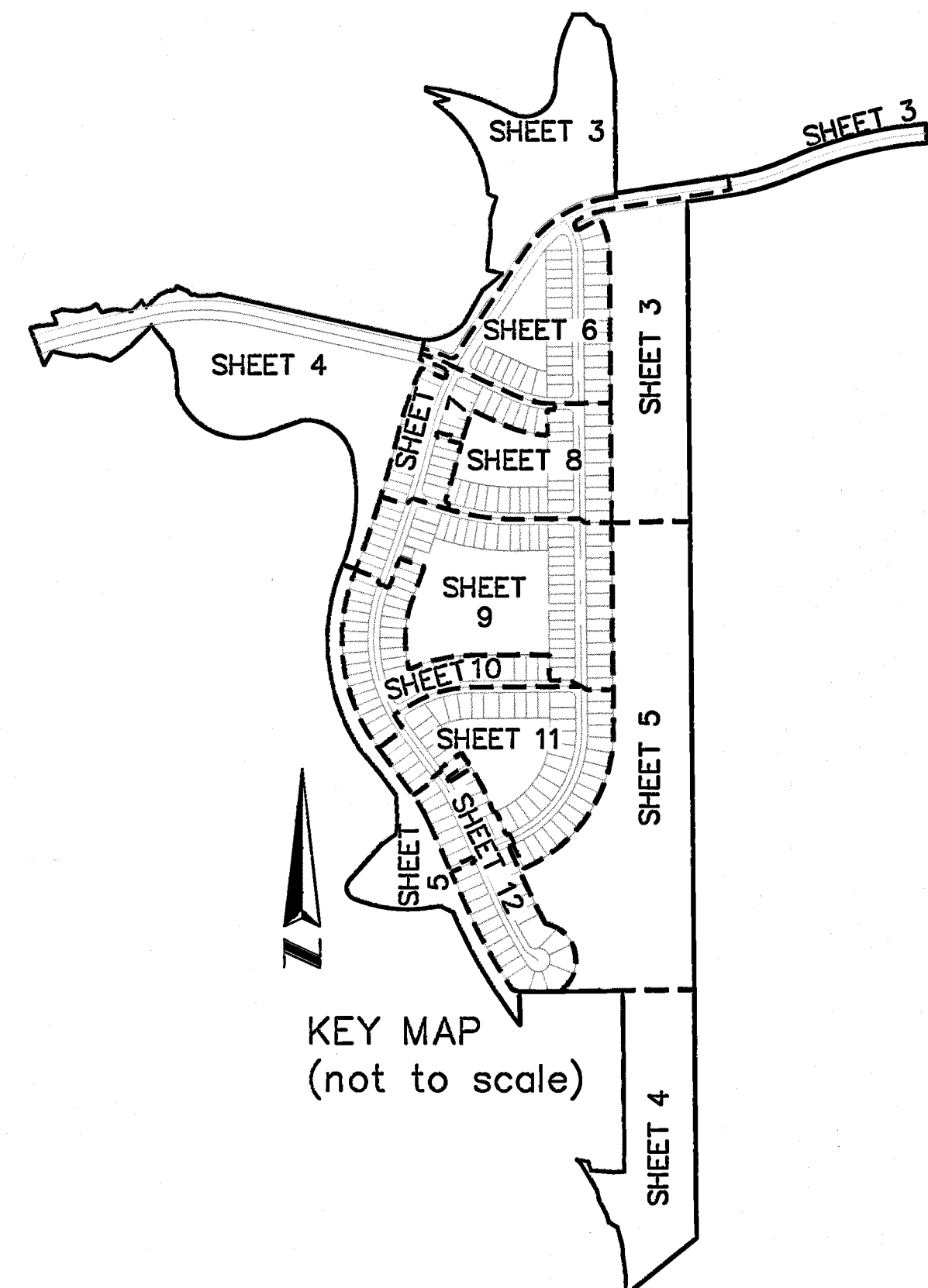
A.D.E. Denotes Access and Drainage Easement

U.E. Denotes Utility Easement

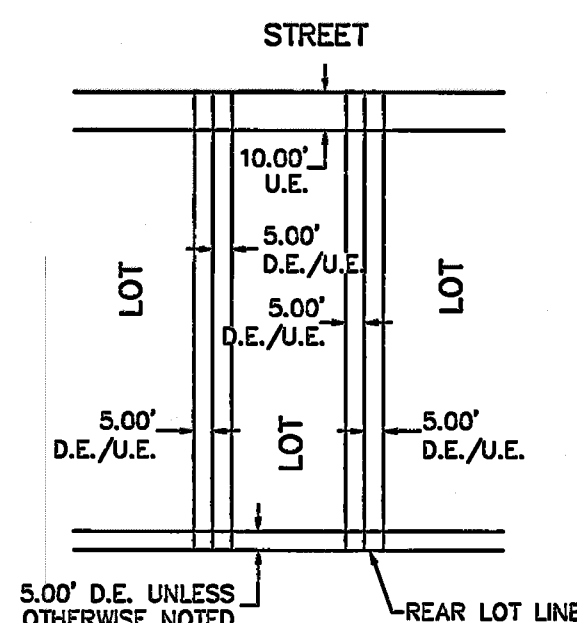
L.B.E. Denotes Landscape Buffer Easement

(OA) Denotes Overall Length

FT. Denotes Feet



TRACT TABLE			
TRACT	AREA	DESCRIPTION	OWNER/MAINTENANCE
LS-2	0.05 AC.	LIFT STATION	CITY OF DAYTONA BEACH
B-8	0.42 AC.	WETLAND BUFFER	THE CDD
W-8	0.43 AC.	WETLAND	THE CDD
RW-1	13.73 AC.	RIGHT OF WAY DEDICATION	CITY OF DAYTONA BEACH
SW-8	11.47 AC.	STORMWATER/OPEN SPACE/ACTIVE RECREATION	THE CDD
SW-9	2.02 AC.	STORMWATER	THE CDD
SW-10	2.30 AC.	STORMWATER	THE CDD
SW-11	9.65 AC.	STORMWATER/OPEN SPACE/ACTIVE RECREATION	THE CDD
SW-12	1.93 AC.	STORMWATER	THE CDD
SW-13	6.34 AC.	STORMWATER	THE CDD
SW-14	2.66 AC.	STORMWATER	THE CDD
OS-7	5.10 AC.	OPEN SPACE	THE CDD
OS-8	39.89 AC.	OPEN SPACE	THE CDD
OS-9	0.11 AC.	OPEN SPACE	THE CDD
OS-10	0.16 AC.	OPEN SPACE/SIGNAGE	THE CDD
OS-11	0.11 AC.	OPEN SPACE	THE CDD
OS-12	0.47 AC.	OPEN SPACE	THE CDD



TYPICAL LOT EASEMENTS  
(not to scale)  
\*\*SEE NOTE 20\*\*

## SHEET INDEX

SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES  
SHEETS 3 THROUGH 5 OF 12 BOUNDARY INFORMATION  
AND TRACTS OS-7, OS-8, OS-12, SW-8, SW-11,  
W-8 AND B-8 TRACT GEOMETRY  
SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#5723



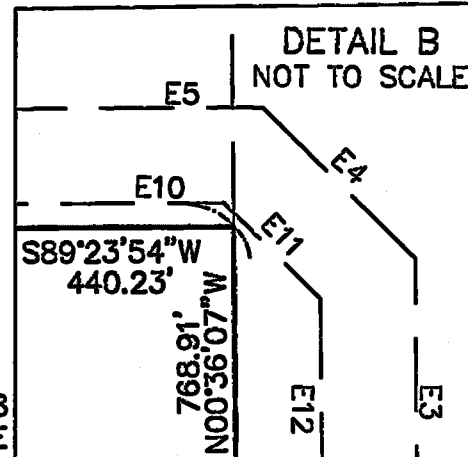


# INTEGRATED LPGA PHASE B

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

LINE	BEARING	LENGTH
L2	S74°43'54"W	30.03'
L3	N00°36'07"W	71.36'
L4	N06°26'24"W	48.49'
L5	N08°26'39"W	45.45'
L6	N02°32'04"W	35.62'
L7	N16°06'35"W	79.39'
L8	N57°15'53"W	40.37'
L9	N15°37'06"W	36.89'
L10	N27°54'40"W	68.29'
L11	N12°50'14"W	42.55'
L12	N29°37'26"W	82.23'
L13	N32°17'02"W	52.65'
L14	N47°49'10"W	20.99'
L15	S78°32'28"E	48.10'
L16	S20°36'46"E	37.92'
L17	S85°58'49"E	91.44'
L18	N88°26'38"E	50.54'
L83	S47°18'36"W	2.35'

LINE	BEARING	LENGTH
L250	N13°21'39"E	59.36'
L251	N43°23'32"E	51.29'
L252	N54°43'38"E	39.21'
L253	S73°02'50"E	14.70'
L254	S20°49'19"E	62.85'
L255	S75°17'29"E	59.14'
L256	N50°34'55"E	27.56'
L257	S87°37'05"E	26.38'
L258	N53°37'29"E	63.71'
L259	S70°06'29"E	16.04'
L260	S13°50'27"E	59.08'
L261	S00°00'00"E	36.78'
L262	S22°19'19"W	120.03'
L263	S65°44'30"W	53.06'



LINE	BEARING	LENGTH
E2	S41°18'49"E	90.12'
E3	S00°36'07"E	1144.44'
E4	S45°36'07"E	44.95'
E5	N89°23'54"E	325.95'
E6	S18°03'33"E	58.42'
E7	S07°37'07"E	6.12'
E8	S07°37'07"E	5.89'
E9	S18°03'33"E	74.92'
E10	N89°23'54"E	332.34'
E11	S45°36'07"E	28.38'
E12	S00°36'07"E	1143.58'
E15	S50°57'10"W	66.46'
E17	S41°18'49"E	96.75'
E19	N50°57'10"E	20.02'

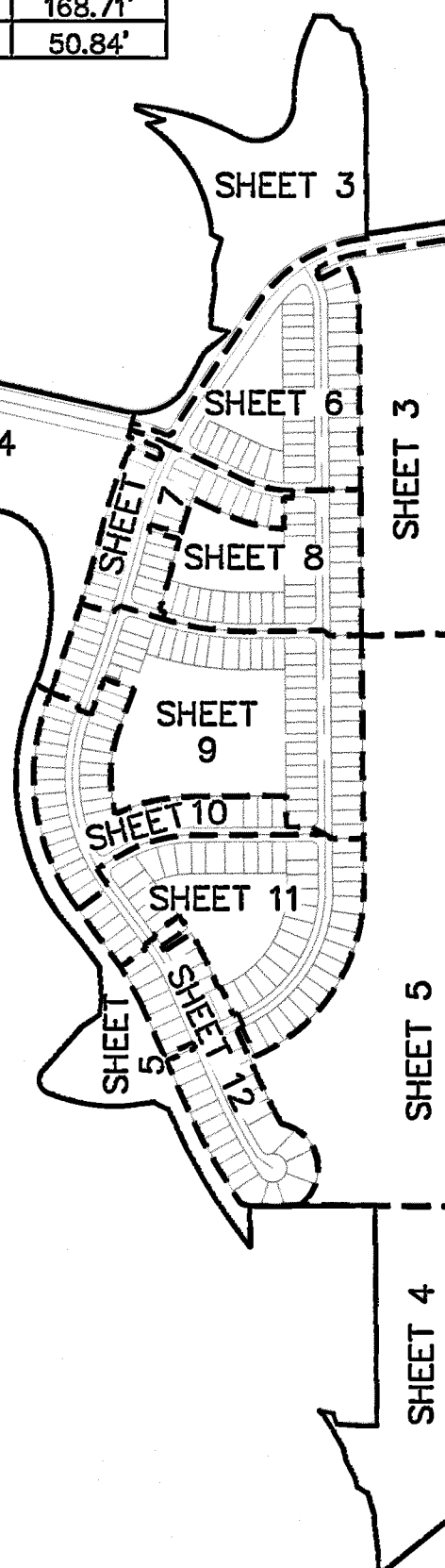
LINE	BEARING	LENGTH
L28	S70°45'21"W	109.59'
L29	S69°35'56"W	53.57'
L30	N02°40'54"W	94.90'
L31	N11°13'47"W	93.12'
L32	N38°53'09"W	140.66'
L33	S45°25'02"W	127.51'
L34	S52°09'33"W	34.82'
L35	S53°20'42"W	31.44'
L36	S57°57'33"W	38.01'
L37	N74°04'21"W	84.15'
L38	S83°42'48"W	60.34'
L39	N78°25'28"W	111.37'
L40	S29°41'39"W	67.52'
L41	N21°10'19"W	167.02'
L42	N72°18'22"E	32.74'
L43	N83°07'38"E	81.81'
L44	N19°54'26"W	47.76'
L45	N69°10'44"E	43.08'
L46	S85°01'25"E	70.43'
L47	N74°45'24"E	55.73'
L48	N58°12'49"E	25.59'
L49	S51°52'22"E	8.77'
L50	S34°18'19"E	32.89'
L51	N76°29'56"E	56.71'
L52	S82°36'17"E	65.65'
L53	N76°33'03"E	6.59'
L54	N45°09'08"E	59.64'
L55	S35°40'37"E	33.20'
L56	N46°57'59"E	79.52'
L57	N65°24'31"E	37.50'
L58	N86°37'20"E	27.73'
L59	N34°26'25"E	20.22'
L60	S67°24'15"E	51.17'
L61	S47°23'46"E	21.19'
L62	N87°22'06"E	17.01'
L63	S67°24'15"E	15.44'
L64	N88°10'48"E	72.30'
L65	N72°43'42"E	16.51'

LINE	BEARING	LENGTH
L264	N13°21'39"E	50.78'
L265	N43°23'32"E	45.78'
L266	N54°43'38"E	30.37'
L267	S20°49'18"E	45.95'
L268	S44°05'58"W	56.46'
L269	S88°46'03"E	56.26'
L270	S74°44'44"E	41.38'
L271	N50°34'55"E	57.15'
L272	S87°37'06"E	25.93'
L273	N53°37'29"E	60.07'
L274	S13°50'27"E	42.98'
L275	S42°48'45"W	56.07'
L276	S37°24'21"W	38.83'
L277	S05°24'10"W	44.96'
L278	N76°48'26"W	39.76'
L279	S54°27'11"W	6.25'
L280	S70°26'17"E	123.21'

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
EC1	50.00'	N88°25'56"E	6.12'	07°01'01"	6.12'
EC2	50.00'	N80°01'50"E	14.07'	16°10'47"	14.12'

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C596	50.00'	N21°24'13"E	82.19'	249°26'41"	217.68'
C630	197.27'	N12°33'42"W	30.38'	08°49'54"	30.41'
C631	197.27'	N27°15'29"W	70.41'	20°33'40"	70.79'
C632	197.27'	N64°25'01"W	178.37'	53°45'23"	185.08'
C633	197.27'	S86°25'38"W	15.68'	04°33'19"	15.68'
C634	197.27'	S83°50'10"W	2.16'	00°37'37"	2.16'
C3	112.50'	N43°33'46"W	153.34'	85°55'21"	168.71'
C4	37.50'	N39°26'33"W	47.04'	77°40'57"	50.84'

KEY MAP  
(not to scale)

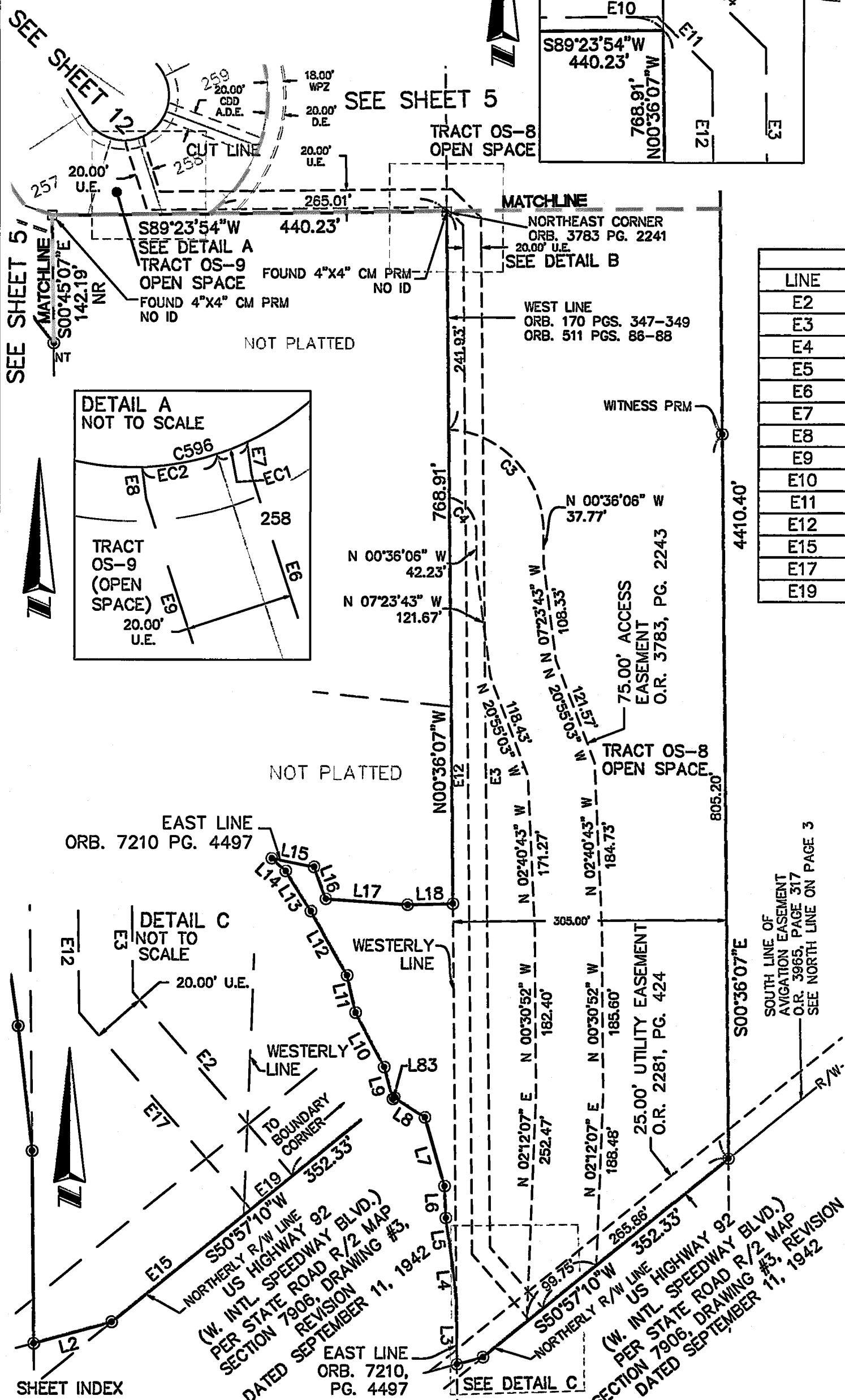


GRAPHIC SCALE  
1 inch = 120 ft.



