

*Indigo Community  
Development District*

*September 24, 2025*

**AGENDA PACKAGE**

# AGENDA

**Indigo Community Development District**

219 E. Livingston Street

Orlando, FL 32801

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

---

September 17, 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, September 24, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida 32114.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Period (Limited to 3 minutes per person)
- III. Approval of Minutes
  - A. July 23, 2025 Board Meeting
- IV. Consideration of Lease Agreement with National Stormwater Trust for District Ponds
- V. Consideration of Conveyance of LPGA Real Property and Improvements – *Under Separate Cover*
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Field Operations Manager
- VII. Financial Statements
- VIII. Approval of Check Register
  - A. July-August
- IX. Other Business
- X. Supervisors' Requests and Public Comment (Limited to 3 minutes per person)

XI. Next Scheduled Meeting - Wednesday, November 19, 2025 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach

XII. Adjournment

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

Sincerely,

*Jeremy LeBrun*

Jeremy LeBrun  
District Manager

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

Enclosures

# MINUTES

# SECTION A

MINUTES OF MEETING  
INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, July 23, 2025 at 6:00 p.m. in the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present and constituting a quorum were:

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

Also Present were:

Jeremy LeBrun	District Manager
Katie Buchanan	District Counsel
Brett Witte	District Engineer by telephone
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Jeff Littlejohn	National Stormwater Trust

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 6:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Shackleford stated we are having a problem with the pond islands, they are overgrown again.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 21, 2025 Meeting**

On MOTION by Mr. Kilian seconded by Mr. Byrne with all in favor the minutes of the May 21, 2025 meeting were approved as presented.
---

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the public hearings were opened.

Mr. LeBrun gave an overview of the proposed budget and stated there is no proposed assessment increase for Fiscal Year 2026.

Mr. Shackelford stated there is a separation on the assessments between north and south. Where is that line at?

Mr. von der Osten stated it is the north assessment area and south assessment area, the dividing line is International Golf Drive, which is where the LPGA headquarters is. That road runs east west and divides the community in half. South of that line would be the south assessment area.

Mr. Shackelford asked where are the Preserves?

Mr. von der Osten stated they are in the south section.

Mr. Shackelford asked why is the assessment in the north area \$663,000 but on the south area it is \$954,000.

Mr. Kilian stated you have 2,700 units in the south and 1,446 units in the north, nearly double the number of units being built. The total assessments are going to be doubled as well.

Mr. Shackelford stated if I understand this correctly what you are saying is the assessment itself is the same for everybody and it is adjusted by the number of units.

Mr. Kilian stated to a great extent, if you look at the top line item in both sections residential single-family, everybody is \$470.56. There are some units, undeveloped units that the \$127.05.

Mr. LeBrun stated it is by ERUs, for example a single-family home is 1.0 ERU an apartment is .8 ERUs. Unplatted land is assessed at a lower level than a single-family unit.

Mr. Shackelford stated what I'm trying to get at when I first came to a Board meeting it was made perfectly clear to me that the Preserves in LPGA was a stand-alone deal. We weren't getting any help from any of the LPGA communities. We were basically on our own. Then last year we had this big increase and the explanation was, we are all in this thing together. I want to make sure we are paying our fair share and not paying additional in the north section. If it is based on the number of units at the same taxable rate.

Mr. Kilian stated except for the fact that you have an additional charge for your ponds. You see that at the bottom of the south section. You will see Preserve additional, that is where it comes in. Your home is being billed at the same as the homes everywhere else \$470.56. But there is an additional \$557.77 that covers Preserves specific ponds.

Mr. Shackleford asked if we are paying for our ponds, why are we paying for the north assessment area ponds too?

Mr. Kilian stated you are not. Most of the ponds in the north are in the homeowner association. The CDD owns very few or any ponds that are in anybody else's neighborhood.

Mr. von der Osten stated most of the HOAs in the north have a pretty large line item for landscape maintenance around the ponds. That expense is being placed in their HOA instead in the Preserves it is being placed in the CDD.

Mr. Shackleford stated for our section we pay for the maintenance of the ponds including but not limited to the mowing and the landscaping. There really isn't any landscaping other than the islands.

Mr. von der Osten stated it is the large lake, there is a lot of mowing and multiple stormwater ponds and the floating mats.

Mr. Kilian stated if we weren't doing it, you would be charged that same amount by your HOA.

Mr. von der Osten stated you will find you HOA fee is very low compared to other neighborhoods in the District.

**A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. LeBrun asked are there any questions on Resolutions 2025-04 or 2025-05?

Mr. Kilian stated if you look at landscape maintenance in the Preserve it is going down almost \$60,000. They are always working to make sure it is appropriate. Is the fountain at the interchange being fixed?

Mr. von der Osten stated no, it requires total replacement.

