

*Indigo Community
Development District*

July 23, 2025

AGENDA PACKAGE

AGENDA

Indigo Community Development District

219 E. Livingston Street

Orlando, FL 32801

www.IndigoCDD.com

July 16, 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, July 23, 2025 at 6:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida 32114. PLEASE NOTE THE TIME OF THE MEETING.**

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. May 21, 2025 Board Meeting
- IV. Public Hearing
 - A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
- V. District Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals and Objectives
 - B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Execute
- VI. Consideration of Proposal from National Stormwater Trust Related to Lease of District Ponds
- VII. Consideration of Tri-Party Agreement with Indigo CDD Holdings, Inc. and U.S. Bank Trust Company, N.A.
- VIII. Consideration of Conveyance of Common Elements – *Under Separate Cover*
- IX. Staff Reports

- A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Approval of Fiscal Year 2026 Meeting Schedule
 - D. Field Operations Manager
 - i. Consideration of Annual Maintenance Service Agreement with Solitude Lake Management
- X. Financial Statements
- XI. Approval of Check Register
- A. May-July
- XII. Other Business
- XIII. Supervisors' Requests and Public Comment (Limited to 3 minutes per person)
- XIV. Next Scheduled Meeting - Wednesday, September 24, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach
- XV. 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

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, May 21, 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 <i>by phone</i>	District Counsel
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Shackelford stated in the second phase of the Preserve the ponds have significant growth going on and it is inroading into your lake and Lennar needs to fix that before it gets worse.

THIRD ORDER OF BUSINESS

Approval of Minutes

- A. March 7, 2025 Board Meeting**
- B. March 26, 2025 Special Meeting**

On MOTION by Mr. Kilian seconded by Mr. McCommon with all in favor the minutes of the March 7, 2025 and March 26, 2025 meetings were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Proposal from Solaris
Management for On-Site Management Fees**

Mr. von der Osten stated it is a minor increase; we haven't had one in over ten years.

Mr. LeBrun stated we included this in the proposed Fiscal Year 2026 budget.

On MOTION by Mr. Workowski seconded by Mr. Byrne with all in favor the proposal from Solaris Management for onsite management services for an increase to \$38,160 annually was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Approving the Proposed Fiscal Year 2026
Budget and Setting a Public Hearing**

Mr. LeBrun stated Resolution 2025-03 approves the proposed Fiscal Year 2026 budget and sets the public hearing for 6:00 p.m. July 23, 2025 in the same location.

Mr. LeBrun gave an overview of the proposed budget that has no proposed increase in assessments.

On MOTION by Mr. Workowski seconded by Mr. Byrne with all in favor Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Amendment to Annual
Services Agreement with Solitude Lake
Management**

Mr. von der Osten stated ten years ago we were treating 46 lakes now we are treating 74. The amendment is to cover the new lakes.

Mr. LeBrun stated this amount is already factored into the proposed budget.

Mr. Kilian stated the amendment price is \$28,008. Is that the increase?

Mr. von der Osten stated that is the increase. With the increase we are looking at a \$98,000 annual expense.

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the amendment to the annual services agreement with Solitude Lake Management in the amount of \$28,008 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated I have inquired to the Trustee's Counsel as to the status of their work out but I don't have a response back yet. Jeremy received a request today from Lennar to move forward with the transfer of ownership of the common area properties in the Preserve phase. This

is something the District committed to do when we issued bonds, but unless Lennar comes to the District and says we want to initiate that transfer, we are not necessarily keyed into their development status enough to know when it is time. That transfer process would likely just involve a review to make sure there aren't any title issues. We don't anticipate in this instance having the Engineer review the improvements if the CDD installed them. Some of these contracts are by the District. If Lennar installed them and they didn't run it through the CDD then I suggest we have an Engineer take a look to make sure the improvements are in good condition. That is the ask, Lennar would like to have this moved between Board meetings and I was going to talk to you about how you felt about it or whether you wanted us to bring it back in July so you can see the full package.

Mr. Workowski stated I am not in favor of rushing this thing and agree the Engineer needs to look at the stuff they supposedly installed.

Mr. Kilian stated I want to know what are the common areas that they are talking about so Kurt can get an eye on them and say that looks like it is ready to go but this one hasn't been graded or whatever the issue is. I'm not in favor of doing anything until we have more details and understanding.

Ms. Buchanan stated we will work at the staff level to put together the documents and then complete any reviews we think are appropriate. If we do identify issues, we will ask them to resolve them in advance of July and bring you back a clean set of documents.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

i. Presentation of Number of Registered Voters – 2,543

A copy of the letter from the Supervisor of Elections indicating there are 2,543 registered voters residing in the District was included in the agenda package.

D. Field Operational Manager

Mr. von der Osten stated I want to go back to Kevin's question on landscape maintenance and the adjustments to the numbers there. The District is evolving and the CDD improvements are expanding. When we bid out the RFP for landscape a little over a year ago we did it based on drawings and assumptions in the Preserve. It is now basically developed and complete but now

that is going to be turned over some of these assumptions need to be revised. More was turned over to the CDD than expected and less to the HOA. The entranceway off LPGA is a main thoroughfare that connects other parts of the community. In Phase B, Grand Champion Boulevard has been extended all the way over to intersect with Royal County Boulevard. Those are main thoroughfares. Main thoroughfares have always been seen as a community wide benefit and funded community wide. This is no different than Tournament Drive and Champions Drive and International Golf Drive entrances. It is not a Preserve specific expense, which is why the expense of maintaining those roadways is being transferred to the community wide line and being removed from the Preserve line. What is staying in the Preserve line item are the lakes. Mowing around all the lakes. The Preserve line item came down over \$60,000. What we doing in the Preserve is maintaining all the lake banks, Rountree is under contract to mow all the lake banks but all the main roadways, the District now maintains, the irrigation and landscaping and it does it in the community wide budget. The Preserve is unique and has 14 lakes which are all being dedicated to the CDD. This is the only neighborhood the CDD owns the lakes, we have maintenance agreements on lakes but we don't own them. That is why it is unique and we are assessing those unique expenses to the Preserve.

The City is projecting August for rebuilding the roadways.

i. Discussion of Fence Request over CDD Easement

Mr. von der Osten stated this is the first time coming to you with a fence easement issue and it is in the Preserve. We have a homeowner looking to install a four-foot aluminum railing fence in the backyard and it turned out that the CDD has an access easement going down the side of his home. There is drainage in the back and that is what the easement is for, to get in there and clean it out if it ever needs to be cleaned out. There will be language in any approval that we have access; he is willing to include the gates and removeable section or whatever we need to get in access it. He needs approval from the Board to install this fence.

Ms. Buchanan stated we want to ensure that we have access to the improvements in case we need to make a repair, that his contractor adds the District as an additional insured so if the District's pipe is damaged during the process they are on the hook for that repair cost and with the understanding that if we have to remove it for some sort of repair that is at his expense as well. It is a risk he is willing to undertake.

Mr. von der Osten stated we are also going to get a request from his neighbor.

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor District Counsel was directed to draft a License Agreement with the homeowner to allow the construction of a fence at 2184 Green Valley Street and the Chair was authorized to finalize and execute the License Agreement.

EIGHTH ORDER OF BUSINESS

Financial Statements as of September 30, 2024

A copy of the financials was included in the agenda package. No Board action was required.

NINTH ORDER OF BUSINESS

Approval of Check Register

Mr. LeBrun presented the check register from March 17, 2025 through May 15, 2025 in the amount of \$197,381.91.

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

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Shackelford stated you mentioned lights in the budget then you said something about the Preserve. Is that Christmas lights?

Mr. LeBrun stated yes, they added holiday lighting that is factored into the budget.

Mr. von der Osten stated the entryway would be included in the holiday lighting proposal. If you decide to put lights on the clubhouse or pool that would be the HOA.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 23, 2025 at 6:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida

Mr. LeBrun stated the next meeting is scheduled for July 23, 2025 at 6:00 p.m. in the same location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the meeting adjourned at 1:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2025-04
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, <https://indigocdd.com/>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Indigo Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2025.

ATTEST:

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A
FY 2026 Budget

Indigo
Community Development District

Proposed Budget
FY2026



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Indigo
Community Development District
Proposed Budget
FY2026
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	6/30/25	3 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 1,618,248	\$ 1,666,724	\$ -	\$ 1,666,724	\$ 1,618,248
Interest	21,500	44,403	13,500	57,903	36,000
I-95 City of Daytona Funding	8,775	-	8,775	8,775	8,775
Carry Forward Surplus	-	-	-	-	55,709

Total Revenues	\$ 1,648,523	\$ 1,711,127	\$ 22,275	\$ 1,733,402	\$ 1,718,732
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 2,000	\$ 6,600	\$ 12,000
FICA Expense	918	352	153	505	918
Engineering Fees	15,000	7,520	2,480	10,000	15,000
Attorney	28,000	16,232	8,575	24,808	28,000
Arbitrage	2,250	1,800	450	2,250	2,250
Dissemination	10,496	8,472	2,624	11,096	10,811
Annual Audit	6,310	-	6,310	6,310	6,430
Trustee Fees	12,750	12,376	-	12,376	13,356
Assessment Administration	21,200	21,200	-	21,200	21,836
Management Fees	66,658	49,993	16,664	66,658	68,657
Information Technology	2,800	2,100	700	2,800	2,884
Website Maintenance	1,200	900	300	1,200	1,236
Telephone	300	95	105	200	300
Postage	1,000	348	200	548	1,000
Printing & Binding	1,750	317	200	517	1,750
Insurance	33,725	33,673	-	33,673	37,304
Legal Advertising	2,500	6,151	1,000	7,151	2,500
Meeting Room Fee	-	1,346	689	2,035	2,100
Other Current Charges	2,600	19	100	119	500
Office Supplies	350	31	39	70	350
Office Expense	6,000	4,500	1,500	6,000	6,000
Dues, Licenses & Subscriptions	175	175	-	175	175

Total Administrative:	\$ 227,982	\$ 172,201	\$ 44,090	\$ 216,291	\$ 235,357
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Indigo
Community Development District
Proposed Budget
FY2026
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	6/30/25	3 Months	9/30/25	FY2026
<u>Operations & Maintenance I-95</u>					
Electric	\$ 27,000	\$ 510	\$ 165	\$ 675	\$ 27,000
Landscape Maintenance	50,616	41,990	13,997	55,986	55,986
Landscape Contingency	3,500	2,592	908	3,500	3,500
Plant Replacement & Annuals	8,000	3,738	2,262	6,000	8,000
Lake Maintenance	6,413	4,204	1,406	5,610	6,582
Irrigation Repairs	20,000	3,918	6,082	10,000	20,000
Repairs & Maintenance	9,845	1,870	2,165	4,035	9,845
Contingency	2,461	1,846	615	2,461	2,461
Total Operations & Maintenance I-95:	\$ 127,835	\$ 60,667	\$ 27,600	\$ 88,267	\$ 133,374
<u>Operations & Maintenance Community Wide</u>					
On-Site Manager	\$ 33,390	\$ 23,850	\$ 7,950	\$ 31,800	\$ 38,160
Electric	40,000	30,195	10,500	40,695	45,610
Landscape Maintenance	541,122	403,570	150,094	553,664	576,436
Landscape Contingency	30,000	25,564	4,436	30,000	30,000
Fertilizer/Pest Control	38,000	-	19,000	19,000	38,000
Plant Replacement & Annuals	35,000	19,290	15,710	35,000	35,000
Sod Replacement	28,512	-	14,256	14,256	28,512
Lake Maintenance	92,552	52,448	24,140	76,588	98,616
Fountain Maintenance	18,000	8,164	1,800	9,964	18,000
Holiday Lighting	-	24,292	-	24,292	18,585
Irrigation Repairs	35,000	20,512	12,500	33,012	35,000
Repairs & Maintenance	39,800	16,082	8,918	25,000	39,800
Contingency	16,158	8,464	3,615	12,079	16,158
Conservation Easement Maintenance	55,224	38,293	12,555	50,848	50,224
Tree Trimming	34,892	-	17,446	17,446	29,892
Pressure Washing	10,000	-	5,000	5,000	10,000
Hurricane Expenses	-	6,120	-	6,120	-
<u>The Preserve at LPGA</u>					
Landscape Maintenance	\$ 172,576	\$ 113,497	\$ 28,434	\$ 141,931	\$ 113,741
Landscape Contingency	-	4,986	1,500	6,486	8,000
Plant Replacement & Annuals	2,500	1,989	511	2,500	2,500
Floating Wetland Maintenance	65,780	37,599	37,585	75,184	112,768
Fountain Maintenance	1,200	-	-	-	-
Irrigation Repairs	2,500	332	918	1,250	2,500
Contingency	500	-	250	250	2,500
Total Operations & Maintenance Community Wide:	\$ 1,292,706	\$ 835,246	\$ 377,118	\$ 1,212,364	\$ 1,350,001
Total Expenditures	\$ 1,648,523	\$ 1,068,114	\$ 448,807	\$ 1,516,922	\$ 1,718,732
Excess Revenues (Expenditures)	\$ 0	\$ 643,013	\$ (426,532)	\$ 216,481	\$ -

Net Assessment	\$ 1,618,248
Collection Cost (6%)	\$103,292
Gross Assessment	<u>\$1,721,541</u>

Indigo
Community Development District
Proposed Budget
FY2026

Exhibit "A"

Allocation of Operating Reserves
Estimated Funds Available

(1)	Beginning Fund Balance - Fiscal Year 2025	\$ 678,763
(2)	Estimated Excess/(Deficit) - Fiscal Year 2025	216,481
	Total Estimated Funds Available - 9/30/2025	<u>\$ 895,244</u>

Allocation of Funds Available

(3)	Operating Reserve - First Quarter Operating Capital	\$ 429,683
	Assigned Fund Balance	55,709
	Unassigned Fund Balance	409,852
	Total Allocation of Funds	<u>\$ 895,244</u>
	Total Undesignated Cash	<u>\$ -</u>

(1) Represents carry forward balance per audited financial report

(2) Assumes no further assessments will be collected

(3) Represents initial operating expenditures

Indigo

Community Development District

Proposed Budget

FY2026

Assessment Chart

Development Type	Total Units	ERU	Total ERUS	FY26 O&M Total Net	FY26 Per Unit Net	FY26 Per Unit Gross
North Section						
Residential Single Family	1,017	1.00	1,017.00	449,861.31	442.34	470.56
Apartments	311	0.80	248.80	110,054.57	353.87	376.45
Commercial - ((5) Assessment Units Per Acre)	29.22	5.00	146.10	64,626.09	2,211.71	2,352.81
Commerical - Undeveloped Square Feet	9.95	1.00	9.95	4,401.30	442.34	470.56
Active Adult	0		-	-	-	-
Golf	17.85	1.00	17.85	7,895.80	442.34	470.56
Other - Resort/Golf	61.10	1.00	61.10	27,027.07	442.34	470.56
			-			
Total North	1,446.12		1,500.80	663,866.13		
South Section						
Residential Single Family	1,201	1.00	1,201.00	531,252.15	442.34	470.56
Residential Single Family	881	0.27	237.87	105,219.77	119.43	127.05
Residential Multi-Family	0	1.00	-	-	-	-
Commerical (Sq. Ft./2000)(Undeveloped)	11	0.27	2.97	1,313.75	119.43	127.05
Active Adult	0		-	-	-	-
UTC, CCR (Sq. Ft./2000)(Undeveloped)	609.05	0.27	164.44	72,740.19	119.43	127.05
Preserve Addl			-	243,856.00	517.74	550.77
Total South	2,702.05		1,606.28	954,381.87		
Total District	4,148.17		3,107.08	1,618,248.00		

Indigo
Community Development District
General Fund

REVENUES:

Special Assessments

The District will levy a Non-Ad Valorem Assessment on all taxable property within the Indigo Community Development District in order to pay for operating & maintenance expenditures for the fiscal year.

Interest

The District will have operating funds invested with the US Bank and the State Board of Administration throughout the fiscal year.

I-95 City of Daytona Funding

Represents mowing cost reimbursement from the City of Daytona for 27 cuts at the I-95 interchange per interlocal agreement.

EXPENDITURES:

Administrative:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on payment to 5 Supervisors for attending 12 Board meetings during the fiscal year.

FICA Expense

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

Engineering Fees

The District's engineer, Singhofen & Associates, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly meetings, reviewing invoices, annual engineer's report and various projects assigned as directed by the Board of Supervisors.

Indigo
Community Development District
General Fund

Attorney

The District's attorney, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, reviewing contracts, agreements, resolutions, etc.

Arbitrage

The District has a contract to annually calculate the District's Arbitrage Rebate Liability on the Series 1999A, 1999C, 2005, 2021 & 2024 Capital Improvement Revenue Bonds. The amount is based on the current contract with AMTEC.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted with Governmental Management Services, LLC to provide this service and the amount is based on the contracted amount.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines and Frank for this service.

Trustee Fees

The District's Series 1999A, 1999C, 2005, 2021 & 2024 Capital Improvement Revenue Bonds are held with a Trustee at US Bank. Series 1999A, 2021 & 2024 bonds are processed through general fund as the default Series 1999C and 2005 are processed through debt service funds.

Assessment Administration

The District has contracted with Governmental Management Services, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc. Included as a separate line item is the estimated portion of foreclosure costs related primarily to non- payment of assessments on undeveloped lands.

Indigo
Community Development District
General Fund

Information Technology

The District has contracted with Governmental Management Services, LLC for cost related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board meeting agendas, overnight deliveries, checks for vendors, and any other required correspondence.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

Insurance

The District currently has a General Liability/Errors & Omissions and Property Insurance Policy with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for Governmental Agencies.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Meeting Room Fee

Represents estimated charges for reservation fees to hold 6 Board of Supervisors meetings.

Other Current Charges

Bank charges and any other miscellaneous charges that the District may incur.