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723



SHEET INDEX  
SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES

SHEETS 3 THROUGH 5 OF 12 - BOUNDARY  
INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,  
SW-11, W-8 AND B-8 TRACT GEOMETRY  
SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY

**A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA**

SEE SHEET 3

WITNESS PRM

## MATCHLINE

**305 FOOT WIDE FLORIDA  
POWER & LIGHT  
COMPANY TRANSMISSION  
LINE EASEMENT  
ORB. 170 PGS. 347-349  
ORB. 504, PG. 267  
ORB. 507, PG. 369  
ORB. 511 PGS. 86-88**

TRACT OS-8  
OPEN SPACE

NOT PLATTED

EASTERLY LINE  
— ORB. 170 PGS. 347-349  
ORB. 511 PGS. 86-88

WITNESS PRM

**305 FOOT WIDE FLORIDA  
POWER & LIGHT  
COMPANY TRANSMISSION  
LINE EASEMENT  
ORB. 170 PGS. 347-349  
ORB. 504, PG. 267  
ORB. 507, PG. 369  
ORB. 511 PGS. 86-88**

LINE TABLE		
LINE	BEARING	LENGTH
L20	N63°42'53"W	56.69'
L21	S83°31'09"W	66.55'
L22	N41°43'00"E	205.26'
L23	N55°19'06"E	75.14'
L24	N06°47'54"E	60.36'
L25	N04°00'58"W	106.35'
L26	N36°45'11"W	106.35'
L27	N39°48'10"W	143.82'

TRACT OS-8  
OPEN SPACE

**MATCHLINE**  
NORTHEAST CORNER  
ORB. 3783 PG. 2241  
20.00' U.E.

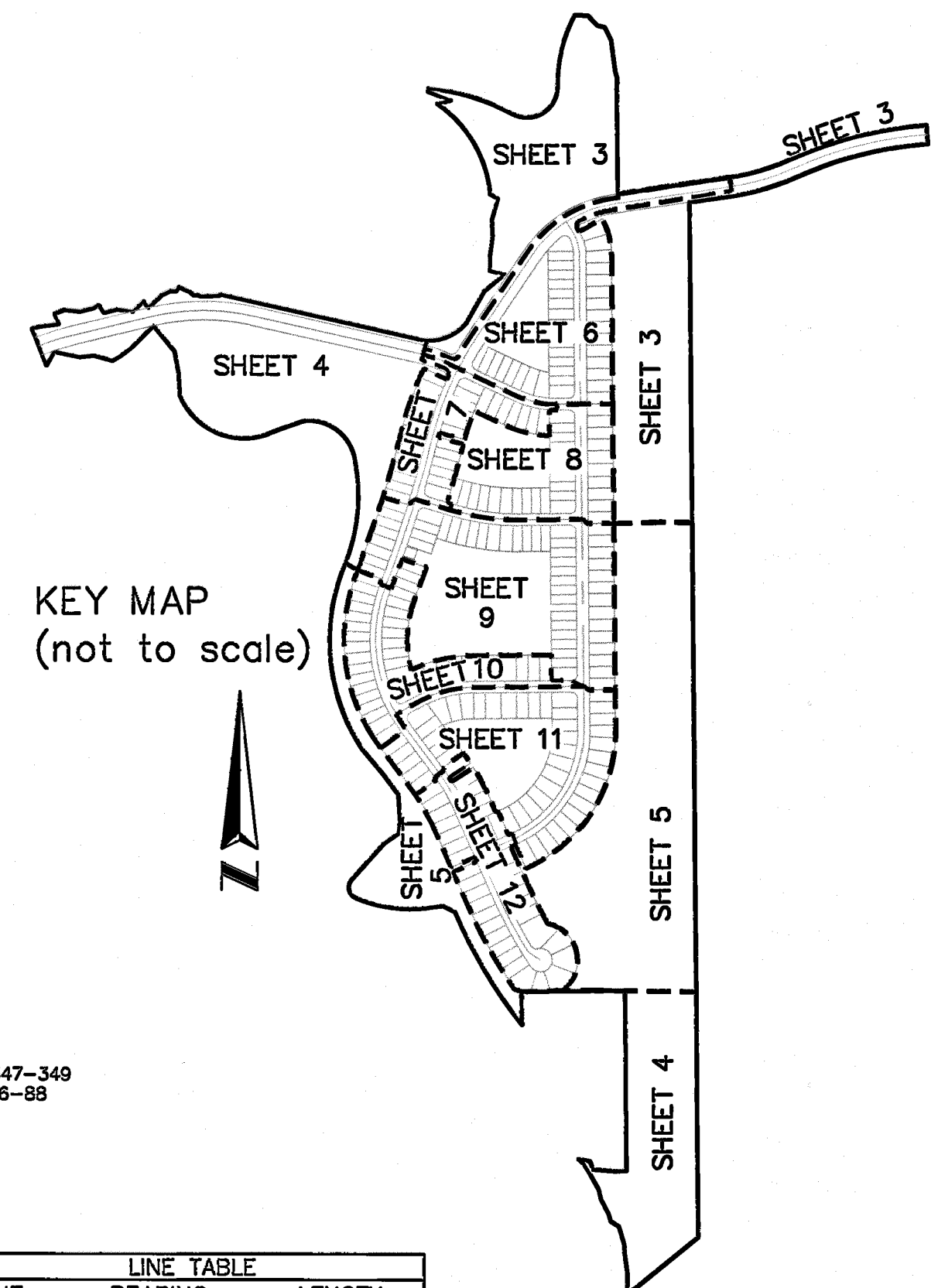
WEST LINE  
ORB. 170 PGS. 347-349  
ORB. 511 PGS. 86-88

CENTER OF  
SECTION 33-15-32



**SURVEYING • MAPPING  
GEOSPATIAL SERVICES**  
[www.allen-company.com](http://www.allen-company.com)

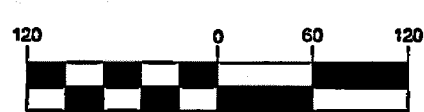
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723



KEY MAP  
(not to scale)



### GRAPHIC SCALE



( IN FEET )  
inch = 120 ft.

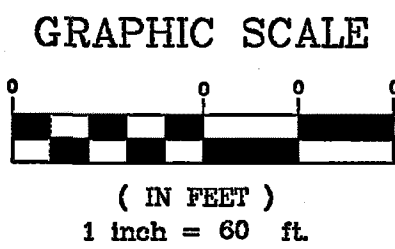
**SHEET INDEX**  
**SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS**  
**LEGEND AND SURVEYORS NOTES**  
**SHEETS 3 THROUGH 5 OF 12 - BOUNDARY**  
**INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,**  
**SW-11, W-8 AND B-8 TRACT GEOMETRY**  
**SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY**



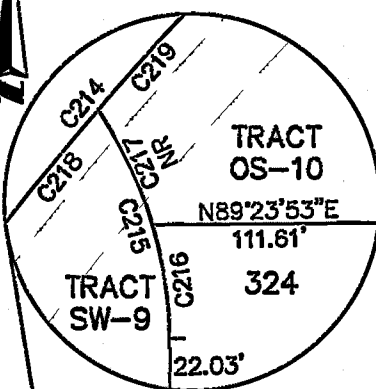
# INTEGRATED LPGA PHASE B

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C200	1400.00'	S30°33'34"W	163.22'	08°41'02"	163.32'
C201	500.00'	S57°43'49"W	404.01'	47°39'28"	415.89'
C202	500.00'	S45°32'38"W	201.81'	23°17'06"	203.20'
C203	500.00'	S69°22'22"W	211.09'	24°22'21"	212.69'
C204	500.00'	N71°15'40"W	107.48'	12°20'23"	107.68'
C205	200.00'	N16°42'28"W	110.96'	32°12'41"	112.44'
C206	400.00'	S77°50'48"E	178.63'	25°30'38"	178.10'
C207	375.00'	S77°50'48"E	165.59'	25°30'38"	166.97'
C208	375.00'	S88°10'48"E	31.69'	04°50'37"	31.70'
C209	375.00'	S80°27'46"E	69.22'	10°35'29"	69.32'
C210	375.00'	S70°38'20"E	59.21'	09°03'22"	59.27'
C211	375.00'	S65°36'04"E	6.67'	01°01'11"	6.67'
C212	25.00'	S17°49'520"E	36.72'	94°31'14"	41.24'
C213	1375.00'	S31°39'55"W	107.30'	04°28'20"	107.33'
C214	475.00'	S42°20'44"W	139.50'	16°53'17"	140.01'
C215	65.00'	N17°29'49"W	37.78'	33°47'24"	38.33'
C216	65.00'	N08°37'32"W	18.15'	16°02'50"	18.20'
C217	65.00'	N25°31'14"W	20.05'	17°44'34"	20.13'
C218	475.00'	S37°17'12"W	56.10'	06°46'13"	56.13'
C219	475.00'	S45°43'51"W	83.77'	10°07'04"	83.88'
C220	25.00'	N79°47'105"W	37.98'	98°50'54"	43.13'
C221	175.00'	N15°28'55"W	89.88'	28°45'36"	90.90'
C222	175.00'	N18°25'43"W	72.37'	23°52'01"	72.90'
C223	175.00'	N03°32'55"W	17.89'	05°53'35"	18.00'
C224	25.00'	N44°23'53"E	35.36'	90°00'00"	39.27'
C225	265.00'	S74°24'55"E	85.87'	18°38'54"	86.25'
C226	265.00'	S65°36'04"E	4.72'	01°01'11"	4.72'
C227	265.00'	S70°38'20"E	41.84'	09°03'22"	41.89'
C228	265.00'	S79°27'12"E	39.61'	08°34'21"	39.65'
C229	525.00'	N71°15'40"W	112.85'	12°20'23"	113.07'
C230	25.00'	N72°00'46"E	34.03'	85°47'31"	37.34'
C231	1425.00'	S31°30'33"W	119.00'	04°47'04"	118.98'
C232	525.00'	S57°43'49"W	424.21'	47°39'28"	436.69'
C233	475.00'	S72°33'28"W	148.64'	18°00'13"	149.28'
C234	25.00'	S16°06'13"W	36.84'	94°54'14"	41.41'
C235	225.00'	S29°47'38"E	12.21'	03°06'33"	12.21'
C237	225.00'	N15°58'31"W	119.30'	30°44'48"	120.74'
C238	225.00'	N22°22'57"W	45.92'	11°42'48"	46.00'
C239	225.00'	N10°40'09"W	45.92'	11°42'48"	46.00'
C240	225.00'	N02°42'26"W	16.53'	04°12'39"	16.53'
C241	335.00'	N14°25'14"W	160.03'	27°38'14"	161.59'
C242	335.00'	N22°22'57"W	68.37'	11°42'48"	68.49'
C243	335.00'	N10°40'09"W	68.37'	11°42'48"	68.49'
C244	335.00'	N02°42'26"W	24.61'	04°12'38"	24.62'



DETAIL  
SCALE: 1"=30'



LINE	BEARING	LENGTH
L1	S81°33'33"W	186.99'
L66	N29°11'34"E	151.69'
L67	N49°52'49"E	113.64'
L68	N76°05'50"W	64.34'
L69	N00°10'31"W	58.52'
L200	S32°48'48"E	46.39'
L201	N12°34'08"E	25.00'
L202	N81°33'33"E	25.83'
L203	S08°26'27"E	80.00'

SEE SHEET 3

NOT PLATTED

TRACT SW-9  
STORMWATER

## SHEET INDEX

SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES

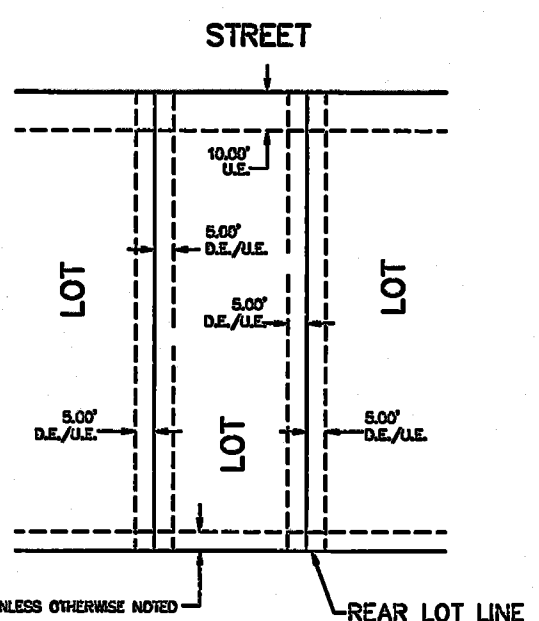
SHEETS 3 THROUGH 5 OF 12 - BOUNDARY  
INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,  
SW-11, W-8 AND B-8 TRACT GEOMETRY

SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY

SEE SHEET 8

TRACT OS-8  
OPEN SPACE

305 FOOT WIDE FLORIDA  
POWER & LIGHT  
COMPANY TRANSMISSION  
LINE EASEMENT  
ORB. 170 PGS. 347-349  
ORB. 504, PG. 287  
ORB. 507, PG. 389  
ORB. 511 PGS. 88-88

KEY MAP  
(not to scale)

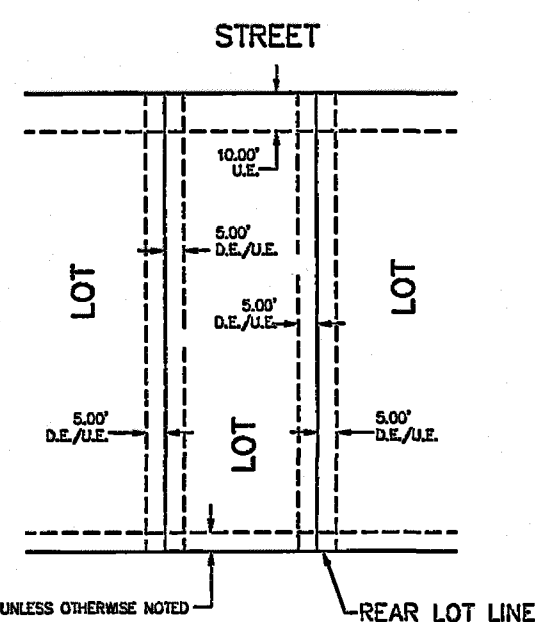
TYPICAL LOT EASEMENTS  
(not to scale)  
\*\*SEE NOTE 20\*\*



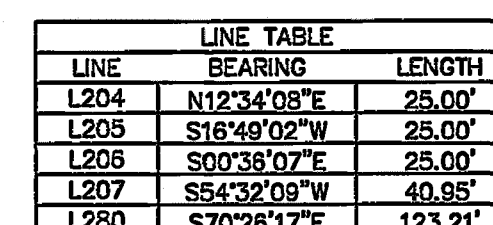
**SURVEYING • MAPPING  
GEOSPATIAL SERVICES**  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#8723

**A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA**



TYPICAL LOT EASEMENTS  
(not to scale)  
\*\*SEE NOTE 20\*\*



CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C204	500.00'	N71°15'40"W	107.48'	12°20'23"	107.68'
C208	400.00'	S77°50'48"E	176.63'	25°30'38"	178.10'
C245	1400.00'	S20°29'08"W	328.23'	13°27'50"	328.98'
C246	5000.00'	N15°14'19"E	258.13'	02°58'11"	258.15'
C247	475.00'	N71°15'40"W	102.10'	12°20'23"	102.30'
C248	25.00'	N19°57'53"W	35.43'	90°15'11"	39.38'
C249	1425.00'	S19°27'28"W	283.26'	11°24'28"	283.73'
C250	1425.00'	S23°51'50"W	39.45'	01°35'10"	39.45'
C251	1425.00'	S22°16'40"W	39.45'	01°35'10"	39.45'
C252	1425.00'	S20°41'30"W	39.45'	01°35'10"	39.45'
C253	1425.00'	S19°06'20"W	39.45'	01°35'10"	39.45'
C254	1425.00'	S17°31'10"W	39.45'	01°35'10"	39.45'
C255	1425.00'	S15°56'00"W	39.45'	01°35'10"	39.45'
C256	1425.00'	S14°26'49"W	34.49'	01°23'12"	34.49'
C257	4975.00'	N15°25'30"E	290.17'	03°20'32"	290.21'
C258	4975.00'	N13°46'58"E	5.05'	00°03'29"	5.05'
C259	4975.00'	N14°02'47"E	40.74'	00°28'09"	40.74'
C260	4975.00'	N14°30'56"E	40.74'	00°28'09"	40.74'
C261	4975.00'	N14°59'05"E	40.74'	00°28'09"	40.74'
C262	4975.00'	N15°27'14"E	40.74'	00°28'09"	40.74'
C263	4975.00'	N15°55'23"E	40.74'	00°28'09"	40.74'
C264	4975.00'	N16°23'32"E	40.74'	00°28'09"	40.74'
C265	4975.00'	N16°51'41"E	40.74'	00°28'09"	40.74'
C266	4865.00'	N15°25'30"E	283.75'	03°20'32"	283.79'
C267	4865.00'	N16°51'41"E	39.84'	00°28'09"	39.84'
C268	4865.00'	N16°23'32"E	39.84'	00°28'09"	39.84'
C269	4865.00'	N15°55'23"E	39.84'	00°28'09"	39.84'
C270	4865.00'	N15°27'14"E	39.84'	00°28'09"	39.84'
C271	4865.00'	N14°59'05"E	39.84'	00°28'09"	39.84'
C272	4865.00'	N14°30'56"E	39.84'	00°28'09"	39.84'
C273	4865.00'	N14°02'47"E	39.84'	00°28'09"	39.84'
C274	4865.00'	N13°46'58"E	4.94'	00°03'29"	4.94'
C275	1535.00'	S19°12'19"W	291.66'	10°54'11"	292.10'
C276	1535.00'	S14°26'49"W	37.15'	01°23'12"	37.15'
C277	1535.00'	S15°56'00"W	42.49'	01°35'10"	42.49'
C278	1535.00'	S17°31'10"W	42.49'	01°35'10"	42.49'
C279	1535.00'	S19°06'20"W	42.49'	01°35'10"	42.49'
C280	1535.00'	S20°41'30"W	42.49'	01°35'10"	42.49'
C281	1535.00'	S22°16'40"W	42.49'	01°35'10"	42.49'
C282	1535.00'	S23°51'50"W	42.49'	01°35'10"	42.49'
C283	1425.00'	S24°54'33"W	6.28'	00°30'17"	12.55'
C285	25.00'	S70°02'40"W	35.27'	89°43'42"	39.15'
C286	425.00'	S77°50'48"E	187.67'	25°30'38"	189.23'
C287	425.00'	S65°19'36"E	3.49'	00°28'14"	3.49'
C288	425.00'	S68°08'16"E	38.20'	05°09'07"	38.22'
C289	425.00'	S73°17'23"E	38.20'	05°09'07"	38.22'
C290	425.00'	S78°26'30"E	38.20'	05°09'07"	38.22'
C291	425.00'	S83°40'24"E	39.39'	05°18'42"	39.40'
C292	425.00'	S88°27'56"E	31.69'	04°16'22"	31.69'
C293	535.00'	S76°09'00"E	205.24'	22°07'03"	205.52'
C294	535.00'	S84°06'48"E	57.78'	06°11'29"	57.81'
C295	535.00'	S78°26'30"E	48.09'	05°09'07"	48.11'
C296	535.00'	S73°17'23"E	48.09'	05°09'07"	48.11'
C297	535.00'	S68°08'16"E	48.09'	05°09'07"	48.11'
C298	535.00'	S65°19'36"E	4.39'	00°28'14"	4.39'
C299	1265.00'	S23°50'20"W	110.02'	04°59'05"	110.05'
C300	1265.00'	S18°24'39"W	129.57'	05°52'18"	129.63'
C301	1265.00'	S25°21'44"W	42.78'	01°56'18"	42.79'
C302	1265.00'	S23°30'05"W	39.38'	01°47'01"	39.38'
C303	1265.00'	S21°43'04"W	39.38'	01°47'01"	39.38'
C304	1265.00'	S19°56'03"W	39.38'	01°47'01"	39.38'
C305	1265.00'	S18°09'02"W	39.38'	01°47'01"	39.38'
C306	1265.00'	S16°22'01"W	39.38'	01°47'01"	39.38'
C307	1265.00'	S14°10'07"W	18.32'	00°49'47"	18.32'
C310	5135.00'	N13°52'25"E	21.48'	00°14'23"	21.48'
C311	5135.00'	N14°13'14"E	40.71'	00°27'15"	40.71'
C312	5135.00'	N14°40'29"E	40.71'	00°27'15"	40.71'
C313	5135.00'	N15°07'45"E	40.71'	00°27'15"	40.71'
C314	5135.00'	N15°35'00"E	40.71'	00°27'15"	40.71'
C315	5135.00'	N16°07'43"E	57.04'	00°38'11"	57.04'
C316	25.00'	S28°30'48"E	35.15'	89°20'23"	39.88'
C317	5025.00'	N14°57'20"E	210.76'	02°24'12"	210.78'
C318	5025.00'	N15°59'02"E	30.40'	00°20'48"	30.40'
C319	5025.00'	N15°35'00"E	39.84'	00°27'15"	39.84'
C320	5025.00'	N15°07'45"E	39.84'	00°27'15"	39.84'
C321	5025.00'	N14°40'29"E	39.84'	00°27'15"	39.84'
C322	5025.00'	N14°13'14"E	39.84'	00°27'15"	39.84'
C323	5025.00'	N13°52'25"E	21.02'	00°14'23"	21.02'
C324	1375.00'	S19°28'02"W	273.77'	11°25'38"	274.22'
C325	1375.00'	S14°10'07"W	19.91'	00°49'47"	19.91'
C326	1375.00'	S15°01'46"W	21.40'	00°53'30"	21.40'
C327	1375.00'	S16°22'01"W	42.80'	01°47'01"	42.80'
C328	1375.00'	S18°09'02"W	42.80'	01°47'01"	42.80'
C329	1375.00'	S19°56'03"W	42.80'	01°47'01"	42.80'
C330	1375.00'	S21°43'04"W	42.80'	01°47'01"	42.80'
C331	1375.00'	S23°30'05"W	42.80'	01°47'01"	42.80'
C332	1375.00'	S24°47'13"W	18.89'	00°47'14"	18.89'
C827	1265.00'	S20°54'11"W	239.32'	10°51'21"	239.68'
C828	5135.00'	S15°06'01"E	241.35'	00°41'36"	241.37'
C829	4975.00'	N17°28'58"E	647.13'	07°27'29"	647.58'