Mr. Kilian asked why are we budgeting \$27,000 for that?

Mr. LeBrun stated we left it there just in case. That is just the electric.

Mr. Kilian stated I am not interested in doing that unless someone else on the Board is.

Mr. LeBrun stated we can leave it and not use it and it will carry over.

Mr. Workowski stated we can use it for another contingency.

On MOTION by Mr. McCommon seconded by Mr. Brown with all in favor Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.
---

**B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. LeBrun stated this resolution is the funding mechanism for the budget and you are also certifying an assessment roll.

On MOTION by Mr. Kilian seconded by Mr. McCommon with all in favor Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**District Goals and Objectives**

**A. Adoption of Fiscal Year 2026 Goals and Objectives**

Mr. LeBrun stated last year the State legislature made a new rule that CDDs had to adopt annual goals and objectives. We have the Fiscal Year 2026 Goals and Objectives that are identical to our current ones for this fiscal year.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the Fiscal Year 2026 goals and objectives were approved.

**B. Presentation of Fiscal Year 2025 Goals and objectives and Authorization to the Chairman to Execute**

Mr. LeBrun stated at the end of the fiscal year I will go through and make sure we hit them all and have the Chairman sign it and we will post it on the website.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the Chairman was authorized to execute the Fiscal Year 2025 Goals and Objectives.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from National Stormwater Trust Related to Lease of District Ponds**

Mr. LeBrun stated Jeff is here today, he was here a few meetings back and gave the Board an overview. Our District Engineer is on the line as well. He has had a conversation with them to go through everything; Katie has been working on it behind the scenes.

Ms. Buchanan stated the concept is that NST is able to install some maintenance and monitoring equipment on your stormwater pond that better manages the flow of water but essentially creates additional stormwater capacity. Someone that needs to have stormwater

capacity for a construction project in this vicinity is then able to tap into that system without necessarily digging a separate pond because real estate is incredibly difficult to find in some of these areas.

Mr. Littlejohn stated I wouldn't want to think of this as capacity because you will think about this as storing more water, but it is actually nutrient removal that we are trading. We are managing the lakes in a way that allows them to pull more nutrients out of the system before it is discharged in Tomoka River. Tomoka River is impaired for nutrients so other projects that develop in this area, the Tomoka River Basin Area are required to meet very high nutrient removal standard and the cost of providing that nutrient removal is very high. In places that we can cost effectively squeeze more nutrients out of the systems that are already out here, people will write checks for the nutrient credits. At that point it is a ledger transfer from your permit or our permit if we do this with you to the recipient who would deduct those credits from our permit to their permit and write a check. We would be in a position of marketing and then transferring those credits, collecting the check with revenue sharing back to the CDD. It can be a revenue stream to the CDD if you elect to do an annual fee for the lease versus a lump sum as a revenue share. We have done it both ways with different CDDs.

Ms. Buchanan stated this is something that I hope Jeff can help us fill in, I have done it twice with two different scenarios, one is when a developer was putting it into a new pond to avoid having to create another stormwater pond. That is essentially creating this credit in a new project. Then we have also done it in a situation where similar to now the District has facilities that work well to allow for this transfer of revenues, essentially a cash flow back to the District. You have this extra twist in that you are trying to get rid of the island that is where I feel like we need to make sure we understand what is happening.

Mr. Kilian stated I thought previously you said that that pond was not included in your analysis because you couldn't make it work there. Are you saying that they wouldn't have to have the mats anymore?

Mr. Littlejohn stated correct.

Mr. Kilian stated that is not Grand Champion, that is Preserve.

Mr. Littlejohn stated if I may I will summarize the deal structure. The generation of credits has to be in the same basin as the user of the credits. In this scenario both Preserve and Grand Champion are all in the Tomoka basin. From the state's perspective they are all interchangeable.

Whether we generate credits in the Preserve Phase B we are generating extra credits that would offset the nutrient removal provided by the mats and allow your permit to be modified so that the mats were removed from that permit. We don't remove the mats but we can offset the nutrient reduction provided by the mats, which would allow you or a contractor to remove the mats.

Mr. Kilian stated St. Johns actually suggested the mats. Are they good with this alternative?

Mr. Littlejohn stated St. Johns required you to get a nutrient number that was not possible to hit with a straight wet pond because it is discharging to the Tomoka River. The mats were an option; there were other options. This particular option wasn't available at the time you got your system put in. This is new, this would be our second CDD if we execute this deal.

Mr. Shackelford asked this will eliminate the existing mats?

Mr. Littlejohn stated yes. The mats are removing about 12 kilograms a year of nitrogen and about 2 kilograms a year of phosphorus. In the permit that is what they are providing to the Tomoka River. We can provide much more than that with a retrofit of the Grand Champion system and provide more retrofitting the Phase B Preserve system. We have laid out what we believe the total value of those credits are and what the revenue share back to the CDD would be. By taking out the nutrient offset by eliminating the mats I put a number in here for you so that you know what it is. In all these numbers, it assumes that the mats are going away.