Indigo
Community Development District
General Fund

Office Supplies

The District incurs charges for any supplies that may need to be purchased during the fiscal year, i.e., paper, minute books, file folders, labels, paper clips, etc.

Office Expense

The District has leased space from the Solaris Management Inc. for housing of the District maps and records along with space for field operations management. This lease is on an annual basis.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Operating Expense I-95

Electric

The District currently has electric accounts with Florida Power & Light.

Description	Monthly	Annually
LPGA Blvd # NEC I-95 # Pump	\$1,250	\$15,000
LPGA Blvd # NEC I-95 # Fountain	\$900	\$10,800
Contingency		\$1,200
Total		\$27,000

Landscape Maintenance

The District has contracted with Team Rountree, Inc. to maintain the common areas of the District.

Description	Monthly	Annually
Landscape Maintenance - I-95	\$4,666	\$55,986
Total		\$55,986

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Plant Replacement & Annuals

Amounts based upon historic expenditures in this category and the total number of plants currently in place. The District also has a contract to install a specific number of annuals plus any contingencies.

Indigo
Community Development District
General Fund

Lake Maintenance

The District has contracted with Solitude Lake Management to maintain the lakes within the District.

Description	Monthly	Annually
Inspections with Treatment - I-95	\$469	\$5,624
Semi-Annual Fountain/Aeration Maintenance		\$766
Contingency		\$192
Total		\$6,582

Irrigation Repairs & Maintenance

Any irrigation repairs and maintenance expenditures that the District may occur during the fiscal year.

Repairs & Maintenance

Reflects expenditures related to the entrance lighting, fountains and any other miscellaneous maintenance repairs.

Contingency

Any miscellaneous maintenance expenditures that the District may incur during the fiscal year.

Operating Expense Community Wide

On-Site Manager

The District has contracted with Solaris Management Inc. for field management services.

Description	Monthly	Annually
Field Management Services	\$3,180	\$38,160
Total		\$38,160

Indigo
Community Development District
General Fund

Electric

The District currently has electric accounts with Florida Power & Light. Based on prior years-average monthly electric bills.

Description	Monthly	Annually
Decorative Lighting # Grand Champion	\$730	\$8,760
1 Champions Dr # Entrance	\$255	\$3,060
230 Champions Dr	\$135	\$1,620
579 Champions Dr # Site Lights	\$135	\$1,620
654 Champions Dr # Site Lights	\$80	\$960
795 Champions Dr # Site Lights	\$80	\$960
937 Champions Dr # Site Lights	\$80	\$960
977 Champions Dr # Site Lights	\$130	\$1,560
10 Champion Ridge Dr # Fountain	\$1,000	\$12,000
105 Grand Champion Blvd # Sign	\$225	\$2,700
106 Glen Eagle Grand Dr # Irrigation	\$30	\$360
100 International Golf Dr # Lights	\$250	\$3,000
399 International Golf Dr # Site Lights	\$100	\$1,200
248 Tournament Dr # Site Lights	\$65	\$780
360 Tournament Dr # Irrigation Pump	\$85	\$1,020
499 Tournament Dr # Entrance	\$75	\$900
Contingency		\$4,150
Total		\$45,610

Landscape Maintenance

The District has contracted with Team Rountree, Inc. to maintain the common areas of the District.

Description	Monthly	Annually
Landscape Maintenance - Community Wide	\$48,036	\$576,432
Total		\$576,432

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Fertilizer/Pest Control

Represents estimated costs for a special sod treatment and pest control.

Plant Replacement & Annuals

Amounts based upon historic expenditures in this category and the total number of plants currently in place. The District also has a contract to install a specific number of annuals plus any contingencies.

Indigo
Community Development District
General Fund

Sod Replacement

Represents estimated costs to replace sod within the Community Wide areas (North & South).

Lake Maintenance

The District has contracted with Solitude Lake Management to maintain the lakes within the District.

Description	Monthly	Annually
Inspections with Treatment - North & South	\$5,713	\$68,552
Inspections with Treatment - The Preserve at LPGA	\$2,334	\$28,008
Contingency		\$2,056
Total		\$98,616

Fountain Maintenance

Represents estimated costs for repairs and maintenance of District fountains.

Holiday Lighting

Represents costs for decorative lighting at the International Golf Drive, Champions Drive, Grande Champion, Tournament Drive and Royal County Blvd. entrances during the holiday season. Lighting be installed between October 1st – 31st and greenery such as wreaths, garlands, teardrops, bows, etc. to be installed between November 1st – Thanksgiving Eve. District has contracted with TPG Lighting for this service.

Irrigation Repairs

Any irrigation repairs and maintenance expenditures that the District may occur during the fiscal year.

Repairs & Maintenance

Reflects expenditures related to the entrance lighting, and any other miscellaneous maintenance repairs.

Contingency

Any miscellaneous maintenance expenditures that the District may incur during the fiscal year.

Indigo
Community Development District
General Fund

Conservation Easement Maintenance

The District is obligated to maintain approximately 137 acres as a Gopher Tortoise Habitat Area in accordance with the Habitat Management Plan prescribed by the Florida Game and Freshwater Fish Commission.

Description	Monthly	Annually
Conservation Easement Maintenance Underbrush	\$4,185	\$50,224
Total		\$50,224

Tree Trimming

Represents estimated costs for any additional tree trimming outside the monthly landscape contract.

Pressure Washing

Estimated cost to pressure wash are areas within the District as needed.

The Preserve at LPGA

Landscape Maintenance

The District will contract to maintain Phase A and Phase B areas within the Preserve.

Description	Monthly	Annually
Landscape Maintenance - The Preserve at LPGA	\$9,478	\$113,741
Total		\$113,741

Plant Replacement & Annuals

Represents estimate cost to replace plants and install annuals within The Preserve at LPGA.

Lake Maintenance

The District will contract to maintain the Beemats Phase A and the lakes in Legends Preserve and Preserve Phase B.

Description	Tri-Annual
Floating Wetlands Maintenance - May	\$37,599
Floating Wetlands Maintenance - September	\$37,585
Floating Wetlands Maintenance - January	\$37,585
Total	\$112,768

Indigo
Community Development District
General Fund

Irrigation Repairs

Any irrigation repairs and maintenance expenditures that the District may occur during the fiscal year for areas within The Preserve at LPGA.

Contingency

Any miscellaneous maintenance expenditures that the District may incur during the fiscal year for areas within The Preserve at LPGA.

Indigo
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 1999A

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	6/30/25	3 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	72,750	\$	71,123	\$	1,368	\$	72,492	\$	72,750
Interest		5,000		5,328		1,275		6,603		5,000
Carry Forward Surplus		59,964		58,810		-		58,810		60,089

Total Revenues	\$	137,714	\$	135,262	\$	2,643	\$	137,905	\$	137,840
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Expenditures:

Series 1999A

Interest - 11/01	\$	13,825	\$	13,825	\$	-	\$	13,825	\$	12,250
Principal - 05/01		45,000		45,000		-		45,000		50,000
Interest - 05/01		13,825		13,825		-		13,825		12,250
Other Debt Service Costs		-		10,640		-		10,640		-

Total Expenditures	\$	72,650	\$	83,290	\$	-	\$	83,290	\$	74,500
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Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	5,474	\$	-	\$	5,474	\$	-
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Total Other Financing Sources (Uses)	\$	-	\$	5,474	\$	-	\$	5,474	\$	-
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Excess Revenues (Expenditures)	\$	65,064	\$	57,446	\$	2,643	\$	60,089	\$	63,340
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Interest - 11/1/2026	\$10,500
Total	\$10,500
Net Assessment	\$72,750
Collection Cost (6%)	\$4,644
Gross Assessment	\$77,394

Indigo
Community Development District

Series 1999A, Capital Improvement Bonds

Amortization Schedule

Date	Balance	Rate	Principal	Interest	Annual
11/1/25	\$ 350,000	7.00%	\$ -	\$ 12,250	\$ 12,250
5/1/26	\$ 350,000	7.00%	\$ 50,000	\$ 12,250	\$ -
11/1/26	\$ 300,000	7.00%	\$ -	\$ 10,500	\$ 72,750
5/1/27	\$ 300,000	7.00%	\$ 50,000	\$ 10,500	\$ -
11/1/27	\$ 250,000	7.00%	\$ -	\$ 8,750	\$ 69,250
5/1/28	\$ 250,000	7.00%	\$ 55,000	\$ 8,750	\$ -
11/1/28	\$ 195,000	7.00%	\$ -	\$ 6,825	\$ 70,575
5/1/29	\$ 195,000	7.00%	\$ 60,000	\$ 6,825	\$ -
11/1/29	\$ 135,000	7.00%	\$ -	\$ 4,725	\$ 71,550
5/1/30	\$ 135,000	7.00%	\$ 65,000	\$ 4,725	\$ -
11/1/30	\$ 70,000	7.00%	\$ -	\$ 2,450	\$ 72,175
5/1/31	\$ 70,000	7.00%	\$ 70,000	\$ 2,450	\$ 72,450
Totals			\$ 350,000	\$ 91,000	\$ 441,000

Indigo
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 1999C

	Adopted Budget FY2025	Proposed Budget FY2026
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Revenues:

Special Assessments	\$ 377,662	\$ 377,662
Interest	25,000	25,000
Other Income Source	520,263	522,738

Total Revenues	\$ 922,925	\$ 925,400
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Expenditures:

Series 1999C

Debt Service Obligation	\$ 922,925	\$ 925,400
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Total Expenditures	\$ 922,925	\$ 925,400
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Excess Revenues (Expenditures)	\$ -	\$ -
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Interest - 11/1/2026	<u>\$136,675</u>
Total	<u><u>\$136,675</u></u>

Net Assessment	\$377,662
Collection Cost (6%)	<u>\$24,106</u>
Gross Assessment	<u><u>\$401,768</u></u>

Indigo
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2005

	Adopted Budget FY2025	Proposed Budget FY2026
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Revenues:

Special Assessments	\$ 335,228	\$ 335,228
Interest	2,500	2,500
Total Revenues	\$ 337,728	\$ 337,728

Expenditures:

Series 2005

Debt Service Obligation	\$ 156,975	\$ 123,913
Total Expenditures	\$ 156,975	\$ 123,913

Excess Revenues (Expenditures)	\$ 180,753	\$ 213,816
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Interest - 11/1/2026	<u>\$53,044</u>
Total	<u><u>\$53,044</u></u>

Net Assessment	\$335,228
Collection Cost (6%)	<u>\$21,398</u>
Gross Assessment	<u><u>\$356,626</u></u>

Indigo
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2021

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	6/30/25	3 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 156,614	\$ 158,851	\$ -	\$ 158,851	\$ 156,614
Interest	6,000	7,849	1,425	9,274	6,000
Carry Forward Surplus	59,691	59,790	-	59,790	70,918
Total Revenues	\$ 222,305	\$ 226,489	\$ 1,425	\$ 227,914	\$ 233,532

Expenditures:

Series 2021

Interest - 11/01	\$ 46,824	\$ 46,824	\$ -	\$ 46,824	\$ 46,164
Principal - 05/01	60,000	60,000	-	60,000	65,000
Interest - 05/01	46,824	46,824	-	46,824	46,164
Total Expenditures	\$ 153,649	\$ 153,649	\$ -	\$ 153,649	\$ 157,329

Other Sources/(Uses)

Transfer In/(Out)	\$ (3,000)	\$ (2,598)	\$ (750)	\$ (3,348)	\$ (3,000)
Total Other Financing Sources (Uses)	\$ (3,000)	\$ (2,598)	\$ (750)	\$ (3,348)	\$ (3,000)

Excess Revenues (Expenditures)	\$ 65,656	\$ 70,243	\$ 675	\$ 70,918	\$ 73,203
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Interest - 11/1/2026	<u>\$45,449</u>
Total	<u>\$45,449</u>
 Net Assessment	 \$156,614
Collection Cost (6%)	<u>\$9,997</u>
Gross Assessment	<u>\$166,611</u>

Indigo
Series 2021, Capital Improvement Revenue Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/25	\$ 2,635,000	\$ -	\$ 46,164.38	\$ 46,164.38
5/1/26	\$ 2,635,000	\$ 65,000	\$ 46,164.38	\$ -
11/1/26	\$ 2,570,000	\$ -	\$ 45,449.38	\$ 156,613.75
5/1/27	\$ 2,570,000	\$ 65,000	\$ 45,449.38	\$ -
11/1/27	\$ 2,505,000	\$ -	\$ 44,571.88	\$ 155,021.25
5/1/28	\$ 2,505,000	\$ 65,000	\$ 44,571.88	\$ -
11/1/28	\$ 2,440,000	\$ -	\$ 43,694.38	\$ 153,266.25
5/1/29	\$ 2,440,000	\$ 70,000	\$ 43,694.38	\$ -
11/1/29	\$ 2,370,000	\$ -	\$ 42,749.38	\$ 156,443.75
5/1/30	\$ 2,370,000	\$ 70,000	\$ 42,749.38	\$ -
11/1/30	\$ 2,300,000	\$ -	\$ 41,804.38	\$ 154,553.75
5/1/31	\$ 2,300,000	\$ 70,000	\$ 41,804.38	\$ -
11/1/31	\$ 2,230,000	\$ -	\$ 40,859.38	\$ 152,663.75
5/1/32	\$ 2,230,000	\$ 75,000	\$ 40,859.38	\$ -
11/1/32	\$ 2,155,000	\$ -	\$ 39,687.50	\$ 155,546.88
5/1/33	\$ 2,155,000	\$ 75,000	\$ 39,687.50	\$ -
11/1/33	\$ 2,080,000	\$ -	\$ 38,515.63	\$ 153,203.13
5/1/34	\$ 2,080,000	\$ 80,000	\$ 38,515.63	\$ -
11/1/34	\$ 2,000,000	\$ -	\$ 37,265.63	\$ 155,781.25
5/1/35	\$ 2,000,000	\$ 80,000	\$ 37,265.63	\$ -
11/1/35	\$ 1,920,000	\$ -	\$ 36,015.63	\$ 153,281.25
5/1/36	\$ 1,920,000	\$ 85,000	\$ 36,015.63	\$ -
11/1/36	\$ 1,835,000	\$ -	\$ 34,687.50	\$ 155,703.13
5/1/37	\$ 1,835,000	\$ 85,000	\$ 34,687.50	\$ -
11/1/37	\$ 1,750,000	\$ -	\$ 33,359.38	\$ 153,046.88
5/1/38	\$ 1,750,000	\$ 90,000	\$ 33,359.38	\$ -
11/1/38	\$ 1,660,000	\$ -	\$ 31,953.13	\$ 155,312.50
5/1/39	\$ 1,660,000	\$ 90,000	\$ 31,953.13	\$ -
11/1/39	\$ 1,570,000	\$ -	\$ 30,546.88	\$ 152,500.00
5/1/40	\$ 1,570,000	\$ 95,000	\$ 30,546.88	\$ -
11/1/40	\$ 1,475,000	\$ -	\$ 29,062.50	\$ 154,609.38
5/1/41	\$ 1,475,000	\$ 100,000	\$ 29,062.50	\$ -
11/1/41	\$ 1,375,000	\$ -	\$ 27,500.00	\$ 156,562.50
5/1/42	\$ 1,375,000	\$ 100,000	\$ 27,500.00	\$ -
11/1/42	\$ 1,275,000	\$ -	\$ 25,500.00	\$ 153,000.00
5/1/43	\$ 1,275,000	\$ 105,000	\$ 25,500.00	\$ -
11/1/43	\$ 1,170,000	\$ -	\$ 23,400.00	\$ 153,900.00
5/1/44	\$ 1,170,000	\$ 110,000	\$ 23,400.00	\$ -
11/1/44	\$ 1,060,000	\$ -	\$ 21,200.00	\$ 154,600.00
5/1/45	\$ 1,060,000	\$ 115,000	\$ 21,200.00	\$ -
11/1/45	\$ 945,000	\$ -	\$ 18,900.00	\$ 155,100.00
5/1/46	\$ 945,000	\$ 120,000	\$ 18,900.00	\$ -
11/1/46	\$ 825,000	\$ -	\$ 16,500.00	\$ 155,400.00
5/1/47	\$ 825,000	\$ 125,000	\$ 16,500.00	\$ -
11/1/47	\$ 700,000	\$ -	\$ 14,000.00	\$ 155,500.00
5/1/48	\$ 700,000	\$ 130,000	\$ 14,000.00	\$ -
11/1/48	\$ 570,000	\$ -	\$ 11,400.00	\$ 155,400.00
5/1/49	\$ 570,000	\$ 135,000	\$ 11,400.00	\$ -
11/1/49	\$ 435,000	\$ -	\$ 8,700.00	\$ 155,100.00
5/1/50	\$ 435,000	\$ 140,000	\$ 8,700.00	\$ -
11/1/50	\$ 295,000	\$ -	\$ 5,900.00	\$ 154,600.00
5/1/51	\$ 295,000	\$ 145,000	\$ 5,900.00	\$ -
11/1/51	\$ 150,000	\$ -	\$ 3,000.00	\$ 153,900.00
5/1/52	\$ 150,000	\$ 150,000	\$ 3,000.00	\$ 153,000.00
Totals		\$ 2,635,000	\$ 1,584,773.75	\$ 4,219,773.75

Indigo
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2024

	Proposed Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	6/30/25	3 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 225,323	\$ 228,541	\$ -	\$ 228,541	\$ 225,323
Interest	1,200	6,314	2,025	8,339	6,000
Carry Forward Surplus	68,042	68,816	-	68,816	98,392
Total Revenues	\$ 294,565	\$ 303,671	\$ 2,025	\$ 305,696	\$ 329,714

Expenditures:

Series 2024

Interest - 11/01	\$ 68,042	\$ 68,042	\$ -	\$ 68,042	\$ 88,296
Principal - 05/01	45,000	45,000	-	45,000	45,000
Interest - 05/01	89,399	89,399	-	89,399	88,296
Total Expenditures	\$ 202,441	\$ 202,441	\$ -	\$ 202,441	\$ 221,593

Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (3,738)	\$ (1,125)	\$ (4,863)	\$ (4,000)
Total Other Financing Sources (Uses)	\$ -	\$ (3,738)	\$ (1,125)	\$ (4,863)	\$ (4,000)

Excess Revenues (Expenditures)	\$ 92,124	\$ 97,492	\$ 900	\$ 98,392	\$ 104,122
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Interest - 11/1/2026	<u>\$87,194</u>
Total	<u><u>\$87,194</u></u>
 Net Assessment	 \$225,323
Collection Cost (6%)	<u>\$14,382</u>
Gross Assessment	<u><u>\$239,705</u></u>

Indigo
Series 2024, Capital Improvement Revenue Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/25	\$ 3,190,000	\$ -	\$ 88,296.25	\$ 88,296.25
5/1/26	\$ 3,190,000	\$ 45,000	\$ 88,296.25	\$ -
11/1/26	\$ 3,145,000	\$ -	\$ 87,193.75	\$ 220,490.00
5/1/27	\$ 3,145,000	\$ 50,000	\$ 87,193.75	\$ -
11/1/27	\$ 3,095,000	\$ -	\$ 85,968.75	\$ 223,162.50
5/1/28	\$ 3,095,000	\$ 50,000	\$ 85,968.75	\$ -
11/1/28	\$ 3,045,000	\$ -	\$ 84,743.75	\$ 220,712.50
5/1/29	\$ 3,045,000	\$ 55,000	\$ 84,743.75	\$ -
11/1/29	\$ 2,990,000	\$ -	\$ 83,396.25	\$ 223,140.00
5/1/30	\$ 2,990,000	\$ 60,000	\$ 83,396.25	\$ -
11/1/30	\$ 2,930,000	\$ -	\$ 81,926.25	\$ 225,322.50
5/1/31	\$ 2,930,000	\$ 60,000	\$ 81,926.25	\$ -
11/1/31	\$ 2,870,000	\$ -	\$ 80,456.25	\$ 222,382.50
5/1/32	\$ 2,870,000	\$ 65,000	\$ 80,456.25	\$ -
11/1/32	\$ 2,805,000	\$ -	\$ 78,701.25	\$ 224,157.50
5/1/33	\$ 2,805,000	\$ 65,000	\$ 78,701.25	\$ -
11/1/33	\$ 2,740,000	\$ -	\$ 76,946.25	\$ 220,647.50
5/1/34	\$ 2,740,000	\$ 70,000	\$ 76,946.25	\$ -
11/1/34	\$ 2,670,000	\$ -	\$ 75,056.25	\$ 222,002.50
5/1/35	\$ 2,670,000	\$ 75,000	\$ 75,056.25	\$ -
11/1/35	\$ 2,595,000	\$ -	\$ 73,031.25	\$ 223,087.50
5/1/36	\$ 2,595,000	\$ 80,000	\$ 73,031.25	\$ -
11/1/36	\$ 2,515,000	\$ -	\$ 70,871.25	\$ 223,902.50
5/1/37	\$ 2,515,000	\$ 85,000	\$ 70,871.25	\$ -
11/1/37	\$ 2,430,000	\$ -	\$ 68,576.25	\$ 224,447.50
5/1/38	\$ 2,430,000	\$ 90,000	\$ 68,576.25	\$ -
11/1/38	\$ 2,340,000	\$ -	\$ 66,146.25	\$ 224,722.50
5/1/39	\$ 2,340,000	\$ 95,000	\$ 66,146.25	\$ -
11/1/39	\$ 2,245,000	\$ -	\$ 63,581.25	\$ 224,727.50
5/1/40	\$ 2,245,000	\$ 100,000	\$ 63,581.25	\$ -
11/1/40	\$ 2,145,000	\$ -	\$ 60,881.25	\$ 224,462.50
5/1/41	\$ 2,145,000	\$ 105,000	\$ 60,881.25	\$ -
11/1/41	\$ 2,040,000	\$ -	\$ 58,046.25	\$ 223,927.50
5/1/42	\$ 2,040,000	\$ 110,000	\$ 58,046.25	\$ -
11/1/42	\$ 1,930,000	\$ -	\$ 55,076.25	\$ 223,122.50
5/1/43	\$ 1,930,000	\$ 115,000	\$ 55,076.25	\$ -
11/1/43	\$ 1,815,000	\$ -	\$ 51,971.25	\$ 222,047.50
5/1/44	\$ 1,815,000	\$ 120,000	\$ 51,971.25	\$ -
11/1/44	\$ 1,695,000	\$ -	\$ 48,731.25	\$ 220,702.50
5/1/45	\$ 1,695,000	\$ 130,000	\$ 48,731.25	\$ -
11/1/45	\$ 1,565,000	\$ -	\$ 44,993.75	\$ 223,725.00
5/1/46	\$ 1,565,000	\$ 135,000	\$ 44,993.75	\$ -
11/1/46	\$ 1,430,000	\$ -	\$ 41,112.50	\$ 221,106.25
5/1/47	\$ 1,430,000	\$ 145,000	\$ 41,112.50	\$ -
11/1/47	\$ 1,285,000	\$ -	\$ 36,943.75	\$ 223,056.25
5/1/48	\$ 1,285,000	\$ 155,000	\$ 36,943.75	\$ -
11/1/48	\$ 1,130,000	\$ -	\$ 32,487.50	\$ 224,431.25
5/1/49	\$ 1,130,000	\$ 165,000	\$ 32,487.50	\$ -
11/1/49	\$ 965,000	\$ -	\$ 27,743.75	\$ 225,231.25
5/1/50	\$ 965,000	\$ 170,000	\$ 27,743.75	\$ -
11/1/50	\$ 795,000	\$ -	\$ 22,856.25	\$ 220,600.00
5/1/51	\$ 795,000	\$ 180,000	\$ 22,856.25	\$ -
11/1/51	\$ 615,000	\$ -	\$ 17,681.25	\$ 220,537.50
5/1/52	\$ 615,000	\$ 195,000	\$ 17,681.25	\$ -
11/1/52	\$ 420,000	\$ -	\$ 12,075.00	\$ 224,756.25
5/1/53	\$ 420,000	\$ 205,000	\$ 12,075.00	\$ -
11/1/53	\$ 215,000	\$ -	\$ 6,181.25	\$ 223,256.25
5/1/54	\$ 215,000	\$ 215,000	\$ 6,181.25	\$ 221,181.25
Totals		\$ 3,190,000	\$ 3,363,345.00	\$ 6,553,345.00

SECTION B

RESOLUTION 2025-05
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIGO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Indigo Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Volusia County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2025.

ATTEST:

INDIGO COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit A
Adopted Budget

Exhibit B
Assessment Roll

SECTION V

SECTION A

Indigo Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Indigo Community Development District

District Manager:_____

Date:_____

Print Name:_____

Indigo Community Development District

SECTION B

Indigo Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Indigo Community Development District

District Manager:_____

Date:_____

Print Name:_____

Indigo Community Development District

SECTION VI

Indigo CDD

Stormwater Nutrient Credit Development Proposal
Grande Champion (and future LPGA Phase B)

July 11, 2025

Deal Structure

- **Lease**

- NST leases created treatment volume in **Grand Champion** from CDD for Term of 99 years
- NST will apply to CDD for future lease of LPGA Phase B when additional credits are needed
- NST will design, build, own, operate and maintain improvements for the Term
- CDD responsible for all stormwater facility maintenance not part of the NST modifications
- NST provides insurance and financial assurance to hold CDD harmless

- **ERP Permit (no cost to CDD)**

- NST develops application materials and submits to CDD for approval
- NST submits application to SJRWMD
- NST and CDD as co-permittees
- NST Certifies water quality benefit
- Establishes NST financial assurance requirements
- Defines shared accountability for permit compliance

- **Facility Improvements (no cost to CDD)**

- Current assessment that retrofitting one existing outfall structure at Grande Champion and one existing outfall structure at LPGA Phase B is sufficient to create stormwater nutrient credits
- **Intent is to retrofit Grande Champion first, then retrofit LPGA when additional credits are needed**
- **Sufficient credits are available in Grande Champion to eliminate floating wetland mats in LPGA**
- **Retail value of floating mat credits is \$588,350.**
- Full engineering analysis pending

- **Credit Marketing and Sales**

- NST develops, markets and sells credits
- Utilizes a standardized credit purchase agreement
- Sale of credits regulated by SJRWMD

Financial Pro Forma (Grand Champion)

- \$5.41M total estimated stormwater credit value from Grande Champion
(after elimination of floating mats)
- 800k to CDD (FDOT FMV Stormwater Lease Payment Model)
 - CDD receives annual lease payments (~\$12,855 initial payment w/ 2% escalator; total paid out over Term = \$3.922M)
 - Lump sum or partial lump sum payment available after first credit sale and financial assurance instrument is paid up
 - If lump sum payment is utilized, will reduce the annual lease payment
 - Ex. 1: \$100,000 lump sum reduces first annual payment to \$11,241; \$3.429M total)
 - Ex. 2: \$250,000 lump sum reduces first annual payment to \$8,819; \$2.691M total)
- NST pays all other costs

Financial Pro Forma (LPGA Phase B)

- \$3.19M total estimated stormwater credit value from LPGA Phase B
- \$254k lump sum to CDD (FDOT FMV Stormwater Lease Payment Model)
 - Lump sum or partial lump sum payment available after first credit sale and financial assurance instrument is paid up
 - In lieu of lump sum, CDD can receive annual lease payments (~\$4,140 initial payment w/ 2% escalator; total paid out over Term = \$1.251M)
- NST pays all other costs

SECTION VII

TRI-PARTY AGREEMENT

This Tri-Party Agreement (the "Tri-Party Agreement") is made and entered into this day of [May __, 2025] (the "Effective Date"), by and among:

INDIGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Daytona Beach, Volusia County, Florida, and whose mailing address is Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801, Attention: Jeremy LeBrun (the "District");

and

INDIGO CDD HOLDINGS, INC. a Florida corporation, and whose mailing address is 5711 Yeats Manor Dr, Unit 401, Tampa, Florida 33616, Attention: Mr. Harry Lerner, and its successors and assigns (the "SPE");

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association, as successor Trustee, under a trust indenture, as amended, pursuant to the issuance of the Indigo Community Development District Capital Improvement Revenue Bonds, Series 1999C and 2005 (the "Trustee").

RECITALS

WHEREAS, the District is a community development district duly established and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the "Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including, but not limited to, roadway improvements; recreation improvements; undergrounding of electrical utilities; water and sanitary sewer; surface water management; security and landscaping improvements within or without the boundaries of the District; and

WHEREAS, the District originally issued its (i) \$8,515,000 in original aggregate principal amount of Indigo Community Development District Capital Improvement Revenue Bonds, Series 1999C (the "1999C Bonds") pursuant to a Master Trust Indenture dated as of July 1, 1999 (the "Master Indenture"), as supplemented by the Third Supplemental Trust Indenture dated as of December 1, 1999, and each by and between the District and the Trustee (together, the "1999C Indenture"), and (ii) \$14,710,000 in original aggregate principal amount of Indigo Community Development District Capital Improvement Revenue Bonds, Series 2005 (the "2005 Bonds" and together with the 1999C Bonds, the "Bonds") pursuant to the Master Indenture, as supplemented by the Fourth Supplemental Trust Indenture dated as of February 1, 2005, and each by and between the District and the Trustee (together, the "2005 Indenture" and together with the 1999C Indenture, the "Indentures"); and

WHEREAS, pursuant to Chapters 170 and 190, Florida Statutes, the District levied non-ad valorem special assessments securing the 1999C Bonds (the "1999C Assessments") and the 2005 Bonds (the "2005 Assessments"), respectively, on those benefitted lands within the District; and

WHEREAS, in light of the certain delinquencies in the 1999C Assessments and the 2005 Assessments (together, the "Delinquent Assessments"), the District originally filed for foreclosure against various parties with interests in such lots (the "Foreclosed Lots") in connection with the Delinquent Assessments as required under Florida law and the terms of the Indentures; and

WHEREAS, in connection with the foreclosure suit, the Trustee, at the direction of the Holders of the Bonds, entered into an Independent Contractor Agreement dated as of April 15, 2024 with Lerner Real Estate Advisors, Inc., a Florida corporation ("Lerner") to help protect the interest of the owners of the Bonds and the District and help analyze certain Foreclosed Lots; and

WHEREAS, in the course of such foreclosure suit, with the help of Lerner, the District and the Trustee, at the direction of the Holders of the Bonds, entered into certain settlement agreements with various lot owners, effectively, releasing various lots from the original foreclosure suit;

WHEREAS, the foreclosure sale occurred on November 13, 2024 (the "Foreclosure Sale") and the District took title to various parcels, described on Exhibit A attached hereto (the "Property"); and

WHEREAS, the Trustee and the District have requested that Lerner form or cause to be formed a special purpose entity, solely to own, manage and maintain the Property on behalf of, and for the benefit of the District, which, in turn, ultimately acts for the benefit of the Bondholders with respect to the Property, and Lerner has formed the SPE for this purpose; and

WHEREAS, the Parties acknowledge and agree that they intend that the SPE acquire fee title to the Property by transfer of such Property from the District, as grantor, to the SPE, as grantee; and

WHEREAS, the District, the SPE and the Trustee, believe that it is in their respective and collective best interests for the SPE to own, maintain, sell and/or dispose of the Property for the benefit of the District, who, in turn, ultimately acts for the benefit of the Bondholders with respect to the Property; and

WHEREAS, the entities or individuals collectively comprises of or representing the holders of a majority in aggregate principal amount of the outstanding Bonds (the "Majority Owners") have reviewed this Agreement and have consented to its terms and execution by the Trustee; and

WHEREAS, the Parties desire to enter into this Agreement concerning the Property and warrant that they have the right, power and authority to enter into and be bound by this Agreement; and

WHEREAS, capitalized terms used herein and not otherwise defined in this Agreement shall have the meanings given to such terms in the Indentures; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars from the District to the SPE and other good and valuable consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES. Subject to the terms and conditions set forth in this Agreement and with the Trustee's consent, the District hereby appoints and authorizes the SPE to, and the SPE agrees to, own, maintain, sell and/or dispose of the Property for the benefit of the District, who, in turn, acts for the benefit of the Bondholders solely in relation to the maintenance and disposal of the Property. Subject to the approval and direction of the Majority Owners, and subject to the terms of this Agreement, the SPE may undertake the following: (i) administer, control and manage the Property; (ii) negotiate, administer, control, manage or otherwise deal with vendors for and/or purchasers of the Property; (iii) give or refuse to give any consents, approvals or waivers in connection with the Property; (iv) enforce or refrain from enforcing any matters relating to the Property; (v) make decisions in connection with the day-to-day administration of the Property; (vi) consummate and close any sale for all or a portion of the Property and distribute proceeds from the sale in accordance with Section 3(a) of this Agreement; and (vii) to exercise all such powers as are incidental to any of the foregoing matters.

Subject to representations, warranties and agreements contained herein, the SPE shall exercise the same degree of care, skill, prudence, diligence, and professional judgment in administering the Property as is the customary and usual practice of management companies, which administer and manage property for their own portfolios and on behalf of others. The SPE shall do so in the manner which the SPE shall deem appropriate and to the extent contemplated by and substantially in accordance with the direction provided by the District and consented to by the Trustee. The SPE shall otherwise have no liability or responsibility to the District or Trustee except as otherwise provided herein.

3. GENERAL PROVISIONS APPLICABLE TO THE SPE. The Parties acknowledge that the sole source of funds necessary to operate the SPE and own, operate, and maintain the Property will be provided by the District through funding from the Trustee and pursuant to the terms of this Agreement. The Parties acknowledge that the District will not impose annual maintenance assessments on the Property but instead will request funds from the Trustee on a quarterly basis (based on the District's Fiscal Year). The District will depend on these monies to fund the SPE's portion of the District's annual operating budget assigned to the Property and to pay costs associated with the Property that are not included in the District's Operation and Maintenance Budget (each a "Quarterly Funding Request"). The Trustee agrees that it will use available amounts on deposit in the funds and accounts comprising the Trust Estate, including any proceeds received from the sale of all or a portion of the Property, subject to the consent of the Majority Owners, to pay the Quarterly Funding Requests no later than fifteen (15) days from the date of receipt from the District of any Quarterly Funding Request. Should funding from the

Trustee cease or otherwise become delinquent for a period of sixty (60) days, the Parties acknowledge that the District may impose maintenance assessments upon the Property and take all actions necessary to collect such maintenance assessments, including a sale of the Property for the amount of unpaid assessments, which determination shall be the exclusive right of the District. Nevertheless, the inability of the Trustee to pay a Quarterly Funding Request due to unavailable or insufficient funds in the Trust Estate shall not constitute a default under this Agreement.

(a) Distribution of Proceeds of the Sale of All or a Portion of the Property: Whenever, and to the extent, the SPE receives cash from the sale of all or a portion of the Property, all such monies shall be promptly remitted to the Trustee through the District, who shall then apply all such monies pursuant to Section 905 of the Master Indenture and this Agreement.

(b) Requests for Approval. Recognizing the District's limitations in providing direction without a duly noticed meeting of the Board of Supervisors, if the SPE requests the consent, approval or concurrent action of the District and/or Trustee, such party(ies) shall respond and either approve or disapprove definitively in writing to the SPE within thirty (30) business days after written request from the SPE, unless circumstances dictate a need for an earlier response which shall be so stated in the request.