**ALLEN  
&  
COMPANY**  
Founded in 1988

**SURVEYING • MAPPING  
GEOSPATIAL SERVICES**  
[www.allen-company.com](http://www.allen-company.com)

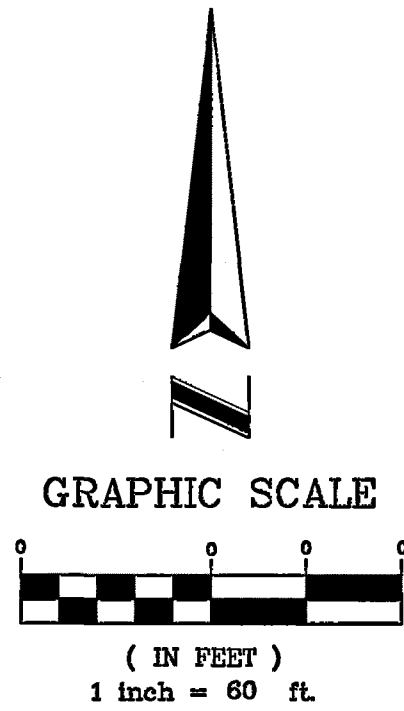
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723

**SHEET INDEX**  
**SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS**  
**LEGEND AND SURVEYORS NOTES**  
**SHEETS 3 THROUGH 5 OF 12 - BOUNDARY**  
**INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,**  
**SW-11, W-8 AND B-8 TRACT GEOMETRY**  
**SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY**



# INTEGRATED LPGA PHASE B

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



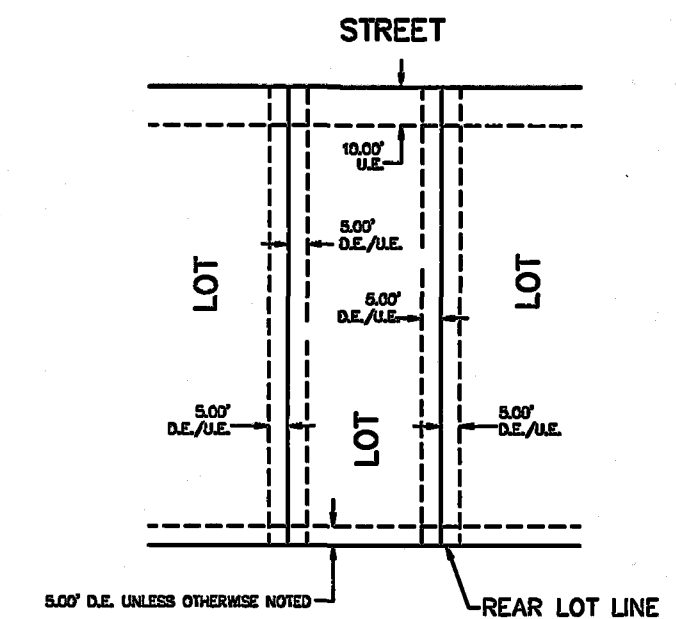
SEE SHEET 6

SEE SHEET 7

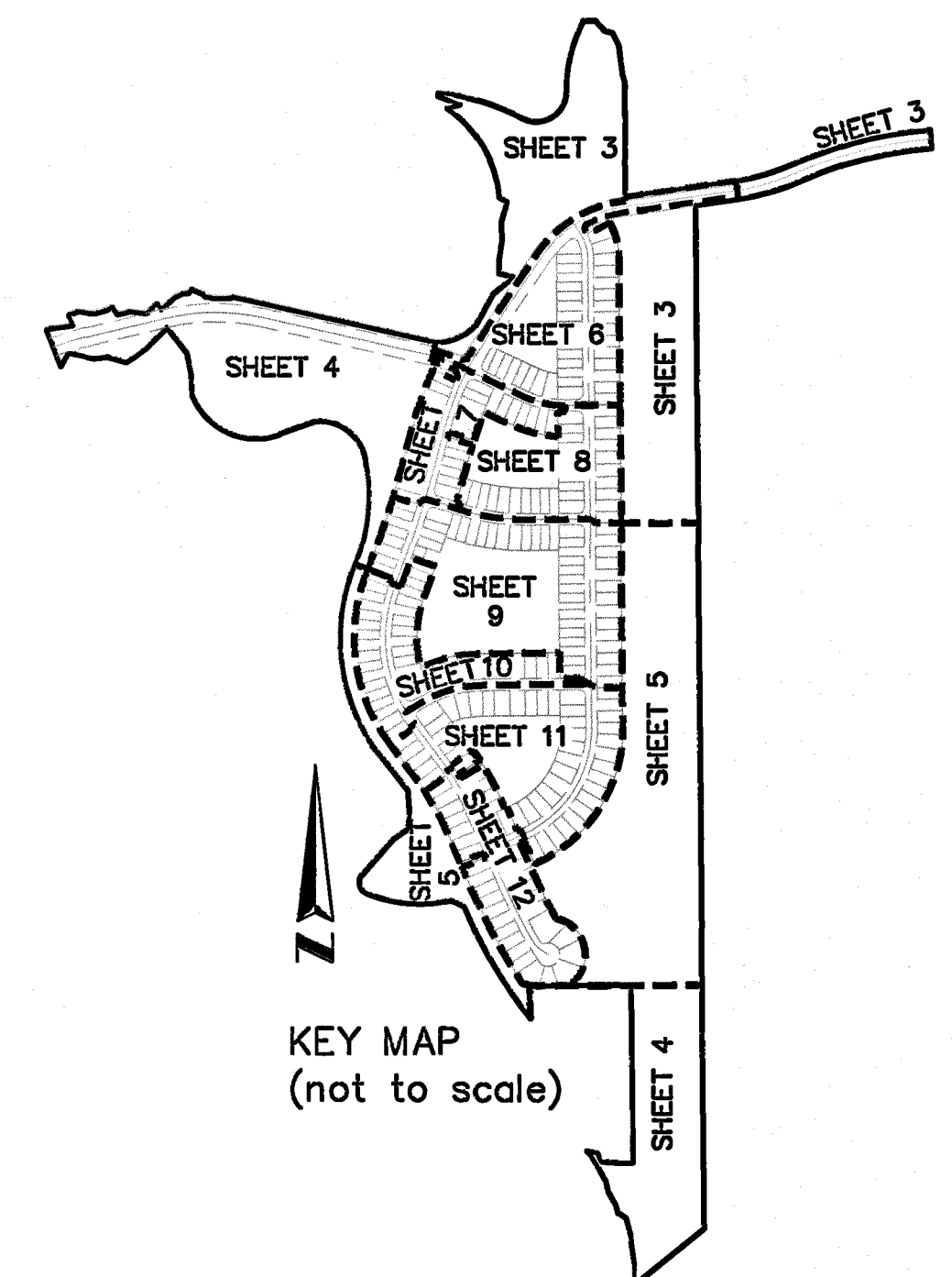
SEE SHEET 3

SEE SHEET 9

CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	DELTA
C206	400.00'	S77°50'48"E	176.63'	25°30'38"
C292	425.00'	S88°27'58"E	31.69'	04°16'22"
C293	535.00'	S78°09'00"E	205.24'	22°07'03"
C300	1265.00'	S18°24'39"W	129.57'	05°52'18"
C307	1265.00'	S14°10'07"W	18.32'	00°49'47"
C308	5135.00'	N14°29'12"E	131.35'	01°27'56"
C309	5135.00'	N15°50'00"E	110.02'	01°13'39"
C326	1375.00'	S15°01'46"W	21.40'	00°53'30"
C333	984.00'	S81°53'32"E	301.04'	17°25'09"
C334	969.00'	S81°53'32"E	293.46'	17°25'09"
C335	969.00'	S89°37'08"E	33.25'	01°57'58"
C336	969.00'	S87°02'11"E	54.09'	03°11'55"
C337	969.00'	S83°50'18"E	54.08'	03°11'52"
C338	969.00'	S80°56'08"E	44.10'	02°36'27"
C339	969.00'	S78°19'41"E	44.10'	02°36'27"
C340	969.00'	S75°43'14"E	44.10'	02°36'27"
C341	969.00'	S73°47'59"E	20.87'	01°14'02"
C342	859.00'	S81°53'32"E	280.15'	17°25'09"
C343	859.00'	S73°47'59"E	18.50'	01°14'02"
C344	859.00'	S75°43'14"E	39.09'	02°36'27"
C345	859.00'	S78°19'41"E	39.09'	02°36'27"
C346	859.00'	S80°56'08"E	39.09'	02°36'27"
C347	859.00'	S83°50'18"E	47.94'	03°11'52"
C348	859.00'	S87°02'11"E	47.95'	03°11'55"
C349	859.00'	S89°37'08"E	29.48'	01°57'58"
C350	25.00'	N45°36'07"W	35.36'	90°00'00"
C351	25.00'	N44°23'53"E	35.36'	90°00'00"



TYPICAL LOT EASEMENTS  
(not to scale)  
\*\*SEE NOTE 20\*\*



KEY MAP  
(not to scale)

LINE TABLE		
LINE	BEARING	LENGTH
L205	S16°49'02"W	25.00'
L206	S00°36'07"E	25.00'
L208	N54°31'29"W	30.93'
L209	S73°10'58"E	21.60'

## SHEET INDEX

SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES

SHEETS 3 THROUGH 5 OF 12 - BOUNDARY  
INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,  
SW-11, W-8 AND B-8 TRACT GEOMETRY

SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723

# INTEGRATED LPGA PHASE B

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

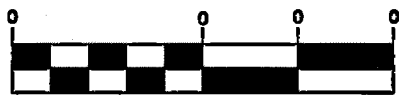
PLAT BOOK **65** PAGE **9**

SHEET 9 OF 12

SEE SHEET 7

SEE SHEET 8

GRAPHIC SCALE

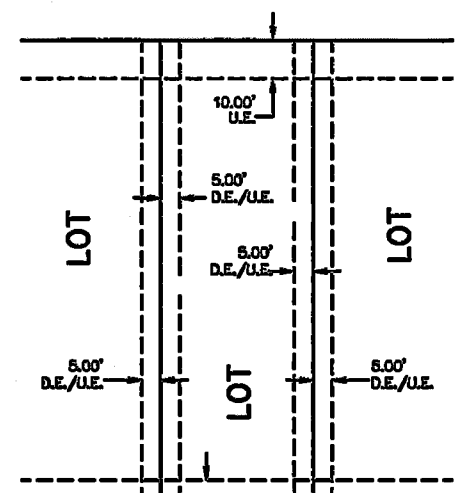


( IN FEET )  
1 inch = 60 ft.

LINE	BEARING	LENGTH
L205	S16°49'02"W	25.00'
L207	S54°32'09"W	40.95'
L208	N54°31'29"W	30.93'
L210	S89°23'53"W	85.00'
L211	S64°02'13"E	55.90'
L212	S56°50'36"E	30.07'
L213	N71°02'14"W	50.00'
L214	N19°17'00"E	49.97'
L215	N70°59'56"W	50.00'
L216	N68°47'17"W	50.00'

R=781.44'  
CB=N04°56'01"E  
CH=437.57'  
Δ=32°31'03"  
L=443.50'

R=781.44'  
CB=N04°56'01"E  
CH=437.57'  
Δ=32°31'03"  
L=443.50'



TYPICAL LOT EASEMENTS  
(not to scale)  
\*\*SEE NOTE 20\*\*

KEY MAP  
(not to scale)

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C333	994.00'	S81°53'32"E	301.04'	17°25'09"	302.20'
C352	25.00'	N45°36'07"W	35.36'	90°00'00"	39.27'
C353	25.00'	N44°23'53"E	35.36'	90°00'00"	39.27'
C354	1129.00'	S81°21'19"E	362.83'	18°29'36"	364.41'
C355	1129.00'	S89°46'13"E	32.78'	01°39'48"	32.78'
C356	1129.00'	S87°26'06"E	57.28'	02°54'26"	57.29'
C357	1129.00'	S84°34'40"E	57.28'	02°54'26"	57.29'
C358	1129.00'	S82°01'16"E	43.46'	02°12'21"	43.47'
C359	1129.00'	S79°48'55"E	43.46'	02°12'21"	43.47'
C360	1129.00'	S77°36'33"E	43.46'	02°12'21"	43.47'
C361	1129.00'	S75°24'12"E	43.46'	02°12'21"	43.47'
C362	1129.00'	S73°12'16"E	43.18'	02°11'30"	43.19'
C363	5135.00'	N18°38'56"E	69.10'	00°46'16"	69.10'
C364	5135.00'	N17°37'03"E	109.81'	01°13'31"	109.81'
C365	5135.00'	N18°46'27"E	40.71'	00°27'15"	40.71'
C366	5135.00'	N18°19'11"E	40.71'	00°27'15"	40.71'
C367	5135.00'	N17°51'56"E	40.71'	00°27'15"	40.71'
C368	5135.00'	N17°19'18"E	56.77'	00°32'01"	56.78'
C369	635.00'	S77°06'11"W	270.44'	24°35'25"	272.53'

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C370	490.00'	S02°55'48"W	307.42'	36°33'50"	312.70'
C371	5135.00'	N20°26'44"E	137.33'	01°31'56"	137.33'
C372	5025.00'	N19°15'06"E	343.74'	03°55'13"	343.81'
C373	5025.00'	N19°37'31"E	9.49'	00°06'29"	9.49'
C374	5025.00'	N19°17'11"E	50.00'	00°34'12"	50.00'
C376	5025.00'	N18°46'27"E	39.84'	00°27'15"	39.84'
C377	5025.00'	N18°19'11"E	39.84'	00°27'15"	39.84'
C378	5025.00'	N17°51'56"E	39.84'	00°27'15"	39.84'
C379	5025.00'	N17°27'54"E	30.41'	00°20'48"	30.41'
C380	25.00'	S62°03'16"W	35.21'	89°31'32"	39.06'
C381	1019.00'	S81°53'32"E	308.61'	17°25'09"	309.80'
C382	1019.00'	S73°44'30"E	19.88'	01°07'03"	19.88'
C383	1019.00'	S75°24'12"E	39.23'	02°12'21"	39.23'
C384	1019.00'	S77°36'33"E	39.23'	02°12'21"	39.23'
C385	1019.00'	S79°48'55"E	39.23'	02°12'21"	39.23'
C386	1019.00'	S82°01'16"E	39.23'	02°12'21"	39.23'
C387	1019.00'	S84°34'40"E	51.70'	02°54'26"	51.70'
C388	1019.00'	S87°29'06"E	51.70'	02°54'26"	51.70'
C389	1019.00'	S89°46'13"E	29.58'	01°39'48"	29.58'
C390	5000.00'	N18°58'04"E	391.58'	04°29'18"	391.68'

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C391	4975.00'	N19°09'14"E	357.30'	04°06'57"	357.37'
C392	4975.00'	N21°05'21"E	21.29'	00°14'43"	21.29'
C393	4975.00'	N20°43'55"E	40.74'	00°28'09"	40.74'
C394	4975.00'	N20°15'46"E	40.74'	00°28'09"	40.74'
C395	4975.00'	N19°45'52"E	45.83'	00°31'40"	45.83'
C396	4975.00'	N19°14'12"E	45.83'	00°31'40"	45.83'
C397	4975.00'	N18°44'17"E	40.74'	00°28'09"	40.74'
C398	4975.00'	N18°16'08"E	40.74'	00°28'09"	40.74'
C399	4975.00'	N17°47'59"E	40.74'	00°28'09"	40.74'
C400	4975.00'	N17°19'50"E	40.74'	00°28'09"	40.74'
C401	4865.00'	N17°19'50"E	39.84'	00°28'09"	39.84'
C402	4865.00'	N17°47'59"E	39.84'	00°28'09"	39.84'
C403	4865.00'	N18°16'08"E	39.84'	00°28'09"	39.84'
C404	4865.00'	N18°44'17"E	39.84'	00°28'09"	39.84'
C405	4865.00'	N19°14'12"E	44.82'	00°31'40"	44.82'
C406	4865.00'	N19°45'52"E	44.82'	00°31'40"	44.82'
C407	4865.00'	N20°15'46"E	39.84'	00°28'09"	39.84'
C408	4865.00'	N20°43'55"E	39.84'	00°28'09"	39.84'
C409	4865.00'	N19°01'53"E	328.59'	03°52'14"	328.65'
C479	5025.00'	N19°54'24"E	39.84'	02°27'15"	39.84'
C480	5025.00'	N20°21'39"E	39.84'	02°27'15"	39.84'
C481	5025.00'	N20°48'55"E	39.84'	02°27'15"	39.84'
C482	5025.00'	N21°07'37"E	14.87'	01°04'10"	14.87'
C629	4975.00'	N17°28'58"E	647.13'	07°27'29"	647.58'

SEE SHEET 11

## SHEET INDEX

SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES

SHEETS 3 THROUGH 5 OF 12 - BOUNDARY  
INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,  
SW-11, W-8 AND B-8 TRACT GEOMETRY

SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY

**ALLEN & COMPANY**  
Founded in 1988

**SURVEYING • MAPPING  
GEOSPATIAL SERVICES**  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723



**A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA**



EASTERLY LINE  
ORB. 6799, PG. 2835

R=834.27'  
CB=N05°06'58"W  
CH=795.75'  
Δ=56°58'06"  
L=829.50'

LINE TABLE		
LINE	BEARING	LENGTH
L210	S89°23'53"W	85.00'
L211	S64°02'13"E	55.90'
L212	S56°50'36"E	30.07'
L216	N68°47'17"W	50.00'
L217	N53°14'49"E	25.00'



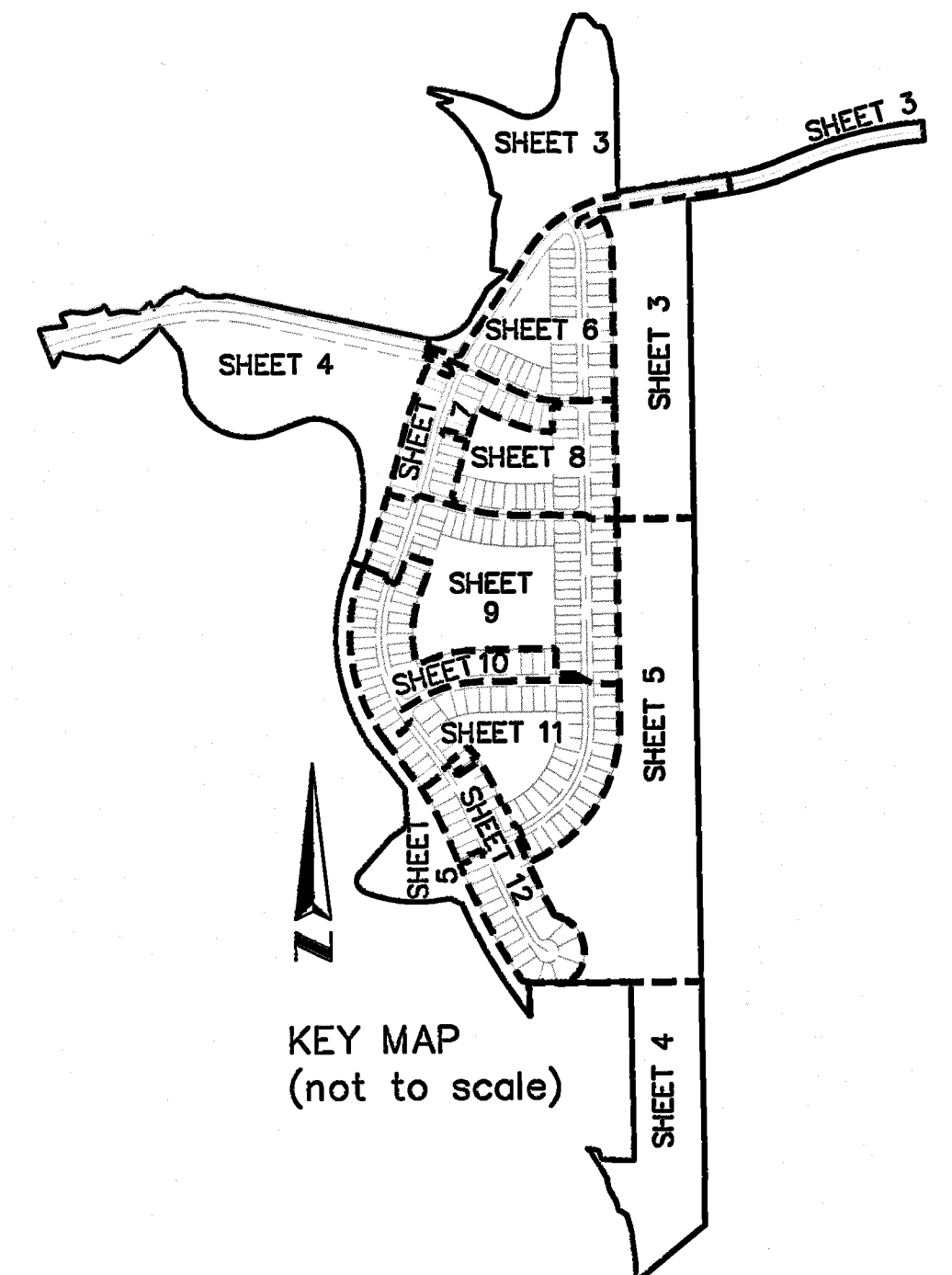
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723