(c) Budgets of the SPE. The SPE shall annually, not later than fifteen (15) days prior to the commencement of each fiscal year, adopt an annual budget for operations and maintenance activities, including fees and expenses of legal counsel, accountants, and other agents retained by the SPE. A draft of each annual budget shall be furnished by the SPE to the Trustee and to each Bondholder requesting a copy of the same, not later than sixty (60) days prior to the commencement of the new fiscal year. A copy of each adopted budget shall be provided upon adoption to the Trustee and to each Bondholder requesting a copy of same. The SPE acknowledges that, in holding the Property, it is serving for the benefit of the Trustee and the Bondholders and will act in a commercially reasonable manner so as to minimize the operating expenses of the SPE so as to maximize the recovery to Bondholders from the Property. Nothing herein should be construed to abrogate the statutory budgetary responsibilities of the District pursuant to Section 190.008, Florida Statutes. Contemporaneous with the execution of this Agreement, the Trustee will provide the District with five thousand dollars [\$5,000.00] to be deposited into the SPE's operating account to pay for fees and expenses of the SPE, including insurance coverage, and other anticipated "start-up" costs. Thereafter, the District should include along with its Quarterly Funding Requests for operation and maintenance expenses of the District, a SPE Quarterly Funding Request to pay for fees and expenses of the SPE in accordance with SPE's fiscal year budget as provided in this section.

(d) SPE May Act Through Agents; Answerable Only for Gross Negligence, Willful Misconduct or Violation of Law. The SPE may execute any powers hereunder and perform any duties required of it through attorneys, agents, officers, employees, and shall be entitled to advice of Counsel concerning all questions hereunder. [Neither the SPE nor the District nor Lerner Real Estate Advisors, Inc., a Florida corporation or any successor, as the manager of the SPE (the "Manager")], nor any Board Member or Delegated Person (as hereinafter defined) shall be answerable for the exercise of discretion or power pursuant to this Agreement nor for anything whatever in connection with the contractual relationships hereunder, except only for its own negligence, willful misconduct or violation of law or this Agreement. The SPE shall act solely in

accordance with this Agreement, and its operating agreement. This paragraph shall in no way be construed to relieve the SPE of its normal and usual obligations of a reasonably prudent entity performing similar duties.

(e) Reliance by Parties. Each party hereto may act on any resolution, notice, telegram, facsimile transmission, request, consent, waiver, certificate, statement, affidavit or other paper or document or telephone message (provided such message shall be preserved in writing by the SPE) which it in good faith believes to be genuine and to have been passed, signed or given by the persons purported to be authorized (which in the case of the District shall be the Chair or Vice-Chair). No party shall be under any duty to make any investigation as to any statement contained in any such instrument, but may accept the same as conclusive evidence of the accuracy of such statement.

(f) Insurance. The SPE shall, prior to the receipt of fee title to any portion of the Property, file with the District and Trustee proof of insurance including, but not necessarily limited to, errors and omissions, property, casualty, and liability insurance. All such policies of insurance shall be issued by an insurance company and with coverage satisfactory to the District and the Trustee and shall name the District, the Trustee, and the Manager as additional insured parties under the policy. All insurance required by this paragraph shall remain in full force and effect for the entire term of this Agreement.

(g) Tax (TRIM) or Other Notices. As fee title holder of the Property, the SPE shall be the owner of record for purposes of real estate taxes and other notices concerning the Property ("Property Costs"). Upon receipt of a notice or knowledge of a material matter relating to the property including, but not limited to, a tax or assessment notice or notice of violation of applicable law or code, the SPE shall, within forty eight (48) hours – excluding weekends and holidays and unless the substance of the notice would dictate a shorter period of time – transmit copies of the notice to the persons identified in [Section 25] hereof. The SPE, District and Trustee acknowledge that ad valorem taxes for certain years remain unpaid on the Property.

(h) Books and Records; Right of Entry. The SPE shall maintain accurate books and records with respect to the Property and the costs and expenses related thereto in the same manner as customarily maintained for similar land holding entities. The SPE will make such books and records available for inspection by a designated representative of the Trustee and District at such times and intervals as each party may reasonably request, all upon such reasonable prior notice to the SPE. The SPE shall also permit the District and the Trustee and their authorized employees, agents, or representatives to enter upon the Property to inspect the Property (and perform services, as appropriate) and will cooperate with the District and its respective representatives and contractors to enable them to perform their functions hereunder. It is expressly agreed that any inspection made pursuant to this section by the District, the Trustee, or their representatives, shall be made solely and exclusively for the protection and benefit of each of them and neither the SPE nor any third party shall be entitled to claim any loss or damage against the District or the Trustee, or their employees, agents or representatives, for failure to properly discharge any duties of the District or the Trustee, and they shall have no duty to make such inspections. The parties agree that such records may be public records under Florida law and agree to comply with all provision of Florida law regarding such records.

(i) Certain Provisions with Respect to Management and Ownership of the Property.

(a) *Management and Brokerage Agreement.* With the consent of and upon direction by the Trustee, the SPE may engage a manager and broker for the Property (the "Property Manager") pursuant to a Management and Brokerage Agreement ("Management Agreement") in the form satisfactory to the SPE and the Trustee.

(b) *Prohibited Actions.* The SPE will not, without the prior written consent of the Trustee, take any of the following actions:

i. Incur any liability with regard to a right to payment ("Indebtedness") for borrowed money.

ii. Incur any charge against or interest in the Property to secure payment of a debt or performance of an obligation ("Lien") on the Property (other than any permitted District assessment Liens, as set forth in Section 3 above).

iii. Transfer any of the Property or any proceeds thereof, other than as permitted by this Agreement.

iv. Modify or terminate the Management Agreement, or enter into an agreement with a replacement Property Manager.

v. Engage in any business other than the ownership and operation of the Property.

vi. Merge or dissolve, other than as permitted by this Agreement.

(c) The District remains obligated with respect to the principal, interest and premium, if any, on the Bonds which obligation remains payable solely from the Pledged Revenues, which include the assets of the SPE.

4. OTHER CONDITIONS AND ACKNOWLEDGMENTS.

(a) The Parties agree and acknowledge that the exact location, size, configuration and composition of the Property may change from time-to-time depending on the sale of parcels/lots by the SPE to third parties. The land comprising the Property is attached hereto as Exhibit A.

(b) Notwithstanding anything to the contrary contained in this Agreement, the performance by the SPE of its obligations hereunder with respect to any portion of the Property is expressly subject to, dependent and conditioned upon (i) receipt of a warranty deed(s) or other deed, in a form satisfactory to the Parties, or a Clerk's Certificate of Title, conveying title to such portion of the Property; (ii) receipt of environmental, ownership and encumbrance and/or other reports or documentation deemed necessary and satisfactory to the SPE and Trustee, if any; (iii) the initial and continued funding from the District pursuant to the terms herein; and (iv) no material changes adversely affecting the Property or any portion thereof, environmental or otherwise, that may result in an increase in risk to the SPE [and/or its Manager], as determined in the SPE's sole reasonable discretion.

(c) Nothing contained herein shall alter or amend the rights and responsibilities of the District and Trustee under the Indentures other than as specified herein. The Indentures are hereby affirmed and continue to constitute valid and binding agreements between those two (2) parties. The parties agree that, upon the SPE taking title to the Property, any Event of Default that may have previously existed under the terms of the Indentures shall have been cured and shall not continue to be in effect. Notwithstanding the foregoing, nothing in this paragraph shall be construed to permit the District to draw funds from the Trust Estate without the consent of the Majority Owners as described in Section 3.

(d) All references in this Agreement to the Trustee agreeing with or agreement to, consenting to or consent to, acknowledging or acknowledgment of or any like action by the Trustee, with regard to anything herein, shall refer to the Trustee as being directed to agree, consent, acknowledge or take like action pursuant to direction from the Majority Owners.

5. RELEASE OF BOARD MEMBERS AND DELEGATED PERSONS. The Trustee, the SPE, and the District recognize that there are times when the District's Board of Supervisors ("Board") may delegate authority to a person or persons to make decisions on behalf of the District and/or the SPE, including, without limitation, the selection of a [Manager for the SPE] ("Delegated Person"). The ability to delegate these decisions is crucial to the operations of the District, the SPE, the Property, and the other activities contemplated by the Parties in this Agreement. In consideration of that, the Trustee, the SPE, and the District hereby release all Board members (past, present, and future), and any Delegated Person, from any and all liability or claims associated with or arising out of decisions made by a Board member or Delegated Person acting on behalf of the District or the SPE. This release is intended to be as broad as possible; however, a Board Member of an individual Delegated Person is not released from claims or liability associated with or arising out of actions or omissions of that individual Delegated Person or Board Member which are outside the scope of his or her authority or which constitute gross negligence, bad faith, malicious purpose, intentional infliction of harm, or which were done in a manner that exhibits wanton or willful disregard of human rights, safety, or property.

6. WARRANTIES AND REPRESENTATIONS OF THE SPE. The SPE represents and warrants (which representations and warranties shall be deemed continuing) to the District and Trustee as follows:

(a) Organization Status; Authority. The SPE is duly organized and is active as a corporation, as applicable, under the laws of the State, and has the full power and authority to enter into this Agreement and consummate the transactions contemplated hereby.

(b) Compliance with Laws. All ownership, operations, and activities, if any, heretofore performed on the Property has been performed in accordance with the terms of this Agreement; SPE shall obtain, and continuously maintain, to the extent necessary, all licenses, permits and approvals required by all local, state and federal agencies regulating such maintenance, sale and use and such licenses, permits and approvals shall remain in good standing; and SPE is and shall remain in compliance with all laws, regulations, ordinances and orders of all governmental authorities.

(c) No Breach of Agreements. The consummation of the transactions hereby contemplated and the performance of the obligations of the SPE under and by virtue of this Agreement will not result in any breach of, or constitute a default under, any lease, bank loan or credit agreement, or other instrument to which SPE is a party or by which it may be bound or affected.

(d) Pending Litigation. There are no actions, suits or proceedings pending against the SPE, or, circumstances which could lead to such action, suits or proceedings against or affecting the SPE, or involving the validity or enforceability of this Agreement, before or by any governmental authority; and the SPE is not in default with respect to any order, writ, injunction, decree or demand of any court or any governmental authority.

(e) Contracts. SPE has not made any contract or arrangement of any kind the performance of which by the other party thereto would give rise to a lien on the Property, except for the contracts previously disclosed to the District and the Trustee.

(f) Hazardous Waste. SPE shall act in compliance, in all material respects, with all provisions of the federal Water Pollution Control Act, Comprehensive Environmental Response, Compensation and Liability ("Superfund") Act of 1980 and Solid Waste Disposal Act, Florida Statutes, Chapter 376, and other similar federal, state and local statutory schemes imposing liability on SPE relating to the generation, storage, impoundment, disposal, discharge, treatment, release, seepage, emission, transportation or destruction of any sewage, garbage, effluent, asbestos or asbestos-containing materials, polychlorinated biphenyls (PCBs), toxic, hazardous or radioactive materials, petroleum products, pesticides, smoke, dust, or any other form of pollution as such laws are in effect as of the date of this Agreement and with any rules, regulations and orders issued by any federal, state or local governmental body, agency or authority thereunder and with any orders or judgments of any courts of competent jurisdiction with respect thereto, and no assessment, notice of (primary or secondary) liability or notice of financial responsibility, or the amount thereof, or to impose civil penalties has been received by SPE.

(g) Payments of Taxes and Redemption of Tax Certificates. Provided it has sufficient funding pursuant to Section 3, the SPE has and will assure that all federal, state and local tax returns, if any, that are required to be filed relating to the SPE or the Property are filed timely and that SPE has paid or caused to be paid all taxes as shown on such returns or any ad valorem taxes, dues or assessments, excluding and debt service special assessments imposed by the District until such time as the Property is sold or otherwise transferred to a third party, which are related to the Property, to the extent that such taxes or returns have or are about to become due. The SPE shall also provide for the redemption of any outstanding tax certificates on the Property prior to tax deed sale. Alternatively, the Bondholders and/or the Trustee may provide for redemption of tax certificates in their discretion prior to tax deed sale.

7. INDEPENDENT CONTRACTOR. This Tri-Party Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the SPE is an independent contractor under this Agreement and not the District's employee for all purposes. This Tri-Party Agreement shall not be construed as creating any joint employment relationship between the SPE and the District and the District will not be liable for any obligation incurred by the SPE.

8. SUCCESSORS. The rights and obligations created by this Tri-Party Agreement shall be binding upon and inure to the benefit of SPE and District and Trustee, their heirs, executors, receivers, trustees, successors and assigns.

9. CONSTRUCTION OF TERMS. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

10. ENTIRE AGREEMENT. This Tri-Party Agreement contains the entire understanding between District and Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Tri-Party Agreement and that in entering into this Tri-Party Agreement neither party relied upon any representation not herein contained.

11. CAPTIONS. The captions for each section of this Tri-Party Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Tri-Party Agreement, or the intent of any provision hereof.

12. SEVERABILITY. If any provision of this Tri-Party Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Tri-Party Agreement.

13. EXECUTION OF DOCUMENTS. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Tri-Party Agreement.

14. COUNTERPARTS. This Tri-Party Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

15. AUTHORIZATION. The execution of this Tri-Party Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

16. AMENDMENTS AND WAIVERS. This Tri-Party Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by District, SPE or Trustee to insist upon the strict performance of any covenant, duty, agreement, or condition of this Tri-Party Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Any party hereto, by

notice, may but shall be under no obligation to waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Tri-Party Agreement but each and every covenant, agreement, term, and condition of this Tri-Party Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

17. APPLICABLE LAW. This Tri-Party Agreement is made and shall be construed under the laws of the State of Florida.

18. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by any party to this Agreement shall entitle the others to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The non-defaulting parties shall be solely responsible for enforcing their respective rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair a party's right to protect its rights from interference by a third party to this Agreement.

19. TERM. This Agreement shall take effect upon execution and delivery by the Parties, shall remain in effect for so long as the SPE owns or holds the Property or any portion thereof or any proceeds thereof, and may be terminated only upon the mutual written agreement of the Parties hereto or upon permitted dissolution of the SPE as set forth herein.

20. SPECIFIC PERFORMANCE. In the event of the District's, the SPE's or the Trustee's default under this Tri-Party Agreement, the parties agree as to the absence of adequate remedies at law; therefore, all parties shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of the District's, the SPE's or the Trustee's obligations hereunder.

21. CONVEYANCE TO THE DISTRICT; DISSOLUTION OF CORPORATION. The SPE agrees to own, maintain, sell and/or dispose of the Property for the benefit of and on behalf of, the District. In the event funding is not provided by the Trustee as provided in Section 3 herein the SPE may convey, and the District may accept, the Property for ownership and maintenance. Any conveyance of the Property to the District shall be subject to the preservation or satisfaction of any other District liens that may be extinguished as a result of the District's ownership of the Property. Immediately upon conveying the Property to the District, or as otherwise mutually agreed upon by the Parties, the SPE shall dissolve. Upon dissolution, all records shall be transferred to the District for maintenance and storage

22. REMEDIES. A default by any party under the Tri-Party Agreement shall entitle the other parties to all remedies available at law or in equity, which shall include but not be limited to the right of damages, injunctive relief and specific performance and specifically include the ability of the District to enforce any and all payment obligations under this Tri-Party Agreement through the imposition and enforcement of a contractual or other lien on property owned by SPE.

23. COSTS AND FEES. In the event that any party is required to enforce this Tri-Party Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

24. NO THIRD-PARTY BENEFICIARIES. This Tri-Party Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Tri-Party Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Tri-Party Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

25. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- (a) If to the District: Indigo Community Development District
c/o Governmental Management Services
Attn: Jeremy LeBrun
475 West Town Place, Suite 114
World Golf Village
St Augustine, Florida 32092
Office: 904-940-5850

With copies to: Katie Buchanan, Esq
Kutak Rock LLP
107 W. College Avenue, Tallahassee, FL 32301
Office: 850.692.7300
- (b) If to the Trustee: U.S. Bank Trust Company, National Association
Attn: Christopher H. Gehman, Vice President
James Center Three
1051 East Cary Street, 6th Floor
Richmond, Virginia 23219
Office: (804) 771-7925

With copies to: Warren S. Bloom, Esq.
Greenberg Traurig, LLP
450 South Orange Avenue, Suite 650
Orlando, FL 32801
- (c) If to the SPE: Indigo CDD Holdings, Inc.
5711 Yeats Manor Dr, Unit 401
Tampa, Florida 33616
Attention: Mr. Harry Lerner
Telephone: (813) 915-3449

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place

of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each party may deliver Notice on behalf of the respective party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

26. NOTIFICATION TO THE DISTRICT AND TRUSTEE. Each party shall promptly notify the other parties of any of the following which may come to the attention of a party with respect to this Agreement:

- (a) Any failure of the SPE to perform any material covenant or obligation, applicable to it, under this Agreement.
- (b) Abandonment of the Property.
- (c) Any lack of repair or deterioration or waste suffered or committed in respect to the Property.
- (d) Any non-payment of invoices concerning the Property or for taxes or insurance.
- (e) Any other matter which would adversely or materially affect or result in the diminution of value of the Property.

27. ARM'S LENGTH TRANSACTION. This Tri-Party Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Tri-Party Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Tri-Party Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

28. ASSIGNMENT. This Tri-Party Agreement, or any monies to become due hereunder, may be assigned by SPE, provided that SPE first obtains the prior written approval of the District and the Trustee, which approval shall not unreasonably be withheld.

29. PUBLIC RECORDS. The Parties understand and agree that all documents of any kind provided to the District or the SPE, including SPE records made in connection with this Agreement, may be public records and treated as such in accordance with Florida law.

30. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

31. FURTHER ASSURANCES. At any and all times, SPE and District shall, so far as either may be authorized by law, make, do, execute, acknowledge and deliver, all and every other further acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable, as determined by the District, for the better assuring, conveying, granting, assigning and confirming, as applicable, any and all rights or interests in the Improvements which are intended or required to be acquired by or conveyed to or by the District as contemplated by the Indenture and this Tri-Party Agreement, including the conveyance, assignment or transfer to other government agencies of such portions of, or interests in, the Improvements as authorized, directed or required by applicable laws or regulations, conditions of development orders, or agreements entered into by the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties execute this Tri-Party Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**INDIGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chairman, Board of Supervisors

____ day of _____, 2025

STATE OF FLORIDA }
COUNTY OF VOLUSIA }

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, as Chairman of the Board of Supervisors for INDIGO COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

Notary Public

Print Name

Commission Expires:_____

STATE OF FLORIDA }
COUNTY OF VOLUSIA }

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, as Secretary/Assistant Secretary of the Board of Supervisors for INDIGO COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

Notary Public

Print Name

Commission Expires:_____

WITNESSES:

Patricia L Brown
PATRICIA L BROWN

Print Name

Address: 2781 West Bay Drive
Belleair Bluffs, FL

Caroline L. Springstead
CAROLINE L. SPRINGSTEAD

Print Name

Address: 2781 West Bay Drive
Belleair Bluffs FL

INDIGO CDD HOLDINGS, INC., a Florida corporation

By: *Scott H Campbell*

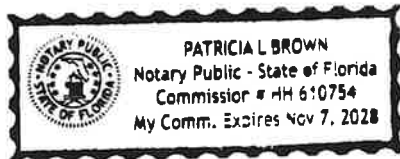
Print: SCOTT H CAMPBELL

Title: VICE PRESIDENT

27 day of MAY, 2025

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH }

The foregoing instrument was acknowledged before me this 27 day of MAY, 2025, by SCOTT H CAMPBELL, as _____ of INDIGO CDD HOLDINGS, INC., who is personally known and/or produced Florida Driver's License as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



Patricia L Brown

Notary Public

PATRICIA L BROWN

Print Name

Commission Expires: NOV 7, 2028

EXHIBIT A

Description of the Property

- SW-26 – Parcel #5221-00-00-0090
- SW13A – Parcel #5232-00-00-0050

SECTION VIII

*This item will be provided under
separate cover*

SECTION IX

SECTION C

SECTION 1

Notice of Meetings
Indigo Community Development District

The Board of Supervisors of the Indigo Community Development District will hold their meetings for the Fiscal Year 2025-2026 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach Speedway, 1820 Checkered Flag Boulevard, Daytona Beach, Florida 32114 on the fourth Wednesday of every other month as follows or otherwise noted*:

November 19, 2025 (*third Wednesday)
January 28, 2026
March 25, 2026
May 20, 2026 (*third Wednesday)
July 22, 2026 @ 6:00 p.m.
September 23, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, (407) 841-5524, or by visiting the District's website at www.indigocdd.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this 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

SECTION D

SECTION 1

SERVICES AGREEMENT

PROPERTY NAME: Indigo CDD

CUSTOMER NAME: **Indigo CDD**

SERVICE DESCRIPTION: Annual Fountain Maintenance for One (1) Fountain at South Pond FTN 7

EFFECTIVE DATE: **August 1, 2025 through July 31, 2026**

SUBMITTED TO: Cheri Evans

SUBMITTED BY: Andres Lopez, Operations Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of **1 year** (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the Services.



Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential



Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall



be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event



that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

INDIGO CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

The Fountain will be serviced quarterly.

Fountain Maintenance Service:

1. Company will service the Fountain as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain(s) debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountain(s) and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$900.00**

Invoice Amount: **\$225.00**

Invoice Frequency: **Quarterly (August, November, February, May)**

SECTION X

Indigo
Community Development District

Unaudited Financial Reporting
June 30, 2025



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Indigo
Community Development District
Balance Sheet
June 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash - Wells Fargo Bank	\$ 76,675	\$ -	\$ -	\$ 76,675
Investments:				
Series 1999A				
Reserve	-	80,675	-	80,675
Revenue	-	57,446	-	57,446
Construction	-	-	166,524	166,524
Series 1999C				
Reserve	-	59,586	-	59,586
Revenue	-	1,143,574	-	1,143,574
Redemption	-	792,428	-	792,428
Remedial Expenditure	-	0	-	0
Series 2005				
Reserve	-	67,887	-	67,887
Revenue	-	1,083,127	-	1,083,127
Escrow Deposit	-	11,104	-	11,104
Remedial Expenditure	-	0	-	0
Series 2021				
Reserve	-	78,307	-	78,307
Revenue	-	70,243	-	70,243
Construction	-	-	9,856	9,856
Series 2024				
Reserve	-	112,661	-	112,661
Revenue	-	97,492	-	97,492
Construction	-	-	9,435	9,435
Due from General Fund	-	355,648	-	355,648
Investment - Custody	1,498,814	-	-	1,498,814
SBA - Operating	9,179	-	-	9,179
SBA - Reserve	104,590	-	-	104,590
Total Assets	\$ 1,689,258	\$ 4,010,179	\$ 185,816	\$ 5,885,253
Liabilities:				
Accounts Payable	\$ 9,079	\$ -	\$ -	\$ 9,079
Due to Debt Service 1999C	73,038	-	-	73,038
Due to Debt Service 2005	282,610	-	-	282,610
Due to Other	2,755	-	-	2,755
Accrued Principal Payment 1999A	-	2,595,000	-	2,595,000
Accrued Interest Payment 1999C	-	233,100	-	233,100
Accrued Principal Payment 2005	-	955,000	-	955,000
Accrued Interest Payment 2005	-	2,486,294	-	2,486,294
Total Liabilities	\$ 367,482	\$ 6,269,394	\$ -	\$ 6,636,876
Fund Balances:				
Assigned For Debt Service 1999A	\$ -	\$ 138,121	\$ -	\$ 138,121
Assigned For Debt Service 1999C	-	(759,474)	-	(759,474)
Assigned For Debt Service 2005	-	(1,996,564)	-	(1,996,564)
Assigned For Debt Service 2021	-	148,549	-	148,549
Assigned For Debt Service 2024	-	210,153	-	210,153
Assigned For Capital Projects 1999A	-	-	166,524	166,524
Assigned For Capital Projects 2021	-	-	9,856	9,856
Assigned For Capital Projects 2024	-	-	9,435	9,435
Unassigned	1,321,776	-	-	1,321,776
Total Fund Balances	\$ 1,321,776	\$ (2,259,215.11)	\$ 185,816	\$ (751,623)
Total Liabilities & Fund Equity	\$ 1,689,258	\$ 4,010,179	\$ 185,816	\$ 5,885,253

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Assessments	\$ 1,618,248	\$ 1,618,248	\$ 1,666,724	\$ 48,476
I-95 City of Daytona Beach Funding	8,775	-	-	-
Interest	21,500	16,125	44,403	28,278
Total Revenues	\$ 1,648,523	\$ 1,634,373	\$ 1,711,127	\$ 76,754
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,600	\$ 4,400
FICA Expense	918	689	352	337
Engineering Fees	15,000	11,250	7,520	3,730
District Counsel	28,000	21,000	16,232	4,768
Arbitrage	2,250	1,800	1,800	-
Dissemination Agent	10,496	7,872	8,472	(600)
Annual Audit	6,310	-	-	-
Trustee Fees	12,750	12,376	12,376	-
Assessment Administration	21,200	21,200	21,200	-
Management Fees	66,658	49,994	49,993	0
Information Technology	2,800	2,100	2,100	0
Website Maintenance	1,200	900	900	-
Telephone	300	225	95	130
Postage	1,000	750	348	402
Printing & Binding	1,750	1,313	317	995
Insurance	33,725	33,725	33,673	52
Legal Advertising	2,500	1,875	6,151	(4,276)
Other Current Charges	2,600	1,950	1,366	584
Office Supplies	350	263	31	232
Office Expense	6,000	4,500	4,500	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 227,982	\$ 182,955	\$ 172,201	\$ 10,754
Maintenance Expenses I-95				
Electric	\$ 27,000	\$ 20,250	\$ 510	\$ 19,740
Landscape - Contract	50,616	37,962	41,990	(4,028)
Landscape - Contingency	3,500	2,625	2,592	33
Plant Replacement & Annuals	8,000	6,000	3,738	2,263
Lake Maintenance	6,413	4,810	4,204	606
Irrigation Repairs & Maintenance	20,000	15,000	3,918	11,082
Repairs	9,845	7,384	1,870	5,514
Miscellaneous	2,461	1,846	1,846	0
Total I-95 Maintenance Expenses	\$ 127,835	\$ 95,876	\$ 60,667	\$ 35,209

Indigo

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Maintenance Expense - Community Wide				
On-Site Manager	\$ 33,390	\$ 25,043	\$ 23,850	\$ 1,193
Electric	40,000	30,000	30,195	(195)
Landscape - Contract	541,122	405,842	403,570	2,271
Landscape - Contingency	30,000	22,500	25,564	(3,064)
Fertilizer/Pest Control	38,000	28,500	-	28,500
Plant Replacement & Annuals	35,000	26,250	19,290	6,960
Sod Replacement	28,512	21,384	-	21,384
Lake Maintenance	92,552	69,414	52,448	16,966
Fountain Maintenance	18,000	13,500	8,164	5,336
Holiday Lighting	-	-	24,292	(24,292)
Irrigation Repair & Maintenance	35,000	26,250	20,512	5,738
Repairs	39,800	29,850	16,082	13,768
Miscellaneous	16,158	12,119	8,464	3,655
Conservation Easement Maintenance	55,224	41,418	38,293	3,125
Tree Trimming	34,892	26,169	-	26,169
Pressure Washing	10,000	7,500	-	7,500
Hurricane Expenses	-	-	6,120	(6,120)
<i>The Preserve at LPGA</i>				
Landscape - Contract	\$ 172,576	\$ 129,432	\$ 113,497	\$ 15,935
Landscape - Contingency	-	-	4,986	(4,986)
Plant Replacement & Annuals	2,500	1,875	1,989	(114)
Lake Maintenance	65,780	49,335	37,599	11,736
Fountain Maintenance	1,200	900	-	900
Irrigation Repair & Maintenance	2,500	1,875	332	1,543
Miscellaneous	500	375	-	375
Total Maintenance Expenses - Community Wide	\$ 1,292,706	\$ 969,530	\$ 835,246	\$ 134,283
Total Expenditures	\$ 1,648,523	\$ 1,248,361	\$ 1,068,114	\$ 180,247
Excess Revenues (Expenditures)	\$ -		\$ 643,013	
Fund Balance - Beginning	\$ -		\$ 678,763	
Fund Balance - Ending	\$ -		\$ 1,321,776	

Indigo

Community Development District

Debt Service Fund - Series 1999A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 72,750	\$ 71,123	\$ 71,123	\$ -
Interest	5,000	3,750	5,328	1,578
Total Revenues	\$ 77,750	\$ 74,873	\$ 76,451	\$ 1,578
<u>Expenditures:</u>				
Series 1999A				
Interest - 11/01	\$ 13,825	\$ 13,825	\$ 13,825	\$ -
Principal - 05/01	45,000	45,000	45,000	-
Interest - 05/01	13,825	13,825	13,825	-
Other Debt Service Costs	-	-	10,640	(10,640)
Total Expenditures	\$ 72,650	\$ 72,650	\$ 83,290	\$ (10,640)
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,474	\$ (5,474)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,474	\$ (5,474)
Excess Revenues (Expenditures)	\$ 5,100		\$ (1,364)	
Fund Balance - Beginning	\$ 59,964		\$ 139,485	
Fund Balance - Ending	\$ 65,064		\$ 138,121	

Indigo

Community Development District

Debt Service Fund - Series 1999C

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 377,662	\$ 377,662	\$ 486,439	\$ 108,777
Interest	25,000	18,750	65,818	47,068
Total Revenues	\$ 402,662	\$ 396,412	\$ 552,257	\$ 155,845
Expenditures:				
Series 1999C				
Debt Service Obligation	\$ 922,925	\$ 466,200	\$ 466,200	\$ -
Other Debt Service Costs	-	-	51,557	(51,557)
Total Expenditures	\$ 922,925	\$ 466,200	\$ 517,757	\$ (51,557)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (520,263)		\$ 34,500	
Fund Balance - Beginning	\$ 520,263		\$ (793,975)	
Fund Balance - Ending	\$ -		\$ (759,474)	

Indigo

Community Development District

Debt Service Fund - Series 2005

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 335,228	\$ 335,228	\$ 348,045	\$ 12,817
Interest	2,500	1,875	34,049	32,174
Total Revenues	\$ 337,728	\$ 337,103	\$ 382,094	\$ 44,991
Expenditures:				
Series 2005				
Debt Service Obligation	\$ 156,975	\$ 199,525	\$ 199,525	\$ -
Other Debt Service Costs	-	-	27,074	(27,074)
Total Expenditures	\$ 156,975	\$ 199,525	\$ 226,599	\$ (27,074)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,474)	\$ 5,474
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,474)	\$ 5,474
Excess Revenues (Expenditures)	\$ 180,753		\$ 150,020	
Fund Balance - Beginning	\$ -		\$ (2,146,585)	
Fund Balance - Ending	\$ 180,753		\$ (1,996,564)	

Indigo

Community Development District

Debt Service Fund - Series 2021

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 156,614	\$ 156,614	\$ 158,851	\$ 2,237
Interest	6,000	4,500	7,849	3,349
Total Revenues	\$ 162,614	\$ 161,114	\$ 166,700	\$ 5,586
Expenditures:				
Series 2021				
Interest - 11/01	\$ 46,824	\$ 46,824	\$ 46,824	\$ -
Principal - 05/01	60,000	60,000	60,000	-
Interest - 05/01	46,824	46,824	46,824	-
Total Expenditures	\$ 153,649	\$ 153,649	\$ 153,649	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (3,000)	\$ (2,250)	\$ (2,598)	\$ 348
Total Other Financing Sources (Uses)	\$ (3,000)	\$ (2,250)	\$ (2,598)	\$ 348
Excess Revenues (Expenditures)	\$ 5,965		\$ 10,453	
Fund Balance - Beginning	\$ 59,691		\$ 138,097	
Fund Balance - Ending	\$ 65,656		\$ 148,549	

Indigo

Community Development District

Debt Service Fund - Series 2024

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 225,323	\$ 225,323	\$ 228,541	\$ 3,218
Interest	1,200	900	6,314	5,414
Total Revenues	\$ 226,523	\$ 226,223	\$ 234,855	\$ 8,632
Expenditures:				
Series 2024				
Interest - 11/01	\$ 68,042	\$ 68,042	\$ 68,042	\$ -
Principal - 05/01	45,000	45,000	45,000	-
Interest - 05/01	89,399	89,399	89,399	-
Total Expenditures	\$ 202,441	\$ 202,441	\$ 202,441	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (3,738)	\$ 3,738
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,738)	\$ 3,738
Excess Revenues (Expenditures)	\$ 24,082		\$ 28,676	
Fund Balance - Beginning	\$ 68,042		\$ 181,477	
Fund Balance - Ending	\$ 92,124		\$ 210,153	

Indigo

Community Development District Capital Projects Fund - Series 1999A

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 5,423	\$ 5,423
Total Revenues	\$ -	\$ -	\$ 5,423	\$ 5,423
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 5,423	
Fund Balance - Beginning	\$ -		\$ 161,101	
Fund Balance - Ending	\$ -		\$ 166,524	

Indigo

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 555	\$ 555
Total Revenues	\$ -	\$ -	\$ 555	\$ 555
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,316	\$ (2,316)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,316	\$ (2,316)
Excess Revenues (Expenditures)	\$ -		\$ 2,871	
Fund Balance - Beginning	\$ -		\$ 6,985	
Fund Balance - Ending	\$ -		\$ 9,856	

Indigo

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 238	\$ 238
Total Revenues	\$ -	\$ -	\$ 238	\$ 238
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,738	\$ (3,738)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,738	\$ (3,738)
Excess Revenues (Expenditures)	\$ -		\$ 3,976	
Fund Balance - Beginning	\$ -		\$ 5,459	
Fund Balance - Ending	\$ -		\$ 9,435	