SW-11, W-8 AND B-8 TRACT GEOMETRY  
SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C369	635.00'	S77°06'11"W	270.44'	24°35'25"	272.53'
C370	490.00'	S02°55'48"W	307.42'	36°33'50"	312.70'
C371	5135.00'	N20°26'44"E	137.33'	01°31'56"	137.33'
C392	4975.00'	N21°05'21"E	21.29'	00°14'43"	21.29'
C409	4865.00'	N19°01'53"E	328.59'	03°52'14"	328.65'
C410	4865.00'	N21°05'21"E	20.82'	00°14'43"	20.82'
C411	760.00'	S07°46'14"E	738.50'	57°57'54"	768.88'
C412	760.00'	S20°24'30"W	21.39'	03°36'26"	21.32'
C413	760.00'	S17°53'39"W	45.37'	03°25'16"	45.38'
C414	760.00'	S14°28'23"W	45.37'	03°25'16"	45.38'
C415	760.00'	S11°03'06"W	45.37'	03°25'16"	45.38'
C416	760.00'	S07°33'50"W	45.37'	03°25'16"	45.38'
C417	760.00'	S04°12'34"W	45.37'	03°25'16"	45.38'
C418	760.00'	S00°47'18"W	45.37'	03°25'16"	45.38'
C419	760.00'	S02°50'48"E	51.04'	03°50'56"	51.05'
C420	760.00'	S06°41'44"E	51.04'	03°50'56"	51.05'
C421	760.00'	S10°19'51"E	45.37'	03°25'16"	45.38'
C422	760.00'	S13°45'07"E	45.37'	03°25'16"	45.38'
C423	760.00'	S17°10'23"E	45.37'	03°25'16"	45.38'
C424	760.00'	S20°35'39"E	45.37'	03°25'16"	45.38'
C425	760.00'	S24°00'55"E	45.37'	03°25'16"	45.38'
C426	760.00'	S27°26'11"E	45.37'	03°25'16"	45.38'
C427	760.00'	S31°17'08"E	56.72'	04°16'38"	56.73'
C428	760.00'	S35°05'18"E	44.15'	03°19'45"	44.16'
C429	650.00'	S35°05'18"E	37.76'	03°19'45"	37.77'
C430	650.00'	S31°17'08"E	48.51'	04°16'38"	48.52'
C431	650.00'	S27°26'11"E	38.81'	03°25'16"	38.81'
C432	650.00'	S24°00'55"E	38.81'	03°25'16"	38.81'
C433	650.00'	S20°35'39"E	38.81'	03°25'16"	38.81'
C434	650.00'	S17°10'23"E	38.81'	03°25'16"	38.81'
C435	650.00'	S13°45'07"E	38.81'	03°25'16"	38.81'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C436	650.00'	S10°19'51"E	38.81'	03°25'18"	38.81'
C437	650.00'	S06°41'44"E	43.66'	03°50'56"	43.66'
C438	650.00'	S02°50'48"E	43.66'	03°50'56"	43.66'
C439	650.00'	S00°47'18"W	38.81'	03°25'16"	38.81'
C440	650.00'	S04°12'34"W	38.81'	03°25'16"	38.81'
C441	650.00'	S07°37'50"W	38.81'	03°25'16"	38.81'
C442	650.00'	S11°03'06"W	38.81'	03°25'16"	38.81'
C443	650.00'	S14°28'23"W	38.81'	03°25'16"	38.81'
C444	650.00'	S17°53'39"W	38.81'	03°25'16"	38.81'
C445	650.00'	S20°24'30"W	18.23'	01°36'26"	18.23'
C446	650.00'	S07°46'14"E	629.90'	57°57'54"	657.59'
C447	625.00'	S07°46'14"E	605.68'	57°57'54"	632.30'
C448	625.00'	S04°52'17"E	549.59'	52°09'59"	569.05'
C449	625.00'	S33°51'14"E	63.23'	05°47'55"	63.25'
C450	500.00'	S74°13'18"W	261.79'	30°21'09"	264.88'
C451	525.00'	S74°13'18"W	274.88'	30°21'09"	278.12'
C452	525.00'	S87°14'34"W	39.49'	04°18'38"	39.50'
C453	525.00'	S82°27'30"W	48.17'	05°15'30"	48.18'
C454	525.00'	S77°12'00"W	48.17'	05°15'30"	48.18'
C455	525.00'	S71°56'30"W	48.17'	05°15'30"	48.18'
C456	525.00'	S66°42'19"W	47.76'	05°12'52"	47.78'
C457	525.00'	S81°34'19"W	46.28'	05°03'09"	46.30'
C458	635.00'	S87°14'34"W	47.76'	04°18'38"	47.77'
C459	635.00'	S82°27'30"W	58.26'	05°15'30"	58.28'
C460	635.00'	S77°12'00"W	58.26'	05°15'30"	58.28'
C461	635.00'	S71°56'30"W	58.26'	05°15'30"	58.28'
C462	635.00'	S67°03'37"W	49.91'	04°30'17"	49.93'
C463	490.00'	S21°48'37"E	110.23'	12°55'01"	110.47'
C464	490.00'	S25°09'10"E	53.27'	06°13'55"	53.30'
C465	490.00'	S19°47'22"E	38.43'	04°29'42"	38.44'
C466	490.00'	S15°17'40"E	38.43'	04°29'42"	38.44'
C467	490.00'	S10°47'58"E	38.43'	04°29'42"	38.44'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C468	490.00'	S06°18'16"E	38.43'	04°29'42"	38.44'
C469	490.00'	S01°48'34"E	38.43'	04°29'42"	38.44'
C470	490.00'	S02°41'07"W	38.43'	04°29'42"	38.44'
C471	490.00'	S07°10'49"W	38.43'	04°29'42"	38.44'
C472	490.00'	S11°40'31"W	38.43'	04°29'42"	38.44'
C473	490.00'	S16°10'13"W	38.43'	04°29'42"	38.44'
C474	490.00'	S19°48'53"W	23.89'	02°47'39"	23.90'
C475	5135.00'	N21°07'37"E	15.19'	00°10'10"	15.19'
C476	5135.00'	N20°48'55"E	40.71'	00°27'15"	40.71'
C477	5135.00'	N20°21'39"E	40.71'	00°27'15"	40.71'
C478	5135.00'	N19°54'24"E	40.71'	00°27'15"	40.71'
C479	5025.00'	N19°54'24"E	39.84'	00°27'15"	39.84'
C480	5025.00'	N20°21'39"E	39.84'	00°27'15"	39.84'
C481	5025.00'	N20°48'55"E	39.84'	00°27'15"	39.84'
C482	5025.00'	N21°07'37"E	14.87'	00°10'10"	14.87'
C483	600.00'	S02°22'37"E	48.21'	47°10'40"	494.04'
C484	600.00'	S19°48'53"W	29.26'	02°47'39"	29.26'
C485	600.00'	S16°10'13"W	47.06'	04°29'42"	47.07'
C486	600.00'	S11°40'31"W	47.06'	04°29'42"	47.07'
C487	600.00'	S07°10'49"W	47.06'	04°29'42"	47.07'
C488	600.00'	S02°41'07"W	47.06'	04°29'42"	47.07'
C489	600.00'	S01°48'34"E	47.06'	04°29'42"	47.07'
C490	600.00'	S06°18'16"E	47.06'	04°29'42"	47.07'
C491	600.00'	S10°47'58"E	47.06'	04°29'42"	47.07'
C492	600.00'	S15°17'40"E	47.06'	04°29'42"	47.07'
C493	600.00'	S19°47'22"E	47.06'	04°29'42"	47.07'
C494	600.00'	S24°00'05"E	41.14'	03°55'45"	41.15'
C495	25.00'	S73°27'37"E	36.88'	94°59'19"	41.45'



KEY MAP  
(not to scale)

TRACT SW-13  
STORMWATER  
SEE SHEET 9

SEE SHEET 11

STREET

10.00' U.E.

5.00' D.E./U.E.

LOT

LOT

LOT

5.00' D.E./U.E.

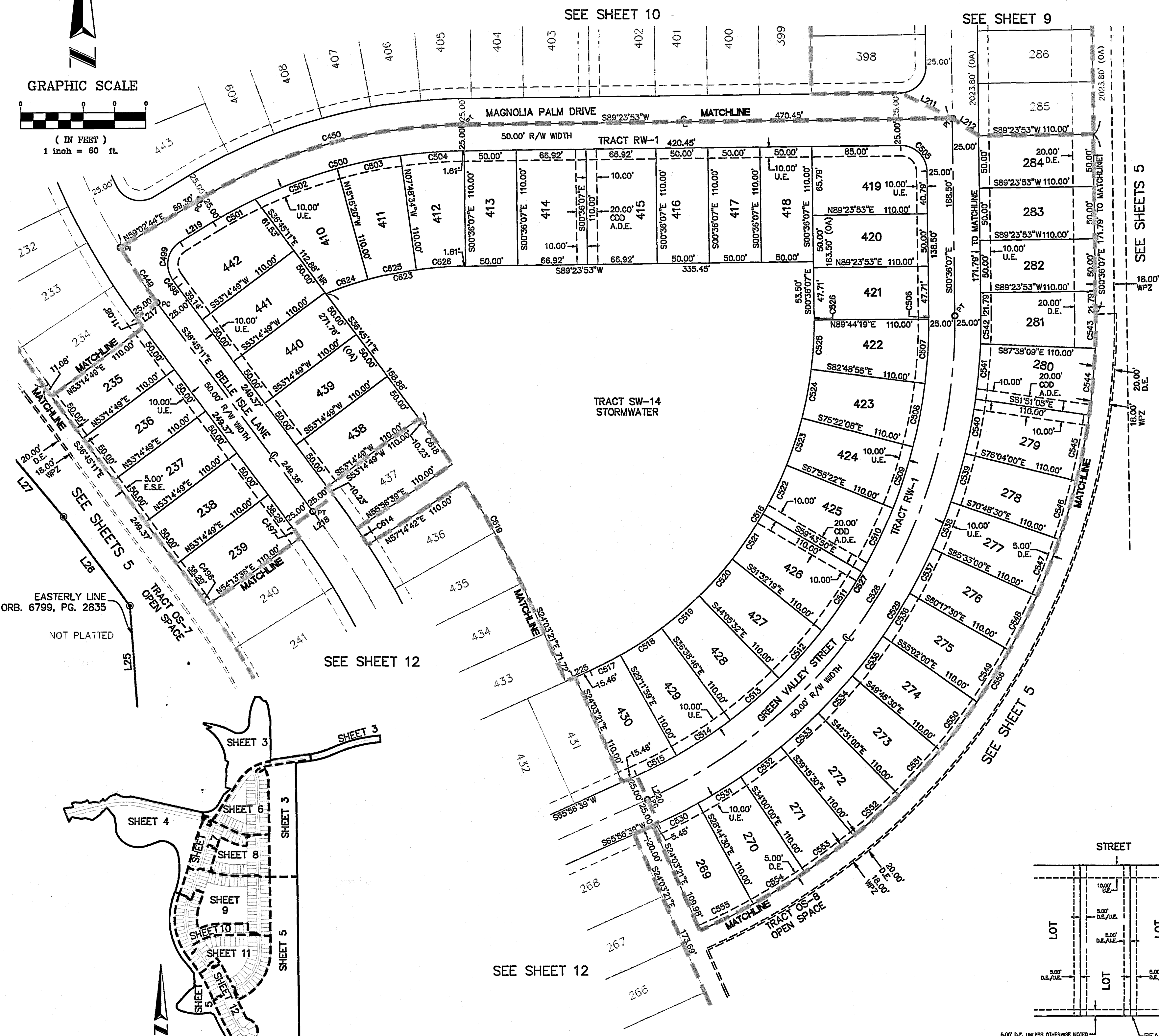
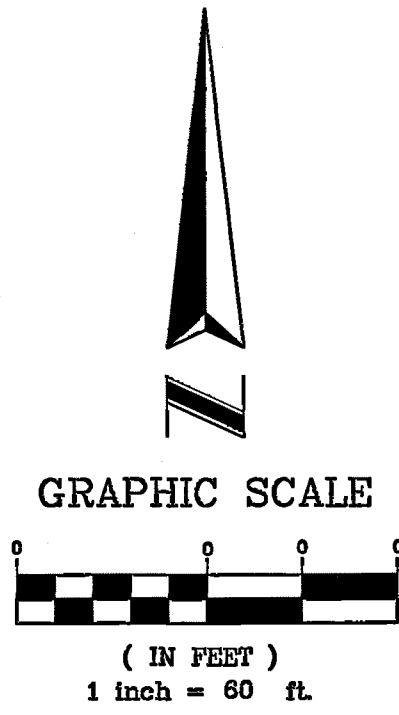
5.00' D.E./U.E.

REAR LOT LINE

UNLESS OTHERWISE NOTED

TYPICAL LOT EASEMENTS  
(not to scale)  
\*\*SEE NOTE 20\*\*

INTEGRATED LPGA PHASE B  
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

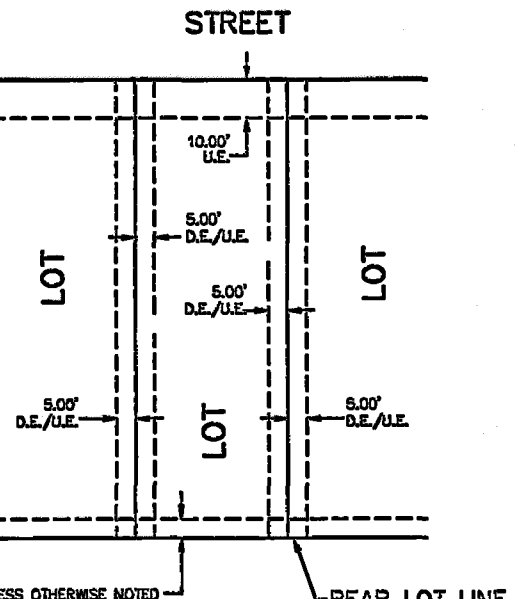


CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	DELTA
C449	625.00'	S33°51'14"E	63.23'	05°47'55"
C450	500.00'	S74°13'18"W	281.79'	30°21'09"
C496	665.00'	N36°15'47"W	11.37'	00°58'47"
C497	775.00'	N36°15'47"W	13.25'	00°58'47"
C498	600.00'	S36°20'53"E	8.48'	00°48'38"
C499	25.00'	S11°33'05"E	36.88'	94°59'19"
C500	475.00'	S74°13'18"W	248.70'	30°21'09"
C501	475.00'	S61°49'15"W	48.00'	05°33'02"
C502	475.00'	S69°40'13"W	84.02'	10°08'54"
C503	475.00'	S78°28'03"W	61.69'	07°26'48"
C504	475.00'	S85°47'40"W	59.71'	07°12'27"
C505	25.00'	N45°36'07"W	35.36'	90°00'00"
C506	475.00'	N00°25'54"W	2.82'	00°20'28"
C507	475.00'	N03°27'42"E	61.69'	07°26'48"
C508	475.00'	N10°54'29"E	61.69'	07°26'48"
C509	475.00'	N18°21'15"E	61.69'	07°26'48"
C510	475.00'	N26°10'24"E	67.88'	08°11'32"
C511	475.00'	N34°21'56"E	67.88'	08°11'32"
C512	475.00'	N42°11'05"E	61.69'	07°26'48"
C513	475.00'	N49°37'51"E	61.69'	07°26'48"
C514	475.00'	N57°04'38"E	61.69'	07°26'48"
C515	475.00'	N63°22'20"E	42.63'	05°08'38"
C516	365.00'	N32°40'16"E	400.50'	66°32'48"
C517	365.00'	N63°22'20"E	32.78'	05°08'38"
C518	365.00'	N57°04'38"E	47.40'	07°26'48"
C519	365.00'	N49°37'51"E	47.40'	07°26'48"
C520	365.00'	N42°11'05"E	47.40'	07°26'48"
C521	365.00'	N34°21'56"E	52.14'	08°11'32"
C522	365.00'	N26°10'24"E	52.14'	08°11'32"
C523	365.00'	N18°21'15"E	47.40'	07°26'48"
C524	365.00'	N10°54'29"E	47.40'	07°26'48"
C525	365.00'	N03°27'42"E	47.40'	07°26'48"
C526	365.00'	N00°25'54"W	2.17'	00°20'28"
C527	475.00'	N32°40'16"E	521.20'	66°32'48"
C528	500.00'	N32°40'16"E	548.63'	66°32'48"
C529	525.00'	N32°40'16"E	576.06'	66°32'48"
C530	525.00'	N63°36'04"E	42.92'	04°41'09"
C531	525.00'	N58°37'45"E	48.17'	05°15'30"
C532	525.00'	N53°22'15"E	48.17'	05°15'30"
C533	525.00'	N48°08'45"E	48.17'	05°15'30"
C534	525.00'	N42°51'15"E	48.17'	05°15'30"
C535	525.00'	N37°35'45"E	48.17'	05°15'30"
C536	525.00'	N32°20'15"E	48.17'	05°15'30"
C537	525.00'	N27°04'45"E	48.17'	05°15'30"
C538	525.00'	N21°49'15"E	48.17'	05°15'30"
C539	525.00'	N16°33'45"E	48.17'	05°15'30"
C540	525.00'	N11°02'28"E	52.98'	05°47'05"
C541	525.00'	N05°15'23"E	52.98'	05°47'05"
C542	525.00'	N00°52'52"E	27.17'	02°57'58"
C543	635.00'	N00°52'52"E	32.87'	02°57'58"
C544	635.00'	N05°15'23"E	64.08'	05°47'05"
C545	635.00'	N11°02'28"E	64.08'	05°47'05"
C546	635.00'	N16°33'45"E	58.28'	05°15'30"
C547	635.00'	N21°49'15"E	58.28'	05°15'30"
C548	635.00'	N27°04'45"E	58.28'	05°15'30"
C549	635.00'	N32°20'15"E	58.28'	05°15'30"
C550	635.00'	N37°35'45"E	58.28'	05°15'30"
C551	635.00'	N42°51'15"E	58.28'	05°15'30"
C552	635.00'	N48°08'45"E	58.28'	05°15'30"
C553	635.00'	N53°22'15"E	58.28'	05°15'30"
C554	635.00'	N58°37'45"E	58.28'	05°15'30"
C555	635.00'	N63°36'04"E	57.38'	05°10'58"
C556	635.00'	N32°55'00"E	701.31'	67°02'15"
C614	825.00'	N33°24'20"W	18.73'	01°18'03"
C618	935.00'	N35°24'16"W	44.01'	02°41'50"
C619	935.00'	N28°24'20"W	141.82'	08°41'58"
C623	365.00'	S78°44'30"E	134.99'	21°18'48"
C624	365.00'	S71°24'53"W	42.40'	06°39'33"
C625	365.00'	S78°28'03"W	47.40'	07°26'48"
C626	365.00'	S85°47'40"W	45.88'	07°12'27"

LINE TABLE		
LINE	BEARING	LENGTH
L25	N04°00'58"W	108.35'
L26	N36°45'11"W	108.35'
L27	N39°48'10"W	143.82'
L211	S64°02'13"E	55.90'
L212	S56°50'36"E	30.07'
L217	N53°14'49"E	25.00'
L218	N53°14'49"E	50.00'
L219	N59°02'44"E	37.12'
L220	S24°03'21"E	50.00'
L225	N65°56'39"E	25.45'

KEY MAP  
(not to scale)

SHEET INDEX  
SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES  
SHEETS 3 THROUGH 5 OF 12 - BOUNDARY  
INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,  
SW-11, W-8 AND B-8 TRACT GEOMETRY  
SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY



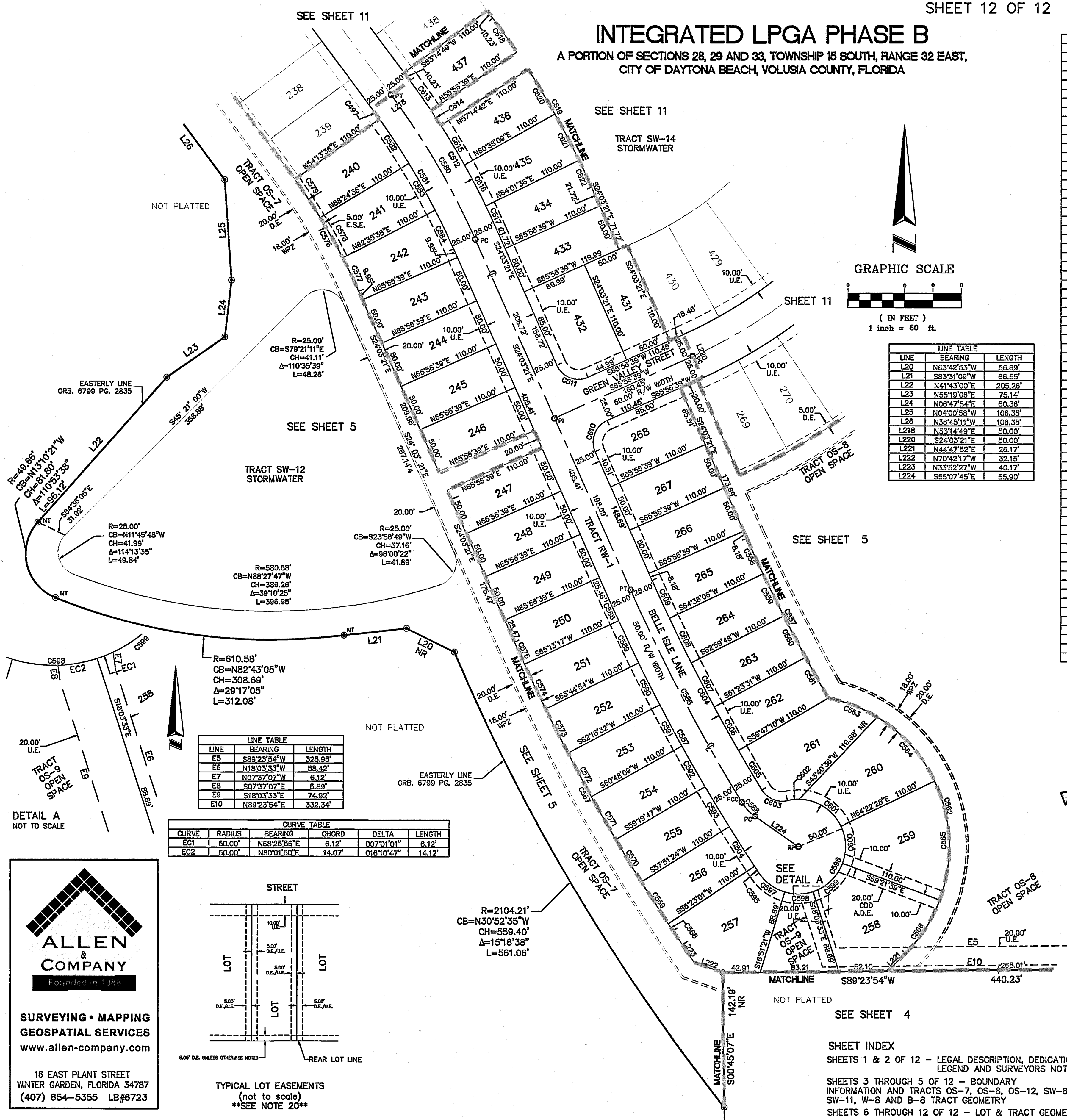
**ALLEN & COMPANY**  
Founded in 1988

**SURVEYING • MAPPING  
GEOSPATIAL SERVICES**  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723



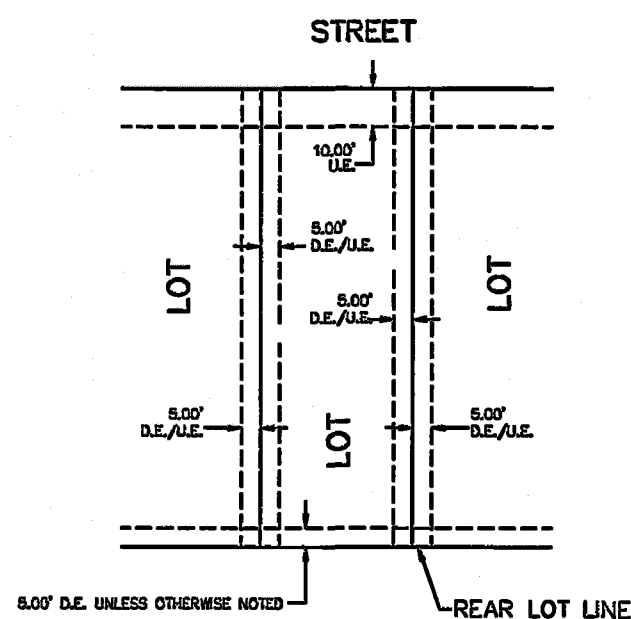
**A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA**



CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C497	775.00'	N36°15'47"W	13.25'	00°58'47"	13.25'
C557	1765.00'	S27°08'08"E	189.61'	08°09'29"	189.70'
C558	1765.00'	S24°43'38"E	41.35'	01°20'32"	41.35'
C559	1765.00'	S26°12'03"E	49.44'	01°36'18"	49.44'
C560	1765.00'	S27°48'21"E	49.44'	01°36'18"	49.44'
C561	1765.00'	S29°24'40"E	49.46'	01°36'21"	49.47'
C562	160.00'	N16°55'14"W	261.80'	123°26'13"	344.70'
C563	160.00'	N68°36'49"W	55.71'	20°03'05"	55.99'
C584	160.00'	N42°06'24"W	90.78'	32°57'44"	92.05'
C565	160.00'	N02°29'38"E	125.71'	46°15'53"	129.20'
C566	160.00'	N32°43'06"E	66.96'	24°09'31"	67.46'
C567	2035.00'	S26°57'54"E	348.29'	09°49'05"	348.71'
C568	2035.00'	S33°44'43"E	9.16'	00°15'28"	9.16'
C569	2035.00'	S32°52'47"E	52.31'	01°28'23"	52.32'
C570	2035.00'	S31°24'25"E	52.31'	01°28'23"	52.32'
C571	2035.00'	S29°56'02"E	52.31'	01°28'23"	52.32'
C572	2035.00'	S28°27'40"E	52.31'	01°28'23"	52.32'
C573	2035.00'	S26°59'17"E	52.31'	01°28'23"	52.32'
C574	2035.00'	S25°30'54"E	52.31'	01°28'23"	52.32'
C575	2035.00'	S24°25'02"E	25.67'	00°43'22"	25.67'
C576	665.00'	N30°24'16"W	147.07'	12°41'50"	147.37'
C577	665.00'	N25°43'53"W	38.89'	03°21'04"	38.89'
C578	665.00'	N29°29'55"W	48.54'	04°10'59"	48.58'
C579	665.00'	N33°40'54"W	48.54'	04°10'59"	48.55'
C580	800.00'	N30°24'16"W	176.92'	12°41'50"	177.28'
C581	775.00'	N30°24'16"W	171.39'	12°41'50"	171.74'
C582	775.00'	N33°40'54"W	56.57'	04°10'59"	56.58'
C583	775.00'	N29°29'55"W	56.57'	04°10'59"	56.58'
C584	775.00'	N25°43'53"W	45.32'	03°21'04"	45.33'
C585	1900.00'	S27°52'38"E	253.25'	07°38'34"	253.44'
C586	50.00'	S43°24'50"E	20.30'	23°25'50"	20.45'
C587	1925.00'	S26°57'54"E	329.46'	09°49'05"	329.66'
C588	1925.00'	S24°26'02"E	24.28'	00°43'22"	24.28'
C589	1925.00'	S25°30'54"E	49.49'	01°28'23"	49.49'
C590	1925.00'	S26°59'17"E	49.49'	01°28'23"	49.49'
C591	1925.00'	S28°27'40"E	49.49'	01°28'23"	49.49'
C592	1925.00'	S29°56'02"E	49.49'	01°28'23"	49.49'
C593	1925.00'	S31°24'25"E	49.49'	01°28'23"	49.49'
C594	1925.00'	S32°52'47"E	49.49'	01°28'23"	49.49'
C595	1925.00'	S33°44'43"E	8.66'	00°15'28"	8.66'
C596	50.00'	N21°24'13"E	82.19'	249°26'41"	217.68'
C597	50.00'	S53°30'33"E	33.60'	39°16'12"	34.27'
C598	50.00'	N89°23'54"E	30.00'	34°54'55"	30.47'
C599	50.00'	N46°17'24"E	43.29'	51°18'06"	44.77'
C600	50.00'	N02°29'38"W	39.29'	46°15'53"	40.37'
C601	50.00'	N57°23'14"W	52.64'	63°31'23"	55.43'
C602	50.00'	S83°45'59"W	12.33'	14°10'12"	12.37'
C603	25.00'	S67°30'31"E	29.26'	71°37'13"	31.25'
C604	1875.00'	S27°52'38"E	249.92'	07°38'34"	250.10'
C605	1875.00'	S30°57'23"E	48.58'	01°28'05"	48.58'
C606	1875.00'	S29°24'40"E	52.55'	01°36'21"	52.55'
C607	1875.00'	S27°48'21"E	52.52'	01°36'18"	52.52'
C608	1875.00'	S26°12'03"E	52.52'	01°36'18"	52.52'
C609	1875.00'	S24°43'38"E	43.92'	01°20'32"	43.92'
C610	25.00'	S20°56'39"W	35.36'	90°00'00"	39.27'
C611	25.00'	S69°03'21"E	35.36'	90°00'00"	39.27'

LINE TABLE		
LINE	BEARING	LENGTH
E5	S89°23'54"W	325.95'
E6	N18°03'33"W	58.42'
E7	N07°37'07"W	6.12'
E8	S07°37'07"E	5.89'
E9	S18°03'33"E	74.92'
E10	N89°23'54"E	332.34'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
EC1	50.00'	N68°25'56"E	6.12'	007°01'01"	6.12'
EC2	50.00'	N80°01'50"E	14.07'	016°10'43"	14.12'



TYPICAL LOT EASEMENTS  
(not to scale)  
\*\*SEE NOTE 20\*\*

SEE SHEET 4

## SHEET INDEX

SHEETS 1 & 2 OF 12 - LEGAL DESCRIPTION, DEDICATIONS  
LEGEND AND SURVEYORS NOTES

SHEETS 3 THROUGH 5 OF 12 - BOUNDARY  
INFORMATION AND TRACTS OS-7, OS-8, OS-12, SW-8,  
SW-11, W-8 AND B-8 TRACT GEOMETRY

**SHEETS 6 THROUGH 12 OF 12 - LOT & TRACT GEOMETRY**













## SECTION VII

***Indigo***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2025***



# 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**  
**April 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Cash - Wells Fargo Bank	\$ 65,102	\$ -	\$ -	\$ 65,102
Investments:				
Series 1999A				
Reserve	-	80,675	-	80,675
Revenue	-	111,434	-	111,434
Construction	-	-	165,349	165,349
Series 1999C				
Reserve	-	59,586	-	59,586
Revenue	-	1,314,452	-	1,314,452
Redemption	-	792,428	-	792,428
Remedial Expenditure	-	0	-	0
Series 2005				
Reserve	-	67,439	-	67,439
Revenue	-	1,042,943	-	1,042,943
Escrow Deposit	-	11,031	-	11,031
Remedial Expenditure	-	0	-	0
Series 2021				
Reserve	-	78,307	-	78,307
Revenue	-	173,535	-	173,535
Construction	-	-	9,234	9,234
Series 2024				
Reserve	-	112,661	-	112,661
Revenue	-	226,901	-	226,901
Construction	-	-	8,573	8,573
Due from General Fund	-	355,648	-	355,648
Investment - Custody	1,559,610	-	-	1,559,610
SBA - Operating	9,111	-	-	9,111
SBA - Reserve	103,812	-	-	103,812
<b>Total Assets</b>	<b>\$ 1,737,636</b>	<b>\$ 4,427,041</b>	<b>\$ 183,156</b>	<b>\$ 6,347,833</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 15,925	\$ -	\$ -	\$ 15,925
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
<b>Total Liabilities</b>	<b>\$ 374,328</b>	<b>\$ 6,269,394</b>	<b>\$ -</b>	<b>\$ 6,643,722</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 1999A	\$ -	\$ 192,109	\$ -	\$ 192,109
Assigned For Debt Service 1999C	-	(588,596)	-	(588,596)
Assigned For Debt Service 2005	-	(2,037,271)	-	(2,037,271)
Assigned For Debt Service 2021	-	251,842	-	251,842
Assigned For Debt Service 2024	-	339,563	-	339,563
Assigned For Capital Projects 1999A	-	-	165,349	165,349
Assigned For Capital Projects 2021	-	-	9,234	9,234
Assigned For Capital Projects 2024	-	-	8,573	8,573
Unassigned	1,363,307	-	-	1,363,307
<b>Total Fund Balances</b>	<b>\$ 1,363,307</b>	<b>\$ (1,842,352.65)</b>	<b>\$ 183,156</b>	<b>\$ (295,889)</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,737,636</b>	<b>\$ 4,427,041</b>	<b>\$ 183,156</b>	<b>\$ 6,347,833</b>



**Indigo**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Assessments	\$ 1,618,248	\$ 1,488,682	\$ 1,488,682	\$ -
I-95 City of Daytona Beach Funding	8,775	-	-	-
Interest	21,500	12,542	32,382	19,840
<b>Total Revenues</b>	<b>\$ 1,648,523</b>	<b>\$ 1,501,223</b>	<b>\$ 1,521,064</b>	<b>\$ 19,840</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,600	\$ 3,400
FICA Expense	918	536	275	260
Engineering Fees	15,000	8,750	7,520	1,230
District Counsel	28,000	16,333	13,234	3,100
Arbitrage	2,250	1,800	1,800	-
Dissemination Agent	10,496	6,123	6,723	(600)
Annual Audit	6,310	-	-	-
Trustee Fees	12,750	8,130	8,130	-
Assessment Administration	21,200	21,200	21,200	-
Management Fees	66,658	38,884	38,884	0
Information Technology	2,800	1,633	1,633	0
Website Maintenance	1,200	700	700	-
Telephone	300	175	65	110
Postage	1,000	583	276	307
Printing & Binding	1,750	1,021	242	779
Insurance	33,725	33,725	33,673	52
Legal Advertising	2,500	1,458	5,859	(4,401)
Other Current Charges	2,600	1,517	677	840
Office Supplies	350	204	30	174
Office Expense	6,000	3,500	3,500	-
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 227,982</b>	<b>\$ 153,447</b>	<b>\$ 148,196</b>	<b>\$ 5,251</b>
<b>Maintenance Expenses I-95</b>				
Electric	\$ 27,000	\$ 15,750	\$ 456	\$ 15,294
Landscape - Contract	50,616	29,526	29,526	-
Landscape - Contingency	3,500	2,042	-	2,042
Plant Replacement & Annuals	8,000	4,667	-	4,667
Lake Maintenance	6,413	3,741	3,267	474
Irrigation Repairs & Maintenance	20,000	11,667	3,918	7,749
Repairs	9,845	5,743	355	5,388
Miscellaneous	2,461	1,436	1,435	0
<b>Total I-95 Maintenance Expenses</b>	<b>\$ 127,835</b>	<b>\$ 74,570</b>	<b>\$ 38,957</b>	<b>\$ 35,613</b>

# Indigo

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Maintenance Expense - Community Wide</b>				
On-Site Manager	\$ 33,390	\$ 19,478	\$ 18,550	\$ 928
Electric	40,000	23,333	23,481	(148)
Landscape - Contract	541,122	315,655	295,304	20,350
Landscape - Contingency	30,000	17,500	23,424	(5,924)
Fertilizer/Pest Control	38,000	22,167	-	22,167
Plant Replacement & Annuals	35,000	20,417	19,290	1,127
Sod Replacement	28,512	16,632	-	16,632
Lake Maintenance	92,552	53,989	41,022	12,966
Fountain Maintenance	18,000	10,500	7,964	2,536
Holiday Lighting	-	-	24,292	(24,292)
Irrigation Repair & Maintenance	35,000	20,417	19,520	897
Repairs	39,800	23,217	12,868	10,349
Miscellaneous	16,158	9,426	8,054	1,372
Conservation Easement Maintenance	55,224	32,214	29,572	2,642
Tree Trimming	34,892	20,354	17,437	2,917
Pressure Washing	10,000	5,833	-	5,833
Hurricane Expenses	-	-	6,120	(6,120)
<i>The Preserve at LPGA</i>				
Landscape - Contract	\$ 172,576	\$ 100,669	\$ 95,161	\$ 5,509
Landscape - Contingency	-	-	4,986	(4,986)
Plant Replacement & Annuals	2,500	1,458	1,989	(531)
Lake Maintenance	65,780	38,372	-	38,372
Fountain Maintenance	1,200	700	-	700
Irrigation Repair & Maintenance	2,500	1,458	332	1,126
Miscellaneous	500	292	-	292
<b>Total Maintenance Expenses - Community Wide</b>	<b>\$ 1,292,706</b>	<b>\$ 754,079</b>	<b>\$ 649,366</b>	<b>\$ 104,712</b>
<b>Total Expenditures</b>	<b>\$ 1,648,523</b>	<b>\$ 982,096</b>	<b>\$ 836,519</b>	<b>\$ 145,576</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 684,544</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 678,763</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,363,307</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 1999A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 72,750	\$ 67,443	\$ 67,443	\$ -
Interest	5,000	2,917	4,172	1,255
<b>Total Revenues</b>	<b>\$ 77,750</b>	<b>\$ 70,360</b>	<b>\$ 71,615</b>	<b>\$ 1,255</b>
<b>Expenditures:</b>				
<b>Series 1999A</b>				
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)
<b>Total Expenditures</b>	<b>\$ 72,650</b>	<b>\$ 13,825</b>	<b>\$ 24,465</b>	<b>\$ (10,640)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,474	\$ (5,474)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,474</b>	<b>\$ (5,474)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,100</b>		<b>\$ 52,624</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 59,964</b>		<b>\$ 139,485</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,064</b>		<b>\$ 192,109</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 1999C

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 377,662	\$ 377,662	\$ 413,025	\$ 35,363
Interest	25,000	14,583	52,194	37,611
<b>Total Revenues</b>	<b>\$ 402,662</b>	<b>\$ 392,245</b>	<b>\$ 465,219</b>	<b>\$ 72,974</b>
<b>Expenditures:</b>				
<b>Series 1999C</b>				
Debt Service Obligation	\$ 922,925	\$ 233,100	\$ 233,100	\$ -
Other Debt Service Costs	-	-	26,741	(26,741)
<b>Total Expenditures</b>	<b>\$ 922,925</b>	<b>\$ 233,100</b>	<b>\$ 259,841</b>	<b>\$ (26,741)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (520,263)</b>		<b>\$ 205,378</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 520,263</b>		<b>\$ (793,975)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (588,596)</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 2005