Indigo
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 123,233	\$ 1,154,691	\$ 94,397	\$ 33,684	\$ 13,799	\$ 68,878	\$ 102,202	\$ 75,841	\$ -	\$ -	\$ -	\$ 1,666,724
I-95 City of Daytona Beach Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	2,648	3,059	2,637	4,729	6,970	6,055	6,284	6,003	6,018	-	-	-	44,403
Total Revenues	\$ 2,648	\$ 126,292	\$ 1,157,328	\$ 99,127	\$ 40,654	\$ 19,853	\$ 75,162	\$ 108,205	\$ 81,859	\$ -	\$ -	\$ -	\$ 1,711,127
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 4,600
FICA Expense	-	61	-	61	-	153	-	77	-	-	-	-	352
Engineering Fees	7,520	-	-	-	-	-	-	-	-	-	-	-	7,520
District Counsel	4,380	5,988	892	1,894	1,296	1,782	-	-	-	-	-	-	16,232
Arbitrage	-	450	-	900	-	450	-	-	-	-	-	-	1,800
Dissemination Agent	875	875	875	1,375	875	875	975	875	875	-	-	-	8,472
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,041	-	-	4,089	-	-	-	-	4,246	-	-	-	12,376
Assessment Administration	21,200	-	-	-	-	-	-	-	-	-	-	-	21,200
Management Fees	5,555	5,555	5,555	5,555	5,555	5,555	5,555	5,555	5,555	-	-	-	49,993
Information Technology	233	233	233	233	233	233	233	233	233	-	-	-	2,100
Website Maintenance	100	100	100	100	100	100	100	100	100	-	-	-	900
Telephone	-	41	-	25	-	-	-	-	30	-	-	-	95
Postage	-	18	-	52	28	100	79	6	66	-	-	-	348
Printing & Binding	120	15	-	-	95	11	0	32	43	-	-	-	317
Insurance	33,673	-	-	-	-	-	-	-	-	-	-	-	33,673
Legal Advertising	-	5,044	-	278	273	264	-	291	-	-	-	-	6,151
Other Current Charges	-	313	10	-	9	1,033	-	-	-	-	-	-	1,366
Office Supplies	20	0	-	8	1	0	1	0	1	-	-	-	31
Office Expense	500	500	500	500	500	500	500	500	500	-	-	-	4,500
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 78,392	\$ 19,994	\$ 8,165	\$ 15,870	\$ 8,965	\$ 13,056	\$ 7,443	\$ 8,669	\$ 11,649	\$ -	\$ -	\$ -	\$ 172,201
Maintenance Expenses - I-95													
Electric	\$ 92	\$ 27	\$ 119	\$ 27	\$ 27	\$ 54	\$ 109	\$ -	\$ 54	\$ -	\$ -	\$ -	\$ 510
Landscape - Contract	4,666	4,666	4,666	4,666	4,666	4,666	4,666	4,666	4,666	-	-	-	41,990
Landscape - Contingency	-	-	-	-	-	-	-	2,592	-	-	-	-	2,592
Plant Replacement & Annuals	-	-	-	-	-	-	3,738	-	-	-	-	-	3,738
Lake Maintenance	455	469	469	469	469	469	469	469	469	-	-	-	4,204
Irrigation Repairs & Maintenance	-	-	-	-	-	-	3,918	-	-	-	-	-	3,918
Repairs	45	45	45	45	45	85	45	1,470	45	-	-	-	1,870
Miscellaneous	205	205	205	205	205	205	205	205	205	-	-	-	1,846
Total I-95 Expenses	\$ 5,462	\$ 5,412	\$ 5,503	\$ 5,411	\$ 5,411	\$ 5,479	\$ 13,148	\$ 9,401	\$ 5,439	\$ -	\$ -	\$ -	\$ 60,667

Indigo
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance Expenses - Community Wide													
On-Site Manager	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ -	\$ -	\$ -	\$ 23,850
Electric	2,862	3,127	3,312	3,940	3,564	2,285	4,391	3,472	3,243	-	-	-	30,195
Landscape - Contract	44,192	44,192	44,192	44,192	44,192	44,192	44,192	44,192	50,031	-	-	-	403,570
Landscape - Contingency	3,822	3,295	8,897	1,540	5,655	1,755	600	-	-	-	-	-	25,564
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	5,713	5,713	-	-	-	52,448
Fountain Maintenance	1,850	850	100	1,600	-	2,064	1,600	100	-	-	-	-	8,164
Holiday Lighting	9,990	5,010	-	-	-	9,292	-	-	-	-	-	-	24,292
Irrigation Repair & Maintenance	-	4,648	650	6,448	1,393	3,977	2,404	992	-	-	-	-	20,512
Repairs	2,870	1,740	521	3,015	628	1,437	2,658	2,501	713	-	-	-	16,082
Miscellaneous	4,823	2,205	205	205	205	205	205	205	205	-	-	-	8,464
Conservation Easement Maintenance	4,460	4,185	4,185	4,185	4,185	4,185	4,185	4,535	4,185	-	-	-	38,293
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	6,120	-	-	-	-	-	-	-	-	-	-	-	6,120
<u>The Preserve at LPGA</u>													
Landscape - Contract	\$ 8,596	\$ 14,743	\$ 8,596	\$ 14,418	\$ 14,418	\$ 17,326	\$ 17,326	\$ 8,596	\$ 9,478	\$ -	\$ -	\$ -	\$ 113,497
Landscape - Contingency	-	4,986	-	-	-	-	-	-	-	-	-	-	4,986
Plant Replacement & Annuals	-	-	879	-	-	1,110	-	-	-	-	-	-	1,989
Lake Maintenance	-	-	-	-	-	-	-	37,599	-	-	-	-	37,599
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repair & Maintenance	-	-	-	-	-	332	-	-	-	-	-	-	332
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance Expenses - Community W	\$ 97,782	\$ 103,078	\$ 80,934	\$ 87,906	\$ 82,603	\$ 105,675	\$ 90,495	\$ 110,555	\$ 76,218	\$ -	\$ -	\$ -	\$ 835,246
Total Expenditures	\$ 181,636	\$ 128,484	\$ 94,602	\$ 109,187	\$ 96,979	\$ 124,209	\$ 111,086	\$ 128,625	\$ 93,305	\$ -	\$ -	\$ -	\$ 1,068,114
Excess Revenues (Expenditures)	\$ (178,989)	\$ (2,193)	\$ 1,062,726	\$ (10,061)	\$ (56,325)	\$ (104,356)	\$ (35,924)	\$ (20,421)	\$ (11,446)	\$ -	\$ -	\$ -	\$ 643,013

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&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
05/08/25	ACH	26,887.68	15,059.29	1,886.97	6,009.07	1,174.28	1,130.95	1,627.12	26,887.68
05/28/25	ACH	199,785.93	87,142.27	296.55	35,763.34	76,583.77	0.00	0.00	199,785.93
06/09/25	ACH	9,613.00	4,686.85	169.46	1,947.60	2,809.09	0.00	0.00	9,613.00
06/09/25	ACH	5,700.96	2,990.70	536.61	1,074.97	302.38	326.53	469.77	5,700.96
06/17/25	ACH	153,030.04	68,163.00	790.79	28,618.95	52,471.16	1,224.48	1,761.66	153,030.04
TOTAL		\$ 2,959,723.05	\$ 1,666,487.47	\$ 71,123.44	\$ 486,675.16	\$ 348,045.14	\$ 158,851.11	\$ 228,540.73	\$ 2,959,723.05

106.33%	Net Percent Collected
\$ (176,309.31)	Balance Remaining to Collect

SECTION XI

SECTION A

Indigo

Community Development District

Summary of Invoices

May 15, 2025 - July 15, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	5/16/25	5345-5350	\$ 30,705.04
	5/21/25	5351	410.14
	5/28/25	5352-5353	74,632.64
	6/3/25	5354-5356	7,597.47
	6/11/25	5357-5358	40,597.50
	6/17/25	5359	7,591.24
	6/24/25	5360-5362	69,061.57
	7/8/25	5363-5367	19,594.23
			<hr/>
			\$ 250,189.83
Payroll			
	<u>May 2025</u>		
Kenneth Workowski		50698	\$ 184.70
Kevin Kilian		50699	184.70
Mark McCommon		50700	159.70
Ronald Brown		50701	184.70
Ronald Byrne		50702	184.70
			<hr/>
			\$ 898.50
TOTAL			\$ 251,088.33

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/16/25	00034	5/07/25 18322530	202505 330-53800-46000	REP 10 ROADSIDE/ENTRANCE	*	1,330.00	
				COURTEAUX ELECTRIC, INC.			1,330.00 005345
5/16/25	00189	5/01/25 6	202505 310-51300-34000	MANAGEMENT FEES MAY25	*	5,554.83	
		5/01/25 6	202505 310-51300-35200	WEBSITE ADMIN MAY25	*	100.00	
		5/01/25 6	202505 310-51300-35100	INFORMATION TECH MAY25	*	233.33	
		5/01/25 6	202505 310-51300-31300	DISSEMINATION SVCS MAY25	*	874.67	
		5/01/25 6	202505 310-51300-51000	OFFICE SUPPLIES MAY25	*	.27	
		5/01/25 6	202505 310-51300-42000	POSTAGE MAY25	*	5.89	
				GOVERNMENTAL MANAGEMENT SERVICES			6,768.99 005346
5/16/25	00031	4/30/25 8292	202504 330-53800-46000	LPGA-MTHLY REPAIRS MAINT	*	2,337.66	
		4/30/25 8292	202504 320-53800-46000	I-95 TSTING/REPLCNG BULBS	*	45.00	
				SKY'S THE LIMIT HANDYMAN SVCS, INC.			2,382.66 005347
5/16/25	00159	4/30/25 25-148	202504 330-53800-12000	SITE MGMT SVCS APR25	*	2,650.00	
		5/01/25 25-5	202505 310-51300-44000	OFFICE RENT MAY25	*	500.00	
				SOLARIS MANAGEMENT INC.			3,150.00 005348
5/16/25	00015	5/01/25 PSI16527	202505 320-53800-46800	LAKE/WETLAND SVCS MAY25	*	468.63	
		5/01/25 PSI16543	202505 330-53800-46800	LAKE/WETLAND SVCS MAY25	*	5,712.69	
				SOLITUDE LAKE MANAGEMENT LLC			6,181.32 005349
5/16/25	00160	4/24/25 29213	202504 330-53800-46600	CUT DOWN 3 PALM TREES	*	600.00	
		4/24/25 29216	202504 330-53800-63100	INSTLD 38 3GAL HIBISCUS	*	950.00	
		4/24/25 29216	202504 330-53800-63100	INTL 34 3GAL ARBOCOLA BSH	*	493.00	
		4/24/25 29216	202504 330-53800-63100	INT'L GOLF DR MEDIAN	*	528.00	
		4/24/25 29216	202504 330-53800-63100	INTLD 40 BUFORD HOLLY	*	580.00	

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/24/25		29216	202504 330-53800-63100	TRANSPLANTED AFRICA IRIS	*	100.00	
4/24/25		29218	202504 330-53800-63100	RMV/REP 7 3GAL LIGUSTRUM	*	105.00	
4/24/25		29218	202504 330-53800-63100	INTL 30 3GAL BUFORD HOLLY	*	435.00	
4/24/25		29218	202504 330-53800-63100	INTL 12 3GAL SCHILLINGS	*	180.00	
4/30/25		29247	202502 330-53800-46600	RMV WASHINGTONIAN PALMS	*	1,600.00	
5/01/25		29250	202504 320-53800-46100	REP 2" MNLINE BRKS/CONTLR	*	3,917.75	
5/01/25		29251	202503 330-53800-46100	228' TWO WIRE CBL/CONT C	*	693.32	
5/01/25		29252	202503 330-53800-46100	GLD 2" BAL VALVE/CONT VLV	*	710.00	
TEAM ROUNTREE INC							10,892.07 005350
5/21/25	00130	5/17/25 90237472	202505 320-53800-49000	RENT STORAGE 5/17-6/16	*	205.07	
		5/17/25 90237472	202505 330-53800-49000	RENT STORAGE 5/17-6/16	*	205.07	
WILLIAMS SCOTSMAN, INC.							410.14 005351
5/28/25	00159	5/27/25 25-152	202505 330-53800-12000	SITE MANAGEMENT SVC MAY25	*	2,650.00	
		5/27/25 25-152	202505 310-51300-42500	POSTER 24X36 SITE PLAN	*	31.99	
		6/01/25 25-6	202505 300-15500-10000	OFFICE RENT JUN25	*	500.00	
SOLARIS MANAGEMENT INC.							3,181.99 005352
5/28/25	00160	2/26/25 29090	202502 330-53800-46600	SOD REPLACEMENT FEB25	*	770.00	
		3/11/25 29131	202503 330-53800-46600	RPLC PLANTS/FROST DAMAGE	*	1,370.00	
		5/01/25 29233	202505 320-53800-46200	I-95 LANDSCAPE/IRRG MAY25	*	4,665.50	
		5/01/25 29233	202505 330-53800-46200	LPGA LANDSCAPE/IRRG MAY25	*	38,694.35	
		5/01/25 29233	202505 340-53800-46200	PRESERVE LNDSCP/IRG MAY25	*	3,008.60	
		5/01/25 29233	202505 330-53800-46200	GRANDE CHMP LDSCP/IRG MAY	*	5,498.00	
		5/01/25 29233	202505 340-53800-46200	PRESERVE STRMWTR/WTLD MAY	*	5,587.40	

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/01/25 29233	202505 330-53800-46900		*	4,185.30	
			CONSERVE.EASE.MNT.UDRBRSH				
		5/07/25 29258	202504 320-53800-63100		*	1,950.00	
			INSTL 300 MINI JASMINE				
		5/07/25 29259	202504 320-53800-63100		*	1,787.50	
			INTL 275 MINI JASMINE				
		5/07/25 29260	202505 320-53800-46600		*	2,592.00	
			SPR/CLN ROCKS/LTRS 4 QUAD				
		5/19/25 29267	202505 330-53800-46900		*	350.00	
			USED KUBOTA MCHN/CUT TREE				
		5/21/25 29271	202505 330-53800-46100		*	992.00	
			RPR 2.5" MNLINE BREAK				
			TEAM ROUNTREE INC				71,450.65 005353
6/03/25 00184		5/31/25 79581	202504 330-53800-46700		*	100.00	
			PRESERVE-ENTRY FNT APR25				
		5/31/25 79581A	202505 330-53800-46700		*	100.00	
			PRESERVE-ENTRY FNT MAY25				
			PURE POOL SOLUTIONS				200.00 005354
6/03/25 00031		5/31/25 8326	202505 330-53800-46000		*	1,171.15	
			LPGA-MTHLY REPAIRS MAINT				
		5/31/25 8326	202505 320-53800-46000		*	45.00	
			I-95 TESTNG/REPLCNG BULBS				
			SKY'S THE LIMIT HANDYMAN SVCS, INC.				1,216.15 005355
6/03/25 00015		6/01/25 PSI17323	202506 320-53800-46800		*	468.63	
			LAKE/WETLAND SVCS JUN25				
		6/01/25 PSI17337	202506 330-53800-46800		*	5,712.69	
			LAKE/WETLAND SVCS JUN25				
			SOLITUDE LAKE MANAGEMENT LLC				6,181.32 005356
6/11/25 00190		5/22/25 13-1533	202505 340-53800-46800		*	37,599.00	
			WETLAND MAINTENANCE MAY25				
			BEEMATS LLC				37,599.00 005357
6/11/25 00181		3/07/25 3536283	202501 310-51300-31500		*	1,216.50	
			REV STMNT AGRMNT/BOS MTG				
		6/04/25 3579119	202503 310-51300-31500		*	1,782.00	
			REV TRI-PARTY AGRMNT/MTG				
			KUTAK ROCK LLP				2,998.50 005358
6/17/25 00189		6/01/25 7	202506 310-51300-34000		*	5,554.83	
			MANAGEMENT FEES JUN25				
		6/01/25 7	202506 310-51300-35200		*	100.00	
			WEBSITE ADMIN JUN25				

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/25 7	202506 310-51300-35100		*	233.33	
			INFORMATION TECH JUN25				
		6/01/25 7	202506 310-51300-31300		*	874.67	
			DISSEMINATION SVCS JUN25				
		6/01/25 7	202506 310-51300-51000		*	.63	
			OFFICE SUPPLIES JUN25				
		6/01/25 7	202506 310-51300-42000		*	66.04	
			POSTAGE JUN25				
		6/01/25 7	202506 310-51300-42500		*	43.20	
			COPIES JUN25				
		6/01/25 7	202506 310-51300-41000		*	29.72	
			TELEPHONE JUN25				
		6/01/25 7A	202503 310-51300-49000		*	344.41	
			FAIRFIELD INN&SUITE MAR25				
		6/01/25 7A	202503 310-51300-49000		*	344.41	
			FAIRFIELD INN&SUITE MAR25				
			GOVERNMENTAL MANAGEMENT SERVICES				7,591.24 005359
6/24/25	00186	5/31/25 7145468	202505 310-51300-48000		*	291.28	
			NOT OF BOS MEETING				
			GANNETT MEDIA CORP DBA GANNETT				291.28 005360
6/24/25	00160	6/01/25 29289	202506 320-53800-46200		*	4,665.50	
			LANDSCAPE MAINT JUN25				
		6/01/25 29289	202506 330-53800-46200		*	47,540.35	
			LANDSCAPE MAINT JUN25				
		6/01/25 29289	202506 330-53800-47000		*	2,491.00	
			TREE TRIMMING JUN25				
		6/01/25 29289	202506 340-53800-46200		*	9,478.00	
			LANDSCAPE MAINT JUN25				
		6/01/25 29289	202506 330-53800-46900		*	4,185.30	
			CONSERVE EASE MNT UDRBRSH				
			TEAM ROUNDTREE INC				68,360.15 005361
6/24/25	00130	6/17/25 90239584	202506 320-53800-49000		*	205.07	
			RENT STORAGE 6/17 - 7/16				
		6/17/25 90239584	202506 330-53800-49000		*	205.07	
			RENT STORAGE 6/17 - 7/16				
			WILLIAMS SCOTSMAN, INC.				410.14 005362
7/08/25	00031	6/30/25 8352	202506 330-53800-46000		*	712.66	
			LPGA-MTHLR REPAIRS MAINT				
		6/30/25 8352	202506 320-53800-46000		*	45.00	
			I-95 TESTNG/REPLCNG BULBS				
			SKY'S THE LIMIT HANDYMAN SVCS, INC.				757.66 005363
			INDI INDIGO	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/08/25	00159	6/30/25 25-159	202506 330-53800-12000		*	2,650.00	
		7/01/25 25-7	202507 310-51300-44000		*	500.00	
			OFFICE RENT JUL25				
				SOLARIS MANAGEMENT INC.			3,150.00 005364
7/08/25	00015	7/01/25 PSI18152	202507 320-53800-46800		*	468.63	
			LAKE/WETLAND SVCS JUL25				
		7/01/25 PSI18166	202507 320-53800-46800		*	8,046.69	
			LAKE/WETLAND SVCS JUL25				
				SOLITUDE LAKE MANAGEMENT LLC			8,515.32 005365
7/08/25	00160	5/07/25 29261	202505 320-53800-46000		*	1,425.00	
			ADDED NEW ROCK TO LETTERS				
		7/01/25 29326	202507 330-53800-46700		*	1,500.00	
			QTRLY FOUNTAIN MNT JUL25				
				TEAM ROUNTREE INC			2,925.00 005366
7/08/25	00117	6/25/25 7796206	202506 310-51300-32300		*	3,950.00	
			TRUSTEE FEES SER2024				
		6/25/25 7796206	202506 310-51300-32300		*	296.25	
			INCIDENTAL EXP SER2024				
				US BANK			4,246.25 005367
				TOTAL FOR BANK A		250,189.83	
				TOTAL FOR REGISTER		250,189.83	

INDI INDIGO

TVISCARRA

COURTEAUX ELECTRIC INC.