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 335,228	\$ 214,704	\$ 214,704	\$ -
Interest	2,500	1,458	26,921	25,462
<b>Total Revenues</b>	<b>\$ 337,728</b>	<b>\$ 216,163</b>	<b>\$ 241,625</b>	<b>\$ 25,462</b>
<b>Expenditures:</b>				
<b>Series 2005</b>				
Debt Service Obligation	\$ 156,975	\$ 99,763	\$ 99,763	\$ -
Other Debt Service Costs	-	-	27,074	(27,074)
<b>Total Expenditures</b>	<b>\$ 156,975</b>	<b>\$ 99,763</b>	<b>\$ 126,836</b>	<b>\$ (27,074)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,474)	\$ 5,474
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,474)</b>	<b>\$ 5,474</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 180,753</b>		<b>\$ 109,314</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (2,146,585)</b>	
<b>Fund Balance - Ending</b>	<b>\$ 180,753</b>		<b>\$ (2,037,271)</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 156,614	\$ 156,169	\$ 156,169	\$ -
Interest	6,000	3,500	6,443	2,943
<b>Total Revenues</b>	<b>\$ 162,614</b>	<b>\$ 159,669</b>	<b>\$ 162,612</b>	<b>\$ 2,943</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 11/01	\$ 46,824	\$ 46,824	\$ 46,824	\$ -
Principal - 05/01	60,000	-	-	-
Interest - 05/01	46,824	-	-	-
<b>Total Expenditures</b>	<b>\$ 153,649</b>	<b>\$ 46,824</b>	<b>\$ 46,824</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (3,000)	\$ (1,750)	\$ (2,042)	\$ 292
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (3,000)</b>	<b>\$ (1,750)</b>	<b>\$ (2,042)</b>	<b>\$ 292</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,965</b>		<b>\$ 113,745</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 59,691</b>		<b>\$ 138,097</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,656</b>		<b>\$ 251,842</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 225,323	\$ 224,682	\$ 224,682	\$ -
Interest	1,200	700	4,384	3,684
<b>Total Revenues</b>	<b>\$ 226,523</b>	<b>\$ 225,382</b>	<b>\$ 229,066</b>	<b>\$ 3,684</b>
<b>Expenditures:</b>				
<b>Series 2024</b>				
Interest - 11/01	\$ 68,042	\$ 68,042	\$ 68,042	\$ -
Principal - 05/01	45,000	-	-	-
Interest - 05/01	89,399	-	-	-
<b>Total Expenditures</b>	<b>\$ 202,441</b>	<b>\$ 68,042</b>	<b>\$ 68,042</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,938)	\$ 2,938
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,938)</b>	<b>\$ 2,938</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 24,082</b>		<b>\$ 158,086</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 68,042</b>		<b>\$ 181,477</b>	
<b>Fund Balance - Ending</b>	<b>\$ 92,124</b>		<b>\$ 339,563</b>	

# Indigo

## Community Development District Capital Projects Fund - Series 1999A

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 4,248	\$ 4,248
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,248</b>	<b>\$ 4,248</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 4,248</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 161,101</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 165,349</b>	



# Indigo

## Community Development District

### Capital Projects Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 489	\$ 489
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 489</b>	<b>\$ 489</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,760	\$ (1,760)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,760</b>	<b>\$ (1,760)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 2,249</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,985</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 9,234</b>	

# Indigo

## Community Development District

### Capital Projects Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 176	\$ 176
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176</b>	<b>\$ 176</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,938	\$ (2,938)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,938</b>	<b>\$ (2,938)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 3,115</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 8,573</b>	

**Indigo**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 123,233	\$ 1,154,691	\$ 94,397	\$ 33,684	\$ 13,799	\$ 68,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488,682
I-95 City of Daytona Beach Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	2,648	3,059	2,637	4,729	6,970	6,055	6,284	-	-	-	-	-	32,382
<b>Total Revenues</b>	<b>\$ 2,648</b>	<b>\$ 126,292</b>	<b>\$ 1,157,328</b>	<b>\$ 99,127</b>	<b>\$ 40,654</b>	<b>\$ 19,853</b>	<b>\$ 75,162</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,521,064</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	-	61	-	61	-	153	-	-	-	-	-	-	275
Engineering Fees	7,520	-	-	-	-	-	-	-	-	-	-	-	7,520
District Counsel	4,380	5,988	892	678	1,296	-	-	-	-	-	-	-	13,234
Arbitrage	-	450	-	900	-	450	-	-	-	-	-	-	1,800
Dissemination Agent	875	875	875	1,375	875	875	975	-	-	-	-	-	6,723
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,041	-	-	4,089	-	-	-	-	-	-	-	-	8,130
Assessment Administration	21,200	-	-	-	-	-	-	-	-	-	-	-	21,200
Management Fees	5,555	5,555	5,555	5,555	5,555	5,555	5,555	-	-	-	-	-	38,884
Information Technology	233	233	233	233	233	233	233	-	-	-	-	-	1,633
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	-	41	-	25	-	-	-	-	-	-	-	-	65
Postage	-	18	-	52	28	100	79	-	-	-	-	-	276
Printing & Binding	120	15	-	-	95	11	0	-	-	-	-	-	242
Insurance	33,673	-	-	-	-	-	-	-	-	-	-	-	33,673
Legal Advertising	-	5,044	-	278	273	264	-	-	-	-	-	-	5,859
Other Current Charges	-	313	10	-	9	344	-	-	-	-	-	-	677
Office Supplies	20	0	-	8	1	0	1	-	-	-	-	-	30
Office Expense	500	500	500	500	500	500	500	-	-	-	-	-	3,500
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 78,392</b>	<b>\$ 19,994</b>	<b>\$ 8,165</b>	<b>\$ 14,653</b>	<b>\$ 8,965</b>	<b>\$ 10,585</b>	<b>\$ 7,443</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 148,196</b>
<b>Maintenance Expenses - I-95</b>													
Electric	\$ 92	\$ 27	\$ 119	\$ 27	\$ 27	\$ 54	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Landscape - Contract	4,218	4,218	4,218	4,218	4,218	4,218	4,218	-	-	-	-	-	29,526
Landscape - Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement & Annuals	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	455	469	469	469	469	469	469	-	-	-	-	-	3,267
Irrigation Repairs & Maintenance	-	-	-	-	-	-	3,918	-	-	-	-	-	3,918
Repairs	45	45	45	45	45	85	45	-	-	-	-	-	355
Miscellaneous	205	205	205	205	205	205	205	-	-	-	-	-	1,435
<b>Total I-95 Expenses</b>	<b>\$ 5,015</b>	<b>\$ 4,964</b>	<b>\$ 5,056</b>	<b>\$ 4,964</b>	<b>\$ 4,964</b>	<b>\$ 5,031</b>	<b>\$ 8,963</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,957</b>

**Indigo**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance Expenses - Community Wide</b>													
On-Site Manager	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ -	\$ -	\$ -	\$ -	\$ -	18,550
Electric	2,862	3,127	3,312	3,940	3,564	2,285	4,391	-	-	-	-	-	23,481
Landscape - Contract	42,186	42,186	42,186	42,186	42,186	42,186	42,186	-	-	-	-	-	295,304
Landscape - Contingency	3,822	3,295	8,897	1,540	4,885	385	600	-	-	-	-	-	23,424
Fertilizer /Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement & Annuals	-	5,734	1,033	-	-	9,151	3,371	-	-	-	-	-	19,290
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	5,546	5,713	5,713	5,713	5,713	5,713	6,913	-	-	-	-	-	41,022
Fountain Maintenance	1,850	850	100	1,600	-	2,064	1,500	-	-	-	-	-	7,964
Holiday Lighting	9,990	5,010	-	-	-	9,292	-	-	-	-	-	-	24,292
Irrigation Repair & Maintenance	-	4,648	650	6,448	1,393	3,977	2,404	-	-	-	-	-	19,520
Repairs	2,870	1,740	521	3,015	628	1,437	2,658	-	-	-	-	-	12,868
Miscellaneous	4,823	2,205	205	205	205	205	205	-	-	-	-	-	8,054
Conservation Easement Maintenance	4,460	4,185	4,185	4,185	4,185	4,185	4,185	-	-	-	-	-	29,572
Tree Trimming	2,491	2,491	2,491	2,491	2,491	2,491	2,491	-	-	-	-	-	17,437
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	6,120	-	-	-	-	-	-	-	-	-	-	-	6,120
<u><i>The Preserve at LPGA</i></u>													
Landscape - Contract	\$ 8,559	\$ 14,706	\$ 8,559	\$ 14,381	\$ 14,381	\$ 17,289	\$ 17,289	\$ -	\$ -	\$ -	\$ -	\$ -	95,161
Landscape - Contingency	-	4,986	-	-	-	-	-	-	-	-	-	-	4,986
Plant Replacement & Annuals	-	-	879	-	-	1,110	-	-	-	-	-	-	1,989
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repair & Maintenance	-	-	-	-	-	332	-	-	-	-	-	-	332
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Maintenance Expenses - Community W</b>	<b>\$ 98,230</b>	<b>\$ 103,526</b>	<b>\$ 81,381</b>	<b>\$ 88,354</b>	<b>\$ 82,281</b>	<b>\$ 104,752</b>	<b>\$ 90,843</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>649,366</b>
<b>Total Expenditures</b>	<b>\$ 181,636</b>	<b>\$ 128,484</b>	<b>\$ 94,602</b>	<b>\$ 107,971</b>	<b>\$ 96,209</b>	<b>\$ 120,368</b>	<b>\$ 107,249</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>836,519</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (178,989)</b>	<b>\$ (2,193)</b>	<b>\$ 1,062,726</b>	<b>\$ (8,844)</b>	<b>\$ (55,555)</b>	<b>\$ (100,515)</b>	<b>\$ (32,086)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>684,544</b>

**Indigo**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross Assessments	\$ 1,721,489.16	\$ 77,118.75	\$ 399,542.88	\$ 356,625.31	\$ 166,605.41	\$ 239,696.94	\$ 2,961,078.45
Net Assessments	\$ 1,618,199.81	\$ 72,491.63	\$ 375,570.31	\$ 335,227.79	\$ 156,609.09	\$ 225,315.12	\$ 2,783,413.74

**ON ROLL ASSESSMENTS**

			58.14%	2.60%	13.49%	12.04%	5.63%	8.09%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>1999A Debt Service Asmt</i>	<i>1999C Debt Service Asmt</i>	<i>2005 Debt Service Asmt</i>	<i>2021 Debt Service Asmt</i>	<i>2024 Debt Service Asmt</i>	<i>Total</i>
11/8/24	ACH	\$4,526.75	\$4,290.32	\$0.00	\$236.43	\$0.00	\$0.00	\$0.00	\$4,526.75
11/14/24	ACH	40,599.40	28,095.21	758.83	8,654.95	0.00	1,267.23	1,823.18	40,599.40
11/19/24	WIRE	101,000.00	0.00	0.00	101,000.00	0.00	0.00	0.00	101,000.00
11/25/24	ACH	151,778.06	90,610.87	10,976.74	37,668.26	9,553.45	1,217.34	1,751.40	151,778.06
12/04/24	ACH	255,077.37	199,382.45	7,225.71	31,011.78	8,736.73	3,575.95	5,144.75	255,077.37
12/17/24	55279	14,230.08	0.00	0.00	13,376.28	853.80	0.00	0.00	14,230.08
12/17/24	55280	28,933.18	0.00	0.00	0.00	28,933.18	0.00	0.00	28,933.18
12/17/24	55281	31,000.69	31,000.69	0.00	0.00	0.00	0.00	0.00	31,000.69
12/20/24	ACH	1,638,046.91	924,308.07	38,734.50	176,638.95	139,673.27	147,082.70	211,609.42	1,638,046.91
12/31/24	ACH	63,271.58	37,986.46	4,328.97	16,664.69	3,541.54	307.51	442.41	63,271.58
01/14/25	ACH	51,125.12	39,379.26	1,376.01	6,529.91	1,215.22	1,076.27	1,548.45	51,125.12
01/24/25	ACH	24,553.40	17,031.76	1,124.78	4,226.07	1,420.87	307.51	442.41	24,553.40
02/19/25	ACH	46,576.10	27,346.23	897.31	5,884.66	10,932.60	621.35	893.95	46,576.10
02/26/25	ACH	10,688.06	6,337.58	403.08	1,936.44	2,010.96	0.00	0.00	10,688.06
03/14/25	ACH	23,465.48	13,798.55	459.83	4,262.48	4,944.62	0.00	0.00	23,465.48
03/27/25	ACH	40,629.25	37,024.04	534.25	1,922.72	375.13	317.02	456.09	40,629.25
04/28/25	ACH	39,204.01	31,853.87	623.05	3,247.61	2,513.09	396.27	570.12	39,204.01
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>\$ 2,564,705.44</b>	<b>\$ 1,488,445.36</b>	<b>\$ 67,443.06</b>	<b>\$ 413,261.23</b>	<b>\$ 214,704.46</b>	<b>\$ 156,169.15</b>	<b>\$ 224,682.18</b>	<b>\$ 2,564,705.44</b>

<b>92.14%</b>	<b>Net Percent Collected</b>
<b>\$ 218,708.30</b>	<b>Balance Remaining to Collect</b>

## SECTION VIII

# Indigo

## Community Development District

### Summary of Invoices

March 17, 2025 - May 15, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/18/25	5325-5327	\$ 71,052.49
	3/25/25	5238-5329	9,471.00
	4/9/25	5330-5331	5,755.00
	4/16/25	5332-5339	23,319.65
	4/23/25	5340-5343	82,796.06
	4/30/25	5344	4,089.21
			<hr/>
			\$ 196,483.41
Payroll			
	<u>March 2025</u>		
	Kenneth Workowski	50693	\$ 184.70
	Kevin Kilian	50694	184.70
	Mark McCommon	50695	159.70
	Ronald Brown	50696	184.70
	Ronald Byrne	50697	184.70
			<hr/>
			\$ 898.50
<b>TOTAL</b>			<b>\$ 197,381.91</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/18/25	00186	2/21/25 6984992	202502 310-51300-48000		*	273.20	
		NOT.SPECIAL MTG 03/07/25					
				GANNETT FLORIDA LOCALIQ			273.20 005325
3/18/25	00160	3/01/25 29109	202503 320-53800-46200		*	4,218.00	
		I-95 LANDSCAPE/IRRG MAR25					
		3/01/25 29109	202503 330-53800-46200		*	36,992.35	
		LPGA LANDSCAPE/IRRG MAR25					
		3/01/25 29109	202503 340-53800-46200		*	2,971.10	
		PRESERVE LNDSCP/IRG MAR25					
		3/01/25 29109	202503 330-53800-46200		*	5,194.00	
		GRANDE CHMP LDSCP/IRG MAR					
		3/01/25 29109	202503 340-53800-46200		*	5,587.40	
		PRESERVE STRMWTR/WTLD MAR					
		3/01/25 29109	202503 330-53800-46900		*	4,185.30	
		CONSERVE.EASE.MNT.UDRBRSH					
		3/01/25 29109	202503 340-53800-46200		*	8,730.00	
		PRESERVE PH B MAINT MAR25					
		3/01/25 29109	202503 330-53800-47000		*	2,491.00	
		TREE TRIMMING MAR25					
				TEAM ROUNTREE INC			70,369.15 005326
3/18/25	00130	3/17/25 90233104	202503 320-53800-49000		*	205.07	
		RENT STORAGE 03/17-04/16					
		3/17/25 90233104	202503 330-53800-49000		*	205.07	
		RENT STORAGE 03/17-04/16					
				WILLIAMS SCOTSMAN, INC.			410.14 005327
3/25/25	00148	3/25/25 3494-03-	202503 310-51300-31200		*	450.00	
		ARBITRAGE-SERIES 2005					
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 005328
3/25/25	00160	3/08/25 29138	202503 330-53800-46600		*	385.00	
		BACK ENTR 2ND MEDIAN-SOD					
		3/11/25 29136	202503 330-53800-63100		*	4,706.00	
		COMM/PRSRV-FLWER ROTATION					
		3/11/25 29144	202503 340-53800-63100		*	1,110.00	
		INST.35YELLOW/35ORNG LILY					
		3/18/25 29143	202503 330-53800-63100		*	1,590.00	
		INST.8BUSH/76LIGUSTR/GRSS					
		3/18/25 29145	202503 330-53800-63100		*	1,230.00	
		75GAL BURFOR HOLLY/171LIG					
				TEAM ROUNTREE INC			9,021.00 005329
4/09/25	00181	4/04/25 3550229	202502 310-51300-31500		*	1,153.50	
		HOLIDAY LGHT AGR/SPE ESTB					
				KUTAK ROCK LLP			1,153.50 005330
				INDI INDIGO			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/25	00182	4/08/25 504183	202411 310-51300-31500		*	2,889.34	
			SALES OF PARCEL/SETTLEMNT				
		4/08/25 504183A	202412 310-51300-31500		*	891.77	
			FORECLOSURE/TITLE POL/PCL				
		4/08/25 504183B	202501 310-51300-31500		*	677.73	
			NOT.LIS PENDENS/SETTLEMNT				
		4/08/25 504183C	202502 310-51300-31500		*	142.66	
			EMAILS FOR CLOSING CASE				
				MESSER CAPARELLO PA			4,601.50 005331
4/16/25	00171	4/15/25 4	202504 310-51300-31300		*	100.00	
			REV.AMORT SCHED SER2016				
				DISCLOSURE SERVICES, LLC			100.00 005332
4/16/25	00186	3/17/25 7038210	202503 310-51300-48000		*	264.16	
			NOT.OF MEETING 03/26/25				
				GANNETT FLORIDA LOCALIQ			264.16 005333
4/16/25	00189	4/01/25 5	202504 310-51300-34000		*	5,554.83	
			MANAGEMENT FEES APR25				
		4/01/25 5	202504 310-51300-35200		*	100.00	
			WEBSITE ADMIN APR25				
		4/01/25 5	202504 310-51300-35100		*	233.33	
			INFORMATION TECH APR25				
		4/01/25 5	202504 310-51300-31300		*	874.67	
			DISSEMINATION FEE APR25				
		4/01/25 5	202504 310-51300-51000		*	.63	
			OFFICE SUPPLIES				
		4/01/25 5	202504 310-51300-42000		*	78.63	
			POSTAGE				
		4/01/25 5	202504 310-51300-42500		*	.45	
			COPIES				
		4/01/25 5A	202503 310-51300-49000		*	344.41	
			FAIRFIELD INN&SUITE MAR25				
				GOVERNMENTAL MANAGEMENT SERVICES			7,186.95 005334
4/16/25	00184	3/29/25 77298	202503 330-53800-46700		*	100.00	
			PRESERVE-ENTRY FNT MAR25				
				PURE POOL SOLUTIONS			100.00 005335
4/16/25	00031	3/31/25 8259	202503 330-53800-46000		*	661.92	
			LPGA-MTHLY REPAIRS/MAINT				
		3/31/25 8259	202503 320-53800-46000		*	85.00	
			I-95 TSTING/RPLCING BULBS				
				SKY'S THE LIMIT HANDYMAN SVCS, INC.			746.92 005336
				INDI INDIGO			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/16/25	00159	3/31/25 25-141	202503 330-53800-12000		*	2,650.00	
			SITE MGMT SERVICES MAR25				
		4/01/25 25-4	202504 310-51300-44000		*	500.00	
			OFFICE RENT APR25				
				SOLARIS MANAGEMENT INC.			3,150.00 005337
4/16/25	00015	4/01/25 PSI15727	202504 320-53800-46800		*	468.63	
			LAKE/WETLAND SRVCS APR25				
		4/01/25 PSI15741	202504 330-53800-46800		*	5,712.69	
			LAKE/WETLAND SRVCS APR25				
		4/03/25 PSI16097	202504 330-53800-46800		*	1,200.00	
			NEW ADD.LAKE SRVC APR25				
				SOLITUDE LAKE MANAGEMENT LLC			7,381.32 005338
4/16/25	00160	3/16/25 29149	202503 330-53800-46700		*	1,964.00	
			DRAIN FOUNT-CLN/RPLC PUMP				
		4/01/25 29167	202504 330-53800-46700		*	1,500.00	
			QTRLY FOUNTAIN MNT APR25				
		4/09/25 29195	202503 330-53800-46100		*	926.30	
			INST.WIRE CBLE/RPLC 4ROTR				
				TEAM ROUNTREE INC			4,390.30 005339
4/23/25	00034	4/17/25 18322458	202504 330-53800-46000		*	320.00	
			LPGA-RESET TREE LGHT/3CLK				
				COURTEAUX ELECTRIC, INC.			320.00 005340
4/23/25	00160	4/01/25 29166	202504 320-53800-46200		*	4,218.00	
			I-95 LANDSCAPE/IRRG APR25				
		4/01/25 29166	202504 330-53800-46200		*	36,992.35	
			LPGA LANDSCAPE/IRRG APR25				
		4/01/25 29166	202504 340-53800-46200		*	2,971.10	
			PRESERVE LNDSCP/IRG APR25				
		4/01/25 29166	202504 330-53800-46200		*	5,194.00	
			GRANDE CHMP LDSCP/IRG APR				
		4/01/25 29166	202504 340-53800-46200		*	5,587.40	
			PRESERVE STRMWTR/WTLD APR				
		4/01/25 29166	202504 330-53800-46900		*	4,185.30	
			CONSERVE.EASE.MNT.UDRBRSH				
		4/01/25 29166	202504 340-53800-46200		*	8,730.00	
			PRESERVE PH B MAINT APR25				
		4/01/25 29166	202504 330-53800-47000		*	2,491.00	
			TREE TRIMMING APR25				
		4/15/25 29197	202504 330-53800-46100		*	934.70	
			RPR BRKN 4" MAINLINE-GC				
		4/15/25 29198	202504 330-53800-46100		*	1,469.64	
			INST.2WIRE CBL/RPLC 2ROTR				
				TEAM ROUNTREE INC			72,773.49 005341
				INDI INDIGO			
				TVISCARRA			


CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/23/25	00185	3/25/25 100111	202503 330-53800-47200	HOLIDAY LIGHTING MAR25	*	9,292.43	
				TPG LIGHTING LLC			9,292.43 005342
4/23/25	00130	4/17/25 90235343	202504 320-53800-49000	RENT STORAGE 04/17-05/16	*	205.07	
		4/17/25 90235343	202504 330-53800-49000	RENT STORAGE 04/17-05/16	*	205.07	
				WILLIAMS SCOTSMAN, INC.			410.14 005343
4/30/25	00117	1/24/25 7626424	202501 310-51300-32300	FY25 TRUST.FEES.SER99A&B	*	3,795.09	
		1/24/25 7626424	202501 310-51300-32300	INCIDENTAL EXP.SER99A&B	*	294.12	
				US BANK			4,089.21 005344
TOTAL FOR BANK A						196,483.41	
TOTAL FOR REGISTER						196,483.41	

INDI INDIGO

TVISCARRA

**\* LocaliQ**  
Florida  
**GANNETT**

ACCOUNT NAME		ACCOUNT #	INV DATE
Indigo Comm Dev Dist		464696	02/28/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0006984992	Feb 1- Feb 28, 2025	\$273.20	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	-\$67.28	\$205.92	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: MARCH 31, 2025
Indigo Comm Dev Dist DEV. DISTRICT 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
2/1/25	Balance Forward	\$277.72
2/26/25	PAYMENT - THANK YOU	-\$67.28
2/28/25	PAYMENT - THANK YOU	-\$277.72

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/21/25	11046432	DTB Daytona Beach News-Journal	3/7/25 Special Meeting		\$273.20

#186

310 5748



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$205.92
Service Fee 3.99%	\$8.22
*Cash/Check/ACH Discount	-\$8.22
*Payment Amount by Cash/Check/ACH	\$205.92
Payment Amount by Credit Card	\$214.14

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Indigo Comm Dev Dist		464696		0006984992		\$273.20
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$273.20	\$0.00	\$0.00	\$0.00	\$0.00	-\$67.28	\$205.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$214.14
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000464696000000000000069849920002059267179



THE DAYTONA BEACH  
**NEWS-JOURNAL** PO Box 631244 Cincinnati, OH 45263-1244

**AFFIDAVIT OF PUBLICATION**

Courtney Hogge  
DEV. DISTRICT  
INDIGO COMM DEV DIST  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

02/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/21/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$273.20  
Tax Amount: \$0.00  
Payment Cost: \$273.20  
Order No: 11046432  
Customer No: 464696  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**NOTICE OF SPECIAL MEETING  
OF BOARD OF SUPERVISORS  
INDIGO COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that a special meeting of the Board of Supervisors meeting of the Indigo Community Development District will be held on Friday, March 7, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, FL 32114. The purpose of the special meeting is to consider authorizing transfer of a property into a Special Purpose Entity and conduct any and all business coming before the Board. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

An electronic copy of the agenda for the meeting may be obtained from the District Office, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850, and will also be available on the District's website at [www.IndigoCDD.com](http://www.IndigoCDD.com).

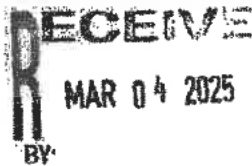
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun  
District Manager  
L#11046432 2/21/2025

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

386-274-4050 FAX 386-236-1270



# Invoice



www.teamroundtree.net

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

Service Address:
Indigo Community Development District

Date	Invoice #
3/1/2025	29109

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 <u>Landscape</u> & <u>Irrigation</u> Services	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	
PRESERVE COMMUNITY	0.00
Monthly Costs for <u>Landscaping</u> & <u>Irrigation</u> Services \$3,008.60	
GRANDE CHAMPION COMMUNITY	
Monthly Costs for <u>Landscaping</u> & <u>Irrigation</u> Services \$5,498.00	
TOTAL COMMUNITIES	47,200.95
PRESERVE COMMUNITY SPECIFIC (340-53800-46200)	0.00
Monthly Costs for <u>Stormwater</u> Lake Banks & <u>Wetlands</u>	5,587.40
CONSERVATION EASEMENTS (330-53800-46900)	
Monthly Maintenance	4,185.30
THE PRESERVE - ICDD PHASE B 340-53800-46200	
Monthly Grounds Maintenance	6,822.00
Monthly cost for Fertilization/PC for Lawn & Shrb	693.00
Monthly cost for Irrigation Inspections & Adjustments	540.00
Monthly cost for Mulch Application	450.00
Monthly cost for Annual Rotation	225.00
Thank you for choosing Team Rountree!	
<b>Total</b>	<b>\$70,369.15</b>

We accept Visa, MasterCard & Discover



**WILLSCOT**4646 E VAN BUREN ST  
PHOENIX, AZ 85008-6927(800) 782-1500  
customersuccess@willscot.com  
www.willscot.com  
Fed ID# 52-0665775419 INDIGO COMMUNITY DEVELOPMENT DISTR  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822-5149**INVOICE**

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9023310400	3/17/2025	047	DUE NOW
PAYMENT DUE				\$410.14
INVOICE DUE DATE				3/17/2025

**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	3/17/2025 - 4/16/2025	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	N*
1	PERSONAL PROPERTY EXPENSES	\$11.95	\$11.95	N*
Sub-total			\$410.14	
INVOICE TOTAL			\$410.14	

#130

720-578-414 6 205.07

720-578-414 6 205.07



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 #:	9023310400
Due Date:	3/17/2025
Customer:	INDIGO COMMUNITY DEVELOPMENT DISTR
Customer #:	10447642

**PLEASE REMIT TO:**WILLIAMS SCOTSMAN, INC.  
PO BOX 91975  
CHICAGO IL 60693-1975



# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://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.** 3494-03-25

**Date:** March 25, 2025

For Professional Services:

#148  
Arbitrage-Series 2005  
710-A7-712

Issue	Service	Fee
\$14,710,000 Indigo Community Development District, (City of Daytona Beach, Florida), Capital Improvement Revenue Bonds, Series 2005	Rebate Report & Opinion	\$450
<b>Total</b>		<b>\$450</b>

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

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

**ACH/Wire Information** : Bank of America, N.A.  
**ABA Routing Number** :  
**AMTEC Account Number** :

**Please notify AMTEC at [info@amteccorp.com](mailto:info@amteccorp.com) upon completing the transaction.**

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 #
3/8/2025	29138

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

Description	Amount
Back entrance second median - sod	385.00
<div>#160 330-53800-46600</div> <div>RECEIVED MAR 11 2025 BY:</div>	
Thank you for choosing Team Rountree!	Total \$385.00

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 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
3/11/2025	29136

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

Description	Amount
03/06/25 Flower Rotation	
Commons	3,058.90
Preserve	1,176.50
Labor	470.60
Total \$4,706.00	

#160  
330-53800-63100

RECEIVED  
MAR 11 2025  
BY:

Thank you for choosing Team Rountree!

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

<b>Bill To</b>
Indigo CDD 1408 Hamlin Ave., Unit E St. Cloud, FL 34771

<b>Service Address</b>
Sand Trap Median

<b>Date</b>	<b>Invoice #</b>
3/11/2025	29144

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

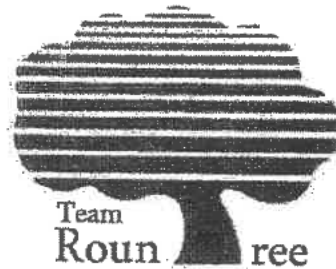
Description	Amount
Installed (35) Cana lily yellow	525.00
Installed (35) Cana lily orange	525.00
Installed (4) 3 gal. Fawn Grass	60.00
<div>#160 340 - 53800 - 63100</div>	
<div>RECEIVED MAR 19 2025 BY:</div>	
Thank you for choosing Team Rountree!	<b>Total</b> \$1,110.00

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

<b>Bill To</b>
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822

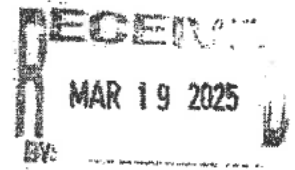
<b>Service Address</b>

Date	Invoice #
3/18/2025	29143

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

Description	Amount
03/11/25 - Grande Champions Champion Ridge Round A Bout removed bushes and and replaced; Installed (8) bushes to fill gaps on beds Installed (41) Gold tip ligustrums Installed (9) Fawn grass	1,320.00
Second Round A Bout at the back Installed (35) Gold tip ligustrums Installed (9) Fawn grass Installed (4) bushes to fill gaps on beds	270.00
#160 330-53800-603100	
Thank you for choosing Team Rountree!	
	<b>Total</b> \$1,590.00

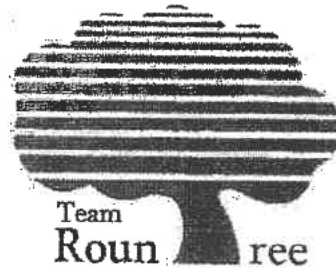
We accept Visa, MasterCard & Discover



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 6200 Lee Vista Boulevard Orlando, FL 32822

Service Address

Date	Invoice #
3/18/2025	29145

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

Description	Amount
03/11/25 - Champions Dr. next to Jubilee Installed (25) 3 gal. Burfor Holly	375.00
03/11/25 - Median #3 close to 25 Promenade removed Arboricola and replaced Installed (57) 3 gal. Gold tip ligustrum	855.00
<div>#160 330-53800-63100</div> <div>RECEIVED MAR 19 2025 BY: _____</div>	
Thank you for choosing Team Rountree!	Total \$1,230.00

We accept Visa, MasterCard & Discover



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 4, 2025

#181

2025.04.04

Mr. Jim Perry

Indigo CDD

Governmental Management Services – St. Augustine  
Suite 114

475 West Town Place

St. Augustine, FL 32092

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA # [REDACTED]

First National Bank of Omaha

Kutak Rock LLP

A/C # [REDACTED]

Reference: Invoice No. 3550229

Client Matter No. 10823-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3550229

10823-1

Re: General

## For Professional Legal Services Rendered

02/04/25	K. Haber	0.80	216.00	Prepare holiday lighting installation agreement; correspond with LeBrun and Hogge regarding same
02/05/25	K. Buchanan	0.80	256.00	Attend conference call with trustee's counsel regarding establishment of SPE
02/08/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/12/25	K. Buchanan	0.60	192.00	Perform meeting follow up
02/12/25	K. Haber	0.60	162.00	Prepare floating wetlands maintenance agreement; correspond with LeBrun regarding same
02/18/25	K. Haber	0.50	135.00	Revise floating wetlands maintenance agreement; correspond with LeBrun regarding same
TOTAL HOURS		3.80		

**KUTAK ROCK LLP**

Indigo CDD

April 4, 2025

Client Matter No. 10823-1

Invoice No. 3550229

Page 2

TOTAL FOR SERVICES RENDERED

\$1,153.50

TOTAL CURRENT AMOUNT DUE

\$1,153.50

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



INDIGO COMMUNITY DEVELOPMENT DISTRICT

#182  
310-117-315

Account No:  
Invoice No:

Page: 1  
04/08/2025  
6008-26430  
504183

Attn: INDIGO COMMUNITY DEVELOPMENT DISTRICT

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

Fees

			Hours
11/01/2024	DMS	Emails on settlement issues; research and prepare motion to cancel sale regarding Parcel NW-11; prepare order same.	1.50
11/04/2024	DMS	Review/revise motion and order regarding sale.	0.50
11/05/2024	DMS	Emails on settlement and timing of next steps.	0.50
11/06/2024	DMS	Emails and prepare motion to cancel sale; prepare cover letter to court.	1.00
11/07/2024	DMS	Emails on settlement and case status.	0.30
11/08/2024	DMS	Emails on settlement and court timing issues.	1.10
11/12/2024	DMS	Emails regarding settlement; emails on sales of remaining parcels; calculate judgment amounts.	2.60
11/26/2024	DMS	Emails on certificate of title; teleconference regarding same; teleconference with Freeland on title issues.	0.60
12/05/2024	MMF	Confer with Doug Smith re: status and title.	0.20
	DMS	Follow up regarding items needed to complete foreclosure; research/follow up with Buchanan on Count VII; emails regarding obtaining/need for title policy.	1.00
12/22/2024	DMS	Revise settlement agreement; email to Bligh.	0.50
12/23/2024	DMS	Review and comment on settlement agreement regarding parcel NW-11; follow up.	0.80
01/06/2025	DMS	Revise settlement agreement; follow up.	0.40
01/16/2025	DMS	Emails regarding settlement agreement.	0.30
01/23/2025	MCF	Draft Notice of Dismissal on Count I.	0.30
	DMS	Emails regarding parcel ID's for acquired properties; prepare dismissal and release of notice of lis pendens; emails on same;	

## INDIGO COMMUNITY DEVELOPMENT DISTRICT

Page: 2  
 04/08/2025  
 Account No: 6008-26430  
 Invoice No: 504183

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

		prepare email to judge.	Hours 0.60	
01/28/2025	MCF	Prepare final disposition form.	0.20	
01/30/2025	DMS	Status email.	0.10	
02/04/2025	DMS	Emails regarding steps for closing case.	0.40	
		For Current Services Rendered	12.90	4,601.50

## Recapitulation

Timekeeper	Hours	Rate	Total
MONICA FREELAND	0.20	\$250.00	\$50.00
DOUG SMITH	12.20	370.00	4,514.00
MADELYN FOLEY	0.50	75.00	37.50

8.10 11 \$ 2889.94	Total Current Work	4,601.50
2.5 12 \$ 841.77	Previous Balance	\$4,697.18
1.4 1 \$ 677.73		
4 2 \$ 142.66		

## Payments

12/23/2024	Payment Received, Thank You.	-4,697.18
	Balance Due	<u>\$4,601.50</u>

Your trust account balance is

Opening balance	\$669.88
Closing balance	\$669.88

Please Remit \$4,601.50


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





Florida  
GANNETT

ACCOUNT NAME		ACCOUNT #	INV DATE
Indigo Comm Dev Dist		464696	03/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007038210	Mar 1- Mar 31, 2025	\$264.16	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$264.16	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: APRIL 30, 2025
Indigo Comm Dev Dist DEV. DISTRICT 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

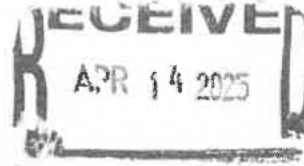
Date	Description	Amount
3/1/25	Balance Forward	\$205.92
3/26/25	Transfer Debit - To Account# 764132	\$67.28
3/31/25	PAYMENT - THANK YOU	-\$273.20

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/17/25	11106109	DTB Daytona Beach News-Journal	3-26 Board of Supervisors Meeting		\$264.16

#186

310-513-48



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$264.16
Service Fee 3.99%	\$10.54
*Cash/Check/ACH Discount	-\$10.54
*Payment Amount by Cash/Check/ACH	\$264.16
Payment Amount by Credit Card	\$274.70

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Indigo Comm Dev Dist		464696		0007038210		\$ 264.16
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$264.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$264.16
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$274.70
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00004646960000000000000070382100002641667170

**AFFIDAVIT OF PUBLICATION**

Courtney Hogge  
DEV. DISTRICT  
INDIGO COMM DEV DIST  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

03/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$264.16  
Tax Amount: \$0.00  
Payment Cost: \$264.16  
Order No: 11106109  
Customer No: 464696  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**NOTICE OF MEETING OF  
BOARD OF SUPERVISORS  
INDIGO COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that a Board of Supervisors meeting of the Indigo Community Development District will be held on Wednesday, March 26, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, FL 32114, where the Board may consider any business that may properly come before it. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

An electronic copy of the agenda for the meeting may be obtained from the District Office, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850, and will also be available on the District's website at [www.IndigoCDD.com](http://www.IndigoCDD.com).

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun  
District Manager  
L#11106109 3/17/2025 11

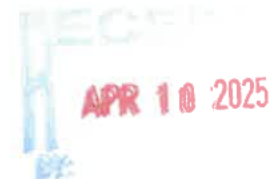


**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 5**Invoice Date:** 4/1/25**Due Date:** 4/1/25**Case:****P.O. Number:****Bill To:**

Indigo CDD  
219 E. Livingston St.  
Orlando, FL 32801



Description		#181	Hours/Qty	Rate	Amount
Management Fees - April 2025		310-313-34		5,554.83	5,554.83
Website Administration - April 2025		332		100.00	100.00
Information Technology - April 2025		351		233.33	233.33
Dissemination Agent Services - April 2025		377		874.67	874.67
Office Supplies		51		0.63	0.63
Postage		42		78.63	78.63
Copies		425		0.45	0.45
325	Fairfield Inn & Suites Daytona	310-313-44		344.41	344.41
<b>Total</b>					<b>\$7,186.95</b>
<b>Payments/Credits</b>					<b>\$0.00</b>
<b>Balance Due</b>					<b>\$7,186.95</b>

**Fairfield by Marriott® Fairfield Inn & Suites Daytona**

1820 Checkered Flag Blvd, Daytona Beach, FL 32114 P 386.254.4700

**Fairfield.Marriott.com**Indigo Indigo  
Get  
Get FL 11111  
IndigoRoom: MTG  
Room Type: HSE  
Number of Guests: 0  
Rate: \$0.00

Clerk: DHE

Arrive: 27Mar25

Time: 01:03PM

Depart: 27Mar25

Time: 01:04PM

Folio Number: 49020

DATE	DESCRIPTION	CHARGES	CREDITS
27Mar25	Meeting Room	250.00	
27Mar25	Audio Visual	25.00	
27Mar25	Banquet Service Charge	66.00	
27Mar25	Service Charge	3.41	
27Mar25	American Express		344.41

Card #: AXXXXXXXXXXXXXXXXX1065XXXX

Card Type: AMEX Card Entry: MANUAL Approval Code: 185891

**BALANCE: 0.00**

As a Marriott Bonvoy Member, you could have earned points towards your free dream vacation today. Start earning points and Elite status, plus enjoy exclusive member offers. Enroll today at the front desk.

Thank you for your business!!

See our "Privacy &amp; Cookie Statement" on Marriott.com.

Operated under license from Marriott International, Inc. or one of its affiliates.

Take the comfort of the Fairfield sleep experience home. Visit Fairfield's official retail store FairfieldStore.com.



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

License Number  
CPC1459731

info@purepoolsolutionsfl.com 386-676-3179

# Invoice

Date	Invoice #
3/29/2025	77298

<b>Bill To</b>
Indigo Community Development District 6200 Lee Vista Blvd, Ste 300 Orlando, FL 32822 Entry Sub

RECEIVED  
APR 14 2025

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	Preserve at LPGA Fountain Pool service for <u>MARCH 2025</u> Sales Tax	100.00 6.50%	100.00 0.00
330-53800 - 46700 <i>[Signature]</i>			

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

Please leave us a review on: Google and Nextdoor

<b>Total Open Balance</b>	\$100.00
<b>Invoice Total</b>	\$100.00

# Sky's the Limit Handyman Service, Inc.

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

## Invoice

DATE	INVOICE #
3/31/2025	8259

<b>BILL TO</b>
Indigo CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

RECEIVED  
APR 08 2025  
BY: \_\_\_\_\_

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. March jobs in the Community of LPGA International and Grande Champion.		
	March / Monthly maintenance of all four fountains and it's surrounding areas in the LPGA International Community.	120.00	120.00
	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. Reset breakers to the entry lights at Legends Preserve.	40.00	40.00
	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. ( 7:15pm - 2:00am ) ( 7:15pm - 7:30am )	110.00	110.00
32	3" Chlorine tablet	4.25	136.00
4	Gallon Chlorine	3.98	15.92
330 - 53800 - 46000 ( LPGA Community total: \$661.92 )			
Please make check payable to STLHS Inc.		<b>Total</b>	

# Sky's the Limit Handyman Service, Inc.

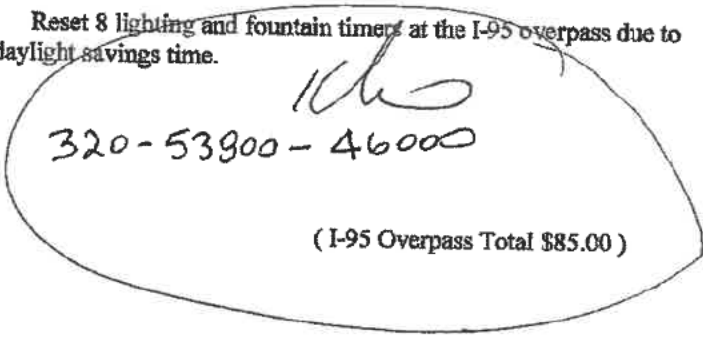
1904 S Flagler Ave.  
Flagler Beach, FL 32136  
386-451-6294

## Invoice

DATE	INVOICE #
3/31/2025	8259

<b>BILL TO</b>
Indigo CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

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.	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
	Reset 8 lighting and fountain timers at the I-95 overpass due to daylight savings time.	40.00	40.00
	 320-53900-46000 (I-95 Overpass Total \$85.00)		
Please make check payable to STLHS Inc.		<b>Total</b>	<b>\$746.92</b>





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

#159  
30-538-12

## INVOICE

Date	Invoice #
3/31/2025	25-141

<b>Bill To:</b> Indigo Community Development District c/o Governmental Management Services 6200 Lee Vista Blvd, Ste 300 Orlando, FL 32822	
---	---

Description	Amount
Monthly <u>Site Management Services</u> <u>March 2025</u>	\$ 2,650.00
	
	\$ 2,650.00







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

#159  
310-17-44

## INVOICE

Date	Invoice #
4/1/2025	25-4

<b>Bill To:</b> Indigo Community Development District c/o Governmental Management Services 6200 Lee Vista Blvd, Ste 300 Orlando, FL 32822	
---	---

Description	Amount
Monthly <u>Office Rent</u> – <u>April 2025</u> Suite 102 1452 N US Hwy 1 Ormond Beach FL 32174	\$ 500.00
	
	\$ 500.00

# 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

**RECEIVED**  
APR 02 2025  
BY: \_\_\_\_\_

## INVOICE

Page: 1

Invoice Number: PSI157273  
Invoice Date: 4/1/2025

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

#15<sup>nd</sup>  
320-538-468  
Lake/Wetland Servs Apr23

Ship Via  
Ship Date 4/1/2025  
Due Date 5/1/2025  
Terms Net 30

Customer ID 8028  
P.O. Number  
P.O. Date 4/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	468.63	468.63
April Billing					
4/1/2025 - 4/30/2025					
Lpga 195 Interchange-Lake-ALL					

320 - 53800 - 46800

*[Handwritten signature]*

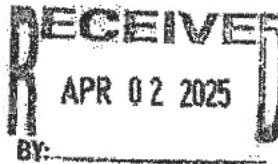
Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 468.63

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: PSI157414  
Invoice Date: 4/1/2025

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

#1544  
330-538-468

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 4/1/2025  
Due Date 5/1/2025  
Terms Net 30

Customer ID 7830  
P.O. Number  
P.O. Date 4/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	5,712.69	5,712.69
April Billing					
4/1/2025 - 4/30/2025					
Indigo Cdd North -Lake-ALL					
Indigo Cdd North -Lake-ALL					

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

# 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

RECEIVED  
APR 03 2025  
BY:

## INVOICE

Page: 1

Invoice Number: PSI160979  
Invoice Date: 4/3/2025

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 4/3/2025  
Due Date 5/3/2025  
Terms Net 30

Customer ID 7830  
P.O. Number  
P.O. Date 4/3/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Quoted Service Request Indigo Cdd North -Lake-ALL General Cost: Lake Treatment New ponds quick treat		1	1	1,200.00	1,200.00

#15  
330-53800-46800



New lakes to be added to existing contract  
at next Board meeting

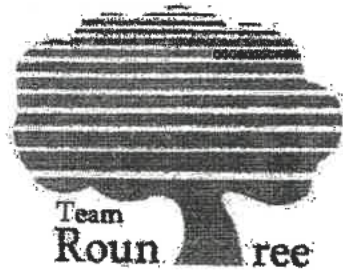
Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 1,200.00

Subtotal: 1,200.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
Total: 1,200.00

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:
Fountains 1-4

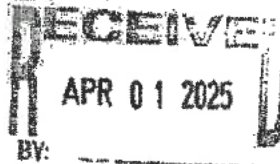
Date	Invoice #
3/16/2025	29149

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

Description	Amount
Drained fountains 1-4. Cleaned filters, flushed tanks, added algaecide and chlorine. Replaced discharge sub pump at fountain #2 defective	1,964.00
#160 330-53800-46700 <i>Klo</i>	RECEIVED MAR 26 2025 BY:
Thank you for choosing Team Rountree!	Total \$1,964.00

We accept Visa, MasterCard & Discover

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



# Invoice

386-274-4050 FAX 386-236-1270




www.teamroutree.net

<b>Bill To</b>
Indigo CDD 6200 Lee Vista Boulevard Orlando, FL 32822 #160 330-538-467

<b>Service Address</b>

Date	Invoice #
4/1/2025	29167

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

Description	Amount
Quarterly Maintenance for Fountains 1 - 4	1,500.00
330-53800-46700	
	
Thank you for choosing Team Rountree!	<b>Total</b> \$1,500.00

We accept Visa, MasterCard & Discover



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

386-274-4050 FAX 386-236-1270

# Invoice



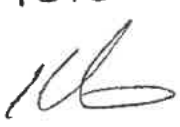
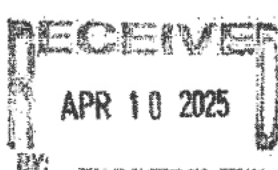
www.teamroutree.net

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

Service Address

Date	Invoice #
4/9/2025	29195

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

Description	Amount
03/09/25 - LPGA & ICDD Tournament New Construction  Found two wire cable destroyed, new construction apartment landscapers installing drainage.  Installed 215' two wire cable from zone 23 to service stations 24-29  Replaced (4) pgp rotors  All zones function correctly  #160 330-53800-46100 	926.30  
Thank you for choosing Team Rountree!	Total \$926.30

We accept Visa, MasterCard & Discover


85 N YONGE ST  
ORMOND BEACH FL 32174

# INVOICE

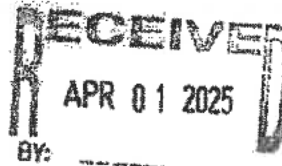
Date	Invoice #
4/17/2025	18322458

Bill To
INDIGO CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822 #34

RECEIVED  
APR 21 2025  
BY:

		Terms	JOB NAME	
		Duc on receipt	LPGA	
Description		Qty	Rate	Amount
Restore power to tree lights International golf dr and legends preserve also Champions dr from both entrances  Found 2 tripped breakers and had to reset 3 time clocks          330-53800-46000 			320.00	320.00
		Total \$320.00		
		Payments/Credits \$0.00		
		Balance Due \$320.00		

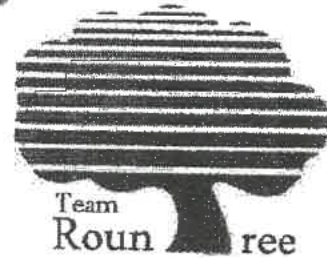
Team Rountree, Inc.  
P.O. Box 730506  
Ormond Beach, FL 32173



# Invoice

386-274-4050 FAX 386-236-1270

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



www.teamroutree.net

Service Address
Indigo Community Development District

Date	Invoice #
4/1/2025	29166

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
THE PRESERVE - ICDD PHASE B	
Monthly Grounds Maintenance 340 - 53800 - 46200	6,822.00
Monthly cost for Fertilization/PC for Lawn & Shrb	693.00
Monthly cost for Irrigation Inspections & Adjustments	540.00
Monthly cost for Mulch Application	450.00
Monthly cost for Annual Rotation	225.00
Total	\$70,369.15

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

**386-274-4050      FAX 386-236-1270**

Team Roundtree

Bill To  
Indigo CDD  
6200 Lee Vista Boulevard  
Orlando, FL 32822  
#160

<b>Service Address</b>	

Date	Invoice #
4/15/2025	29197

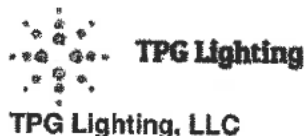
**Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%**

Description	Amount
04/03/25 - ICDD at Grand Champion	
Repaired broken 4" mainline on Grand Champion	
<p>330-53800-46100</p> <p><i>[Signature]</i></p>	<p>934.70</p> <p>RECEIVED</p> <p>APR 15 2025</p> <p>BY: _____</p>
Thank you for choosing Team Rountree!	<p>Total \$934.70</p>

**We accept Visa, MasterCard & Discover**







**RECEIVED**  
APR 22 2025  
BY: \_\_\_\_\_

INVOICE	#100111
INVOICE DATE	Mar 25, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 25, 2025
AMOUNT DUE	\$9,292.43

Indigo CDD  
100 International Golf Dr Ste 102  
Daytona Beach, FL 32124

330-53900-47200

*[Handwritten signature]*

(386) 290-9056  
kurt@solarismgt.com

CONTACT US  
P.O. Box 471126  
Lake Monroe, FL 32747

(407) 413-0442  
tpglighting@gmail.com

# INVOICE

Services	qty	unit price	amount
Lighting - Holidays - 1009 Oregon 44" Lit Fir Teardrop (With 12"W x 18"L Red 3D Commercial-Grade Bow) 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.	4.0	\$269.02	\$1,076.08
Lighting - Holidays - 1007 Oregon Pre-Lit Garland (9 ft. Section) International Golf Dr. Entrance: 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.	7.0	\$147.90	\$1,035.30
Lighting - Holidays - 4004 18"W x 24"L Outdura Red 3D Bow International Golf Dr. Entrance: 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.	2.0	\$75.48	\$150.96
Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow International Golf Dr. Entrance: Placing one commercial-grade red bow on each side of the median sign affixed to the garland.	2.0	\$62.44	\$124.88
Lighting - Holidays - 3001 Mini Lights (Per Strand) International Golf Dr. Entrance: Wrapping the trunks of the 2 palm trees in front of the sign at the entrance median in warm white mini lights.	40.0	\$29.98	\$1,199.20
Lighting - Holidays - 3002 Palm Fronds Wrap (Per Frond) International Golf Dr. Entrance: Lining the lowest 8 fronds of the 2 palm trees in the entrance median in green mini lights.	16.0	\$39.98	\$639.68
Lighting - Holidays - 1009 Oregon 44" Lit Fir Teardrop (With 12"W x 18"L Red 3D Commercial-Grade Bow)	4.0	\$269.02	\$1,076.08



Champions Drive Entrance:

Placing two warm white lit fir teardrops on each side of the entrance (See rendering). Includes commercial-grade red 3D bows.

Lighting - Holidays - 1007 Oregon Pre-Lit Garland (9 ft. Section)	7.0	\$147.90	\$1,035.30
---	-----	----------	------------

Champions Drive Entrance:

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.

Lighting - Holidays - 4004 18"W x 24"L Outdura Red 3D Bow	2.0	\$75.48	\$150.96
---	-----	---------	----------

Champions Drive Entrance:

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.

Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow	2.0	\$62.44	\$124.88
---	-----	---------	----------

Champions Drive Entrance:

Placing one commercial-grade red bow on each side of the median sign affixed to the garland.

Lighting - Holidays - 3001 Mini Lights (Per Strand)	60.0	\$29.98	\$1,798.80
---	------	---------	------------

Champions Drive Entrance:

Wrapping the trunks of the 3 palm trees in front of the sign at the entrance median in warm white mini lights.

Lighting - Holidays - 3002 Palm Fronds Wrap (Per Frond)	24.0	\$39.98	\$959.52
---	------	---------	----------

Champions Drive Entrance:

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

Lighting - Holidays - 1009 Oregon 44" Lit Fir Teardrop (With 12"W x 18"L Red 3D Commercial-Grade Bow)	4.0	\$269.02	\$1,076.08
---	-----	----------	------------

Grand Champion:

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.

Lighting - Holidays - 3001 Mini Lights (Per Strand)	28.0	\$29.98	\$839.44
---	------	---------	----------

Grand Champion:

Wrapping the trunks of the Robellinis on both sides of the entrance in front of the sign in warm white mini lights.

Lighting - Holidays - 3001 Mini Lights (Per Strand)	33.0	\$29.98	\$989.34
---	------	---------	----------

Grande Champion Entrance:

Adding green mini lights on the bottom 4 fronds of each of the 13 Robellinis.

Lighting - Holidays - 3001 Mini Lights (Per Strand)	24.0	\$29.98	\$719.52
---	------	---------	----------

Grand Champion:

Wrapping the set of 2 cone-shaped bushes in front of each tower in warm white mini lights.

Lighting - Holidays - 1003 48" Oregon Wreath (With 18"W x 24"L Red Outdura 3D Commercial-Grade Bow)	1.0	\$430.06	\$430.06
---	-----	----------	----------

Tournament Drive Entrance:

Placing one 48" warm white lit wreath with commercial-grade red bow centered on the median monument.

Lighting - Holidays - 3001 Mini Lights (Per Strand)	40.0	\$29.98	\$1,199.20
---	------	---------	------------

Tournament Drive Entrance:

Wrapping the trunks of the 2 palm trees behind the median monument in warm white mini lights.

Lighting - Holidays - 3002 Palm Fronds Wrap (Per Frond)	16.0	\$39.98	\$639.68
---	------	---------	----------

Tournament Drive Entrance:

Lining the lowest 8 fronds of the 2 palm trees in the entrance median in green mini lights.

Lighting - Holidays - 1007 Oregon Pre-Lit Garland (9 ft. Section)	4.5	\$147.90	\$665.55
---	-----	----------	----------

Tournament Drive Entrance:

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.

Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow	6.0	\$62.44	\$374.64
Tournament Drive Entrance:			
Placing one red commercial-grade 3D bow on both sides of all 3 sets of garland.			
Lighting - Holidays - 1009 Oregon 44" Lit Fir Teardrop (With 12"W x 18"L Red 3D Commercial-Grade Bow)	4.0	\$269.02	\$1,076.08
Tournament Drive Entrance:			
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.			
Lighting - Holidays - 3001 Mini Lights (Per Strand)	42.0	\$29.98	\$1,259.16
Royal County BLVD Entrance:			
Wrapping the trunks up to the fronds of the 3 palm trees in the median with warm white mini lights.			
Lighting - Holidays - 3002 Palm Fronds Wrap (Per Frond)	24.0	\$39.98	\$959.52
Royal County BLVD Entrance:			
Lining the lowest 8 fronds of each palm tree in green mini lights.			
Lighting - Holidays - 1001 36" Oregon Wreath (With 12"W x 18"L Red Outdura 3D Commercial-Grade Bow)	2.0	\$252.52	\$505.04
Royal County BLVD Entrance:			
Placing one 36" warm white lit wreath with commercial-grade red 3D bow on each side of the entrance sign.			
Lighting - Holidays - 1007 Oregon Pre-Lit Garland (9 ft. Section)	5.0	\$147.90	\$739.50
Royal County BLVD Entrance:			
Spiraling up both front entrance light poles in UNLIT garland. These are the first poles on the left and right side of the entrance.			
Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow	2.0	\$62.44	\$124.88
Royal County BLVD Entrance:			
Placing one commercial-grade red 3D bow on the top of each light pole.			
Lighting - Holidays - 2001 C9 Lights (Roof Line) Per Linear Foot	162.0	\$7.98	\$1,292.76
Preserve at LPGA Pool Building:			
Lining the front and side rooflines according to the installation map in warm white C9 bulbs.			
Lighting - Holidays - 1001 36" Oregon Wreath (With 12"W x 18"L Red Outdura 3D Commercial-Grade Bow)	1.0	\$252.52	\$252.52
Preserve at LPGA Pool Building:			
Placing a 36" warm white lit wreath with Red commercial-grade 3D bow over the entryway to the pool area.			
Lighting - Holidays - 1007 Oregon Pre-Lit Garland (9 ft. Section)	4.0	\$147.90	\$591.60
Preserve at LPGA Back Entrance Monument:			
Lining the top of the upper and lower portions of the sign in UNLIT garland.			
Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow	2.0	\$62.44	\$124.88
Preserve at LPGA Back Entrance Monument:			
Placing a Red commercial-grade 3D bow on either side of the sign affixed to the garland.			

Subtotal	\$23,231.09
3 Year Agreement Discount	-\$4,646.22
Total Tax	\$0.00
Sales Tax (7%)	\$0.00
<b>Job Total</b>	<b>\$18,584.87</b>
<b>Invoice Amount</b>	<b>\$9,292.43</b>

Thank you for the opportunity to do business with you!



With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well- deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime. Welcome to the TPG Lighting family!

See our Terms & Conditions

# WILLSCOT

4646 E VAN BUREN ST  
PHOENIX, AZ 85008-6927

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

422 

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



## INVOICE

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9023534393	4/17/2025	048	DUE NOW
PAYMENT DUE		\$410.14		
INVOICE DUE DATE		4/17/2025		

### 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	4/17/2025 - 5/16/2025	INDIGO COMMUNITY DEVELOPMENT DISTRI 105 GRANDE CHAMPION BLVD. DAYTONA BEACH FL 32124

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

#130  
320.538.49 \$ 205.07  
330.910.49 \$ 205.07

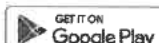
Invoice in USD

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 #:** 9023534393  
**Due Date:** 4/17/2025  
**Customer:** INDIGO COMMUNITY DEVELOPMENT DISTR  
**Customer #:** 10447642

### PLEASE REMIT TO:

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



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

"Copy of Previously Printed Invoice"

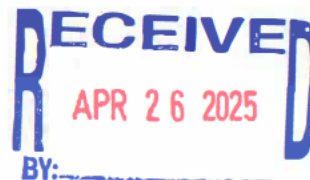
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7626424  
[REDACTED]  
01/24/2025  
Schuhle, Scott A  
(954)-938-2476

Indigo Cdd  
C/O Gms CF LLC  
1408 Hamlin Avenue Unit E  
St. Cloud, FL 34771  
United States

#117  
5/25 Trust. Fees. Ser 99A & B  
Unidentified Exp. Ser 99A & B  
310-517 323

INDIGO COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 1999A & 1999B



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

\$4,089.21

All invoices are due upon receipt.

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 BONDS, SERIES  
1999A & 1999B

Invoice Number: 7626424  
Account Number: [REDACTED]  
Current Due: \$4,089.21

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

Wire Instructions:  
U.S. Bank  
ABA # [REDACTED]  
Acct # [REDACTED]  
Trust Acct #  
Invoice # 7626424 Attn:  
Fee Dept St. Paul

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.,  
"Copy of Previously Printed Invoice"

Invoice Number: 7626424  
Invoice Date: 01/24/2025  
Account Number: [REDACTED]  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

INDIGO COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES  
1999A & 1999B

Accounts Included [REDACTED]

In This Relationship: [REDACTED]

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,162.59	100.00%	\$3,162.59
04280 Administration	1.00	632.50	100.00%	\$632.50
<b>Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025</b>				<b>\$3,795.09</b>
Incidental Expenses 01/01/2025 to 12/31/2025	3,795.09	0.0775		\$294.12
<b>Subtotal Incidental Expenses</b>				<b>\$294.12</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,089.21</b>