85 N YONGE ST
ORMOND BEACH FL 32174

Phone (386) 672-4900

Fax (386) 676-7472

INVOICE

Date	Invoice #
5/7/2025	18322530

Bill To
Indigo Community Development District 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

Terms	JOB NAME
Due on receipt	CHAMPION

Description	Qty	Rate	Amount
Remove and replace all lights flagged by maintenance staff and any lights that we observed to be not working along the roadside		1,330.00	1,330.00
Total of Lights Replaced 10			
Locations: All lights replaced were on roadside both islands near tournament drive entrance Near Lionspaw grand entrance In between lionspaw and centennial Entrance sign off Airika at lionspaw 3 more islands in between lionspaw and centennial 1 near the further lpga entrance.			
#34 330-53800-46000 106			
Total			\$1,330.00
Payments/Credits			\$0.00
Balance Due			\$1,330.00

RECEIVED

MAY 12 2025

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763

#189

Invoice**Invoice #:** 6**Invoice Date:** 5/1/25**Due Date:** 5/1/25**Case:****P.O. Number:****Bill To:**Indigo CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025	345	5,554.83	5,554.83
Website Administration - May 2025	352	100.00	100.00
Information Technology - May 2025	351	233.33	233.33
Dissemination Agent Services - May 2025	313	874.67	874.67
Office Supplies	510	0.27	0.27
Postage	420	5.89	5.89
Total			\$6,768.99
Payments/Credits			\$0.00
Balance Due			\$6,768.99

RECEIVED 5/12/25

Sky's the Limit Handyman Service, Inc.

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

31

Invoice

DATE	INVOICE #
4/30/2025	8292

BILL TO
Indigo CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. April jobs in the Community of LPGA International and Grande Champion.		
	April / 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. Replaced bad fixture on the entry side at the entrance of Grande Champion 2. Replaced three photocells to the north end, south end, and in front of 23 Promenade wall and monument lighting.	160.00	160.00
	Misc. jobs in the Community of LPGA International. 1. Installing of new reflective paddle signs at Acclaim / Champions Drive and LPGA Boulevard / Tournament Drive. 2. Cleaning of 29 No Fishing sign posts throughout LPGA International. 3. Re-installing of No fishing sign post on Tournament Drive between Joyelle and Jubilee.	350.00	350.00
Please make check payable to STLHS Inc.		Total	

Sky's the Limit Handyman Service, Inc.

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

Invoice

DATE	INVOICE #
4/30/2025	8292

BILL TO
Indigo CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	25w 5000k LED up-light fixture	71.40	71.40
28	3" Chlorine tablet	4.25	119.00
7	Gallon Chlorine	3.98	27.86
3	120v 3000w photocell	31.84	95.52
8	Custom reflective paddle sign	137.36	1,098.88
4	Silicone caulk	13.75	55.00
<div>mtly repairs / main</div> <div>(LPGA Community total: \$2,337.66)</div> <div>330-53800-46000</div> <div>Misc. jobs at the I-95 overpass</div>			
	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
<div>Testing / replacing bulbs</div> <div>(I-95 Overpass Total \$45.00)</div> <div>320-53800-46000</div>			
Please make check payable to STLHS Inc.		Total	\$2,382.66




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

INVOICE

Date	Invoice #
4/30/2025	25-148

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

Description	Amount
Monthly Site Management Services April 2025 #159 330-53800-12000 	\$ 2,650.00
	\$ 2,650.00

RECEIVED 5/6/25




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

INVOICE

Date	Invoice #
5/1/2025	25-5

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

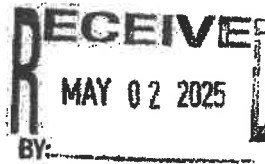
Description	Amount
Monthly Office Rent – May 2025 Suite 123 1452 N US Hwy 1 Ormond Beach FL 32174	\$ 500.00 #159 1,310,513.440 
	\$ 500.00

RECEIVED

MAY 12 2025

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) 358-0086



INVOICE

Page: 1

Invoice Number: PS1165272
Invoice Date: 5/1/2025

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

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

Ship Via
Ship Date 5/1/2025
Due Date 5/31/2025
Terms Net 30

Customer ID 8028
P.O. Number
P.O. Date 5/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2025 - 5/31/2025 Lpga I95 Interchange-Lake-ALL		1	1	468.63	468.63

#15 Lake/Wetland Sucs May25

320-53800-46800

100

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

RECEIVED
MAY 02 2025
BY: _____

INVOICE

Page: 1

Invoice Number: PSI165437
Invoice Date: 5/1/2025

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 5/1/2025
Due Date 5/31/2025
Terms Net 30

Customer ID 7830
P.O. Number
P.O. Date 5/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	5,712.69	5,712.69
May Billing					
5/1/2025 - 5/31/2025					
Indigo Cdd North -Lake-ALL					
Indigo Cdd North -Lake-ALL					

#15 Lake/Wetland Sucs May 25
330-53800 - 46800

11/11

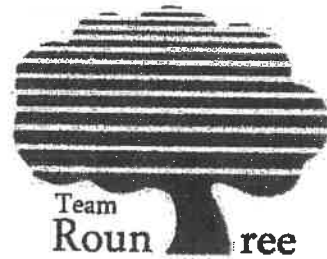
Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 5,712.69

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

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
4/24/2025	29213

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

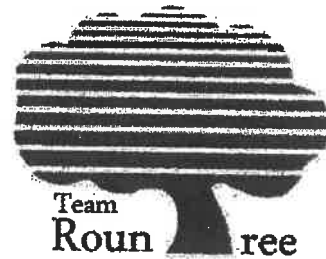
Description	Amount
04/14/25 - Grand Champions - Entrance Cut down (3) Dead palm trees #160 330-53800-46600 106	600.00 RECEIVED MAY 05 2025 BY: _____
Thank you for choosing Team Rountree!	Total \$600.00

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 Blvd. Suite 300 Orlando, FL 32822

Service Address:

Date	Invoice #
4/24/2025	29216

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

Description	Amount
04/18/25-Acclaim and champions Dr. Installed (38) 3 gal hibiscus	950.00
04/18/25-Median at Champions Dr. for Links Terrace installed (34) 3 gal. Arbocola bushes	493.00
04/18/25-Int'l Golf Dr. median by back entrance	528.00
04/18/25-Median by Master's Glenn entrance installed (40) Buford Holly	580.00
Also, transplanted (1) Africa Iris	100.00
H/60 330-53800-63100 	
Thank you for choosing Team Rountree!	Total \$2,651.00

RECEIVE
MAY 01 2025
BY: _____

We accept Visa, MasterCard & Discover

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

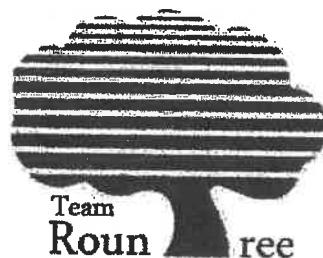
386-274-4050 FAX 386-236-1270

Bill To:

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

Service Address:

Invoice



www.teamroutree.net


Date

4/24/2025

Invoice #

29218

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

Description	Amount
04/18/25-Int'l Golf Dr. removed plants and replaced with (7) 3 gal. ligustrum at the back entrance median	105.00
04/18/25-Median by Master's Glen fill gap in beds, and installed (30)3 gal. Buford Holly	435.00
04/18/25-Tournament Drive fill in gaps, and installed (12) 3 gal. schillings	180.00
<div>#160 330-53800-63100 </div>	
Thank you for choosing Team Rountree!	Total \$720.00

We accept Visa, MasterCard & Discover

RECEIVED
MAY 01 2025
BY: _____

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 Blvd. Suite 300 Orlando, FL 32822

Service Address:

Date	Invoice #
4/30/2025	29247

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

Description	Amount
02/10/25 - ICDD Community (originally billed to the incorrect customer) Removed (6) Washingtonian palms on Tournament Dr. due to hurricane damage. #160 330-53800-46600 106	1,600.00 RECEIVED MAY 01 2025 BY: _____
Thank you for choosing Team Rountree!	Total \$1,600.00

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Pay	Invoice #
5/1/2025	29250

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

Description	Amount
Performed System Inspection - I-95 Overpass	3,917.75
Repaired (2) 2" mainline breaks with pvc fittings and slip fix	
Replaced (6) Single station DC controllers and (4) latching solenoids	
Replaced (5) 6' Pop-ups	
Replaced (3) Pgp rotors	
Programmed all (14) DC controllers	
Flushed, nozzled, adjusted, and programmed controller	
Service 4/9/25	
#160	
320-53800-46100	
160	
Thank you for choosing Team Rountree!	
Total	\$3,917.75

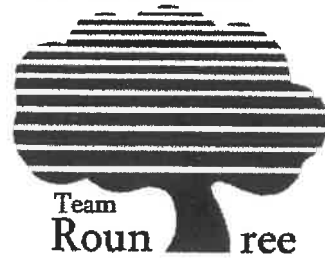
We accept Visa, MasterCard & Discover

RECEIVED 5/6/25

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
5/1/2025	29251

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

Description	Amount
03/24/25 - ICDD Timer C Installed 228' of two wire cable from controller C North of ATT Cable box installed, charged and all decoders online #160 330-53800-46100 <i>[Signature]</i>	693.32
Thank you for choosing Team Rountree!	Total \$693.32

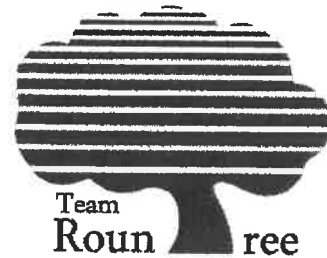
We accept Visa, MasterCard & Discover

RECEIVED 5/6/25

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
5/1/2025	29252

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

Description	Amount
03/06/2025 - ICDD Timer A Valve #2 stuck open at front entrance. City reclaimed department assisted to shut down flow to replace valve unsuccessfully. Glued 2' ball valve while hot and 2' control valve. Valve sealed and functions correctly #160 330-53800-46100 	710.00
Thank you for choosing Team Rountree!	Total \$710.00

We accept Visa, MasterCard & Discover

RECEIVED 5/6/25

WILLSCOT4646 E VAN BUREN ST
PHOENIX, AZ 85008-6927(800) 782-1500
customersuccess@willscot.com
www.willscot.com
Fed ID# 52-0665775

173

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

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9023747224	5/17/2025	049	DUE NOW
PAYMENT DUE		\$410.14		
INVOICE DUE DATE		5/17/2025		

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	5/17/2025 - 6/16/2025	INDIGO COMMUNITY DEVELOPMENT DISTRI 105 GRANDE CHAMPION BLVD. DAYTONA BEACH FL 32124
Quantity	Item #/Description				Price/Rate	Amount
1	RENT STORAGE OWL-31257				\$398.19 Rental	\$398.19
1	PERSONAL PROPERTY EXPENSES				\$11.95	\$11.95
					Sub-total	\$410.14
					INVOICE TOTAL	\$410.14

#130

220.538.490 @ 205.07

320.538.490 @ 205.07

#130
320.538.490 205.07
320.538.490 205.07

Invoice in USD

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

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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 #: 9023747224
Due Date: 5/17/2025
Customer: INDIGO COMMUNITY DEVELOPMENT DISTR
Customer #: 10447642**PLEASE REMIT TO:**WILLIAMS SCOTSMAN, INC.
PO BOX 91975
CHICAGO IL 60693-1975**RECEIVED****MAY 19 2025**



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

INVOICE

Date	Invoice #
5/27/2025	25-152

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

Description	Amount
Monthly Site Management Services May 2025 1. 330.530.120	\$ 2,650.00
Printing – Poster Size 24" x 36" Site Plan For Board Meeting 1. 310.513.425	\$ 31.99
	\$ 2,681.99

\$159

Walgreens

#04657 860 A1A N
PONTE VEDRA, FL 32082
904-543-0762

B/U TO
Solars Invoice

659 4789 0071 05/20/2025 6:33 PM

INTERNET PHOTO 587939 A 31.99
RETURN VALUE 31.99

SUBTOTAL 31.99
SALES TAX A=6.5% 2.08

TOTAL 34.07
DEBIT CARD 34.07
AUTH CODE 041736
CHANGE .00

Site Plan of District
24 x 36 Poster Size

Sale
AID A0000000980840.
US DEBIT
Tapped
PIN Verified

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE EARNED AN ADDITIONAL
WALGREENS CASH REWARDS BY USING YOUR
MYWALGREENS MEMBERSHIP TODAY.
RESTRICTIONS APPLY, FOR TERMS AND
CONDITIONS, VISIT MYWALGREENS.COM.

NOT A MEMBER? JOIN NOW AT ANY REGISTER,
OR GO TO MYWALGREENS.COM. ENROLLING IS
QUICK, EASY AND FREE! REDEEM WALGREENS
CASH REWARDS OFF FUTURE PURCHASES.

RFN# 0465-7714-7897-2505-2003



myW

Walgreens 04657
ACCT 2886
SEQUENCE 4657711180
PAYMENT FROM PRIMARY

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COVID-19 OTC TEST KITS, ASK THE PHARMACY
IF YOUR PLAN COVERS TODAY!

How are we doing?
Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WALGREENSLISTENS.COM
or scan this code with your mobile device



05 0511 2025 6:33 PM



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

#159
1.300.155.100

INVOICE

Date	Invoice #
6/1/2025	25-6

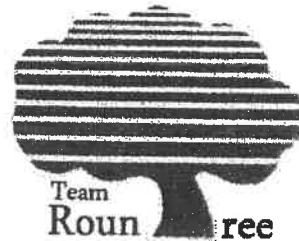
Bill To:	
Indigo Community Development District c/o Governmental Management Services 6200 Lee Vista Blvd, Ste 300 Orlando, FL 32822	

Description	Amount
Monthly Office Rent – June 2025 Suite 123 1452 N US Hwy 1 Ormond Beach FL 32174	\$ 500.00
	\$ 500.00

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

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
2/26/2025	29090

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

Description	Amount
02/17/25 - Champions & Link Terrace Intersection median Installation of St. Augustine Floratam SOD REPLACEMENT #160 330-53800 - 46600 <i>[Signature]</i>	770.00
Thank you for choosing Team Rountree!	
Total	\$770.00

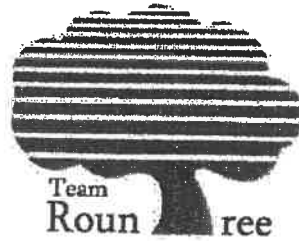
We accept Visa, MasterCard & Discover

RECEIVED 5/8/25

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
3/11/2025	29131

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

Description	Amount
03/05/25 - Removed bushes and replaced; Sand Trap Median Replaced plants due to frost damage H160 330-53800-46600 100	1,370.00
Thank you for choosing Team Rountree!	
Total	\$1,370.00

We accept Visa, MasterCard & Discover

RECEIVED 5/8/25

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

#160

Invoice

386-274-4050 FAX 386-236-1270

Bill To
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Service Address
Indigo Community Development District



www.teamroutree.net

Date	Invoice #
5/1/2025	29233

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	
Monthly cost for Fertilization/PC for Lawn & Shrub	
Monthly cost for Irrigation Inspections & Adjustments	
Monthly cost for Mulch Application	
Monthly cost for Annual Rotation	
Thank you for choosing Team Rountree!	
Total	\$61,639.15

We accept Visa, MasterCard & Discover

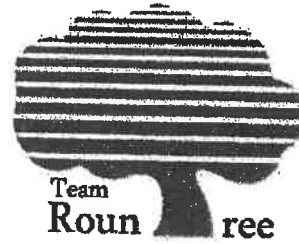
RECEIVED

MAY 28 2025

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
5/17/2025	29258

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

Description	Amount
04/23/25 - I-95 Interchange Installed (300) 1 gal. mini jasmines at the SE quad #160 320 - 53800 - 63100 	1,950.00
Thank you for choosing Team Rountree!	Total \$1,950.00

We accept Visa, MasterCard & Discover

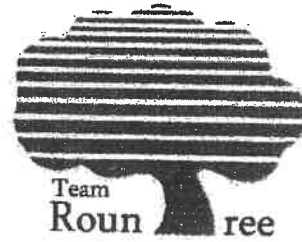
RECEIVED

MAY 14 2025

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

386-274-4050 FAX 386-236-1270

Invoice



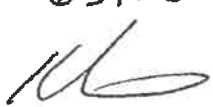
www.teamroutree.net

Bill To
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
5/7/2025	29259

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

Description	Amount
04/29/25 - I-95 Interchange Installed (275) 1 gal. mini jasmines at the SW quad #160 320-53800 - 63100 	1,787.50

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

Total \$1,787.50

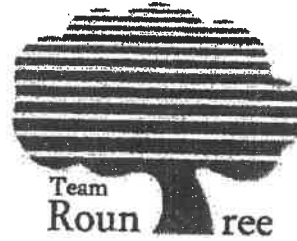
RECEIVED

MAY 14 2025

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
5/7/2025	29260

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

Description	Amount
05/01/25 - I-95 Interchange	2,592.00
Sprayed and cleaned rocks/letters on all four quads	
#160	
320-53800 - 46600	
	
Thank you for choosing Team Rountree!	
Total	\$2,592.00

We accept Visa, MasterCard & Discover

RECEIVED

MAY 14 2025

5/27/25

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
5/19/2025	29267

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

Description	Amount
05/06/25 - Grand Champions Used Kubota machine to cut a tree down in the wood line at Sunningdale Loop - conservation Area #160 330-53800 - 46900 1do	350.00
Thank you for choosing Team Rountree!	Total \$350.00

We accept Visa, MasterCard & Discover

RECEIVED

MAY 21 2025

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

386-274-4050 FAX 386-236-1270

Bill To
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Service Address

Invoice



www.teamroutree.net

Date	Invoice #
5/21/2025	29271

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

Description	Amount
05/17/25 - LPGA & Champions Blvd Repaired 2.5" mainline break at front entrance. Installed 2.5" brass gate valve within deep 12' valve box. Moved and repaired 1.25" and 2" lateral within same bank. Charged and inspected for leaks #160 330-53800-46100	992.00
Thank you for choosing Team Rountree!	Total \$992.00

We accept Visa, MasterCard & Discover

RECEIVED

MAY 21 2025



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

License Number
CPC1459731


info@purepoolsolutionsfl.com 386-676-3179

Invoice

Date	Invoice #
5/31/2025	79581

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

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

Quantity	Description	Rate	Amount
	Preserve at LPGA Fountain		
1	Pool service for APRIL 2025 (we forgot to bill last month)	100.00	100.00
1	Pool service for MAY 2025	100.00	100.00
	Sales Tax	6.50%	0.00
<div>#1904 Preserve - Entry Fnt 330 - 53900 - 46700  \$200.00</div>			

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

Please leave us a review on: Google and Nextdoor

Total Open Balance	\$200.00
Invoice Total	\$200.00

RECEIVED

JUN 02 2025

Sky's the Limit Handyman Service, Inc.

1904 S Flagler Ave.

Flagler Beach, FL 32136

386-451-6294

31

Invoice

DATE	INVOICE #
5/31/2025	8326

BILL TO
Indigo CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. May jobs in the Community of LPGA International and Grande Champion.		
	May / 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. Retrofitting to LED the streetlight at the intersection of Champions Drive and Links Terrace. 2. Retrofitting to LED the streetlight at the intersection of Champions Drive and International Golf at the SW corner.	150.00	150.00
	Misc. jobs in the Community of LPGA International. 1. Painting of 29 No Fishing sign posts throughout LPGA International. 2. Replacing of 5 No Fishing sign posts throughout LPGA International. (Signs supplied by ICDD)	300.00	300.00
Please make check payable to STLHS Inc.		Total	

RECEIVED

JUN 02 2025

Sky's the Limit Handyman Service, Inc.

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

Invoice

DATE	INVOICE #
5/31/2025	8326

BILL TO
Indigo CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
2	LED 45w rotatable paddle 5000k bulb	87.08	174.16
24	3" Chlorine tablet	4.25	102.00
8	Gallon Chlorine	3.98	31.84
1	Gallon of exterior semi-gloss whit paint	53.15	53.15
<i>monthly repairs Alan</i> (LPGA Community total: \$1,171.15) 330-53800-46000 <i>the</i>			
	Misc. jobs at the I-95 overpass	0.00	0.00
	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
320-53800-46000 (I-95 Overpass Total \$45.00)			
Please make check payable to STLHS Inc.		Total	\$1,216.15



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: PSI173230
Invoice Date: 6/1/2025

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

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

Ship Via
Ship Date 6/1/2025
Due Date 7/1/2025
Terms Net 30

Customer ID 8028
P.O. Number
P.O. Date 6/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2025 - 6/30/2025 Lpga I95 Interchange-Lake-ALL		1	1	468.63	468.63

#15 Lake/Wetland succ Jun 25
320-53800-46800

RECEIVED

JUN 02 2025

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



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: PSI173371
Invoice Date: 6/1/2025

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 6/1/2025
Due Date 7/1/2025
Terms Net 30

Customer ID 7830
P.O. Number
P.O. Date 6/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2025 - 6/30/2025 Indigo Cdd North -Lake-ALL Indigo Cdd North -Lake-ALL		1	1	5,712.69	5,712.69

#15 Lake/Wetland Sucs Jun 25

330-53800-46800

RECEIVED

JUN 02 2025

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

INVOICE

Beemats LLC
3637 State Road 44
New Smyrna Beach, FL 32168-
8888

beemats@gmail.com
+1 (386) 428-8578
www.beemats.com



Bill to
Indigo Community Development District
6200 Lee Vista Blvd. STE 300
Orlando, FL 32822

Ship to
Indigo Community Development District

Shipping info

Ship date: 05/15/2025

Invoice details

Invoice no.: 13-1533
Invoice date: 05/22/2025
Due date: 06/01/2025

P.O. Number: LPGA

#	Product or service	Description	Qty	Rate	Amount
1.		2025-2026 Maintenance Contract- 1 of 3			
2.		.			
3.	A1-fl-Maintenance-1	-Sq. Ft. - Floating Wetland Maintenance Per Year @ Includes: Retrieval, Biomass Harvest, Repair and Re-Anchoring of the Floating Wetland Islands three times a year with lab reports for each harvest and annual report at the end of each year.	28192	\$1.3336762	\$37,599.00

Ways to pay

BANK

For your convenience, we accept ACH- at no charge.
Our bank is SYNOVUS

Total

\$37,599.00

Note to customer

For your convenience, we accept ACH/Direct Deposit at NO CHARGE.
Our bank is SYNOVUS

View and pay

RECEIVED

MAY 27 2025

#190
1.340.536.468

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 7, 2025

#1901

1,310.513.315

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3536283

Client Matter No. 10823-1

Notification Email: efgroup@kutakrock.com

Mr. Jim Perry

Indigo CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3536283

10823-1

Re: General

For Professional Legal Services Rendered

01/11/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
01/20/25	K. Buchanan	0.80	256.00	Review settlement agreement and confer with district manager
01/22/25	K. Buchanan	1.00	320.00	Prepare for and attend board meeting
01/23/25	K. Buchanan	0.70	224.00	Confer with trustee and district manager regarding true up of lien book
01/29/25	K. Buchanan	0.40	128.00	Coordinate with trustee's counsel regarding inquiries for land purchase
01/30/25	K. Buchanan	0.30	96.00	Review open items
TOTAL HOURS		3.70		
TOTAL FOR SERVICES RENDERED				\$1,216.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,216.50</u>

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT**RECEIVED**

JUN 11 2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 4, 2025

#181
1300 513-315**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C # 0

Reference: Invoice No. 3579119

Client Matter No. 10823-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Perry

Indigo CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3579119

10823-1

Re: General

For Professional Legal Services Rendered

03/03/25	K. Buchanan	0.80	256.00	Review tri-party agreement; confer with district manager
03/05/25	K. Buchanan	1.20	384.00	Review terms of tri-party agreement
03/07/25	K. Buchanan	1.30	416.00	Prepare for and attend board meeting
03/08/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
03/17/25	J. Gillis	0.10	17.50	Review Capitol Conversations distribution list and update same
03/26/25	K. Buchanan	1.80	576.00	Prepare for and attend board meeting
TOTAL HOURS		5.70		

KUTAK ROCK LLP

Indigo CDD

June 4, 2025

Client Matter No. 10823-1

Invoice No. 3579119

Page 2

TOTAL FOR SERVICES RENDERED

\$1,782.00

TOTAL CURRENT AMOUNT DUE

\$1,782.00

UNPAID INVOICES:

March 7, 2025

Invoice No. 3536283

1,216.50

TOTAL DUE

\$2,998.50

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763

189

Invoice**Invoice #:** 7**Invoice Date:** 6/1/25**Due Date:** 6/1/25**Case:****P.O. Number:****Bill To:**Indigo CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees	340	5,554.83	5,554.83
Website Administration	352	100.00	100.00
Information Technology	351	233.33	233.33
Dissemination Agent Services	313	874.67	874.67
Office Supplies	510	0.63	0.63
Postage	420	66.04	66.04
Copies	425	43.20	43.20
Telephone	410	29.72	29.72
A L Fairfield Inn & Suites 3/11/25	490	344.41	344.41
Fairfield Inn & Suites 3/28/25	490	344.41	344.41

Total \$7,591.24**Payments/Credits** \$0.00**Balance Due** \$7,591.24**RECEIVED**

JUN 13 2025



Fairfield by Marriott® Fairfield Inn & Suites Daytona
1820 Checkered Flag Blvd, Daytona Beach, FL 32114 P 386.254.4700
Fairfield.Marriott.com

Indigo Indigo			Room: MTG	
Get			Room Type: HSE	
Get FL 11111			Number of Guests: 0	
Indigo			Rate: \$0.00	Clerk: DHE
Arrive: 07Mar25	Time: 10:16AM	Depart: 10Mar25	Time: 10:58AM	Folio Number: 48745

DATE	DESCRIPTION	CHARGES	CREDITS
07Mar25	Meeting Room	250.00	
07Mar25	Audio Visual	25.00	
07Mar25	Banquet Service Charge	66.00	
07Mar25	Service Charge	3.41	
10Mar25	American Express		344.41
Card #: XXXXXXXXXXXXXXX1065/XXXX			
Card Type: AMEX Card Entry: MANUAL Approval Code: 149538			

BALANCE:	0.00
----------	------

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Thank you for your business!!

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Fairfield by Marriott® Fairfield Inn & Suites Daytona
1820 Checkered Flag Blvd, Daytona Beach, FL 32114 P 386.254.4700
Fairfield.Marriott.com

Indigo Indigo			Room: MTG	
Get			Room Type: HSE	
Get FL 11111			Number of Guests: 0	
Indigo			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 #: XXXXXXXXXXXXXXX1065/XXXX			
Card Type: AMEX Card Entry: MANUAL Approval Code: 185891			

BALANCE:	0.00
-----------------	-------------

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Thank you for your business!!

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ACCOUNT NAME		ACCOUNT #	INV DATE
Indigo Comm Dev Dist		464696	05/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007145468	May 1- May 31, 2025	\$291.28	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$291.28	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 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

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
5/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/9/25	11299379	DTB Daytona Beach News-Journal	CC_2025.05.19		\$291.28

#186
1.310-513.440
Not at BOS meeting



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	\$291.28
Service Fee 3.99%	\$11.62
*Cash/Check/ACH Discount	-\$11.62
*Payment Amount by Cash/Check/ACH	\$291.28
Payment Amount by Credit Card	\$302.90

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Indigo Comm Dev Dist		464696		0007145468		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$291.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$291.28
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		\$302.90
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00004646960000000000000071454680002912867175

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

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
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:

05/09/2025

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 05/09/2025

Legal Clerk

Notary, State of WI, County of Brown

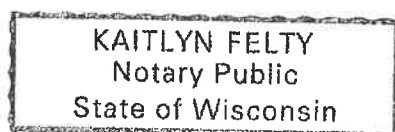
My commission expires

Publication Cost: \$291.28
Tax Amount: \$0.00
Payment Cost: \$291.28
Order No: 11299379
Customer No: 464696
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



**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, May 21, 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 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524, and will also be available on the District's website at 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 (407) 841-5524 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
Governmental Management
Services - Central Florida, LLC
11299379 5/9/2025 11

RECEIVED

MAY 14 2025

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 Blvd. Suite 300 Orlando, FL 32822

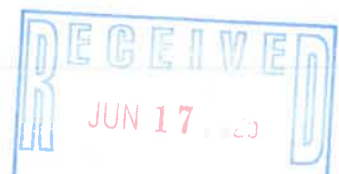
Service Address
Indigo Community Development District

Date	Invoice #
6/1/2025	29289

**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 \$5,839.00	
GRANDE CHAMPION COMMUNITY	
Monthly Costs for Landscaping & Irrigation Services \$5,498.00'	
TOTAL COMMUNITIES	50,031.35
PRESERVE COMMUNITY SPECIFIC (340-53800-46200)	9,478.00
CONSERVATION EASEMENTS (330-53800-46900)	
Monthly Maintenance	4,185.30'
#160	
Thank you for choosing Team Rountree!	Total \$68,360.15

We accept Visa, MasterCard & Discover



4646 E VAN BUREN ST
PHOENIX, AZ 85008-6927

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

456

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

**INVOICE**

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9023958468	6/17/2025	050	DUE NOW
PAYMENT DUE		\$410.14		
INVOICE DUE DATE		6/17/2025		

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	<u>6/17/2025 - 7/16/2025</u>	INDIGO COMMUNITY DEVELOPMENT DISTRICT 105 GRANDE CHAMPION BLVD. DAYTONA BEACH FL 32124

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

A 130

1 320.578.490 1205.07

1 320.578.490 1205.07

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 #:	9023958468
Due Date:	6/17/2025
Customer:	INDIGO COMMUNITY DEVELOPMENT DISTR
Customer #:	10447642

PLEASE REMIT TO:

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

RECEIVED

JUN 18 2025

Sky's the Limit Handyman Service, Inc.

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


Invoice

DATE	INVOICE #
6/30/2025	8352

BILL TO
Indigo CDD 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

#31
1.330.536.460
1.320.530.460
21712.66
\$ 45.00

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. June jobs in the Community of LPGA International and Grande Champion.		
	June / 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. Replaced bad fixture behind the wall on the exit side at the entrance of Grande Champion 2. Replaced bad fixture in front of the wall on the entry side at the entrance of Grande Champion	80.00	80.00
	Misc. jobs in the Community of LPGA International. 1. All OK	0.00	0.00
24	3" Chlorine tablet	4.25	102.00
7	Gallon Chlorine	3.98	27.86
2	25w 5000k LED bullet up-light fixture	71.40	142.80
330-53800-46000 (LPGA Community total: \$712.66)			
Please make check payable to STLHS Inc. 		Total	

RECEIVED

JUL 02 2025

Sky's the Limit Handyman Service, Inc.

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

Invoice

DATE	INVOICE #
6/30/2025	8352

BILL TO
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. All OK	0.00	0.00
	Misc. repairs to palm tree and LPGA lettering flood fixtures at the I-95 overpass. 1. All OK	45.00	45.00
	(I-95 Overpass Total \$45.00) 330-53800-46000 <i>[Signature]</i>		
Please make check payable to STLHS Inc.		Total	\$757.66

RECEIVED

JUL 02 2025



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

INVOICE

Date	Invoice #
6/30/2025	25-159

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

Description	Amount
Monthly Site Management Services June 2025 #159 1.330.538.120	\$ 2,650.00
	\$ 2,650.00

RECEIVED

JUL 07 2025



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

INVOICE

Date	Invoice #
7/1/2025	25-7

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

Description	Amount
Monthly Office Rent – July 2025 Suite 123 1452 N US Hwy 1 Ormond Beach FL 32174 #159 1,310.513.440	\$ 500.00
	\$ 500.00

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JUL 07 2025

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: PS181523
Invoice Date: 7/1/2025

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

Ship Via
Ship Date 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 8028
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	468.63	468.63
July Billing					
7/1/2025 - 7/31/2025					
Lpga 195 Interchange-Lake-ALL					

H15 Lake/Wetland Surc 2025

320-53800-46800



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

RECEIVED

JUL 02 2025

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: PS1181664
Invoice Date: 7/1/2025

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 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 7830
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 7/31/2025 Indigo Cdd North -Lake-ALL Legends Preserve Lake all (ponds 48-57) Preserve PH.B Lake all (ponds 58-63) Indigo Cdd North -Lake-ALL Legends Preserve Lake all (ponds 48-57) Preserve PH.B Lake all (ponds 58-63)		1	1	8,046.69	8,046.69

#115 Lake/Wetland Sucs Jul 25

320-53800-46800

Idw

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 8,046.69

RECEIVED

JUL 02 2025

Subtotal: 8,046.69
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 8,046.69

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

386-274-4050 FAX 386-236-1270

Invoice



www.teamroutree.net

COPY

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

Date	Invoice #
5/7/2025	29261

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Description	Amount
05/06/25 - I-95 Interchange Added new rock to letters H160 320-53800-46000	1,425.00
Thank you for choosing Team Rountree!	Total \$1,425.00

We accept Visa, MasterCard & Discover

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JUL 02 2025

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 Blvd. Suite 300 Orlando, FL 32822

Service Address

Date	Invoice #
7/1/2025	29326



Description	Amount
Quarterly Maintenance for Fountains 1 - 4	1,500.00
<div>#160</div> <div>330-53800-46700</div>	
Thank you for choosing Team Rountree!	Total \$1,500.00

We accept Visa, MasterCard & Discover

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JUL 01 2025



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

Invoice Number: 7796206
Account Number: 240918000
Invoice Date: 06/25/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Indigo Community Development District
Attn c/o GMS North Florida LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
United States

Indigo Community Development District Capital Improvement Revenue Bonds, Series 2024
(Integrated LPGA - Phase B1)

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

\$4,246.25

All invoices are due upon receipt.

1117
1.310.513.323 \$ 3950.00
1.310.513.323 \$ 296.25

Trustee Fee Ser 2024
Incidental Exp Ser 2024



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 2024
(Integrated LPGA - Phase B1)

Invoice Number: 7796206
Account Number: 240918000
Current Due: \$4,246.25

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

Wire Instructions:

U.S. Bank
ABA #
Acct #
Trust Acct # 240918000
Invoice # 7796206
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.
St. Paul, MN 55107

Invoice Number: 7796206
Invoice Date: 06/25/2025
Account Number: 240918000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

3/3

Indigo Community Development District Capital
Improvement Revenue Bonds, Series 2024
(Integrated LPGA - Phase B1)

Accounts Included 240918000 240918001 240918002 240918003 240918004 240918005
In This Relationship: 240918006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026				\$3,950.00
Incidental Expenses 06/01/2025 to 05/31/2026	3,950.00	0.075		\$296.25
Subtotal Incidental Expenses				\$296.25
TOTAL AMOUNT DUE				\$4,246.25