Mr. Kilian stated I see Grand Champion and Phase B but in Grand Champion you are highlighting after elimination of floating mats.

Mr. Littlejohn stated that is the delta, after the mats are gone that is what is left over. There are a lot of credits available in Grand Champion.

Mr. Kilian stated the \$5.4 million is paid to us over 99 years.

Mr. Littlejohn stated it is not paid to you. Let me walk you through the financial proforma. Every one of our proposals come with what we call market value credits. We bought and sold credits in a number of places in Florida and we believe we can collect \$5.41 million of credits in just the Grand Champion facility after we delete the mats. From the \$5.41 million we would either pay the CDD \$800,000 in cash, once we collect all the money we pay you in cash upfront and we are done or we can pay you over 99 years an annual fee and that is going to go up every year, the lease payment. The total paid out over a 99-year term if you take the payment plan is \$3.9 million. We can split this in terms of some cash, some payment; I'm giving you two scenarios the \$100,000 lump sum if you want to take that off the top for example to pay for the cost of removal of the

floating mats and have some left over and put in reserves, but it affects the total payout amount. We cover all the other costs, there is no cash out of pocket from the CDD when we come in with an executed lease.

Mr. Kilian stated you are saying that you are getting \$5.4 million in stormwater credits and paying us \$800,000 for it.

Mr. Littlejohn stated correct. I did this for the total deal for this end and the Preserve. I'm giving you numbers for Grand Champion plus Preserve mixed together. Once we pay everything out it is \$8.6 million is what we come in on a cash sale. If we pay you in cash we pay you a lower number, the rest of the money is for covering the cost of the equipment for 99 years. Repairs, maintenance, my staff time. If we paid you out in cash on an annual basis the total payout over the 99 years is \$5.2 million. We collect the \$8.6 million in year one we are paying the CDD for 99 years so we have to have enough in the bank as a cash reserve to generate enough income to pay you for maintenance, repairs, replacements, lightning strikes, regulatory compliance and everything and we have to have a cash reserve, a financial assurance for the state to backstop the credits.

Mr. Kilian asked what if your money runs out?

Mr. Littlejohn stated that's my fault.

Mr. Kilian stated if you don't have the money.

Mr. Littlejohn stated we will have to have a financial reserve, there is a bond or letter of credit that we have to set aside that the State requires in case something happens to us.

Mr. Kilian asked what does the equipment look like that you would be installing?

Mr. Littlejohn distributed material with photos of installations in other locations and stated it is a control system that communicates with the internet that does the control of the ponds and on the control box we will retrofit that with a gate that we can remotely operate, move it up or down.

Mr. Brown asked are you regulated by some part of the government?

Mr. Littlejohn stated St. Johns River Water Management District. We continually provide data to them.

Mr. Workowski stated the way I'm looking at it, how much are we spending on maintenance of the mats?

Mr. LeBrun stated \$112,000.

Mr. Workowski stated that is going to go up when the new phase goes in.

Ms. Buchanan stated no, they are not doing the mats.

Mr. Workowski stated I think we have to consider we are not going to spend \$100,000 a year over the life of this system. We are looking at it as gross, but we need to look at it net.

Mr. McCommon stated I appreciate you pointing that out. From a Board standpoint how does that allocation typically happen? For example, we would potentially be eliminating \$112,000 and saving you another \$500 a year on your charges but all the benefit can't go to them.

Ms. Buchanan stated they benefit from the reduction.

Mr. McCommon stated that part I understand but what do we do with the rest?

Ms. Buchanan stated the \$13,000 per year.

Mr. Kilian asked so we are doing this to satisfy new regulations on requirements of removing nutrients?

Ms. Buchanan stated we are good as is. Scenario A is when you are trying to satisfy regulations without doing more bonds. That is not what is happening here but that is probably what the buyer of these credits is looking to do. The second scenario is trying to create a revenue stream, which is capitalizing on this ability to sell these credits and bring money into the CDD. That is one thing you are looking at and if that were it, then I think the questions that you would want to ask as a board going along with these thoughts of worst case scenario is what happens if the District can't continue to provide that service? What happens if we default? What are our obligations. Their obligation is they stop paying us \$13,000 a year that is not really a big fight but what happens if we for some reason have a failure of our pond and can't continue to provide the credit? The one thing I think the engineer can help is that you can get approval for your permit upfront, but you have compliance. You have to keep this every year, it has to stay in compliance. What does happen in that scenario, if for some reason the District didn't have a mechanism to allow for you to manage the nutrient levels like you are anticipating?

Mr. Littlejohn stated we will share our obligations under the permit but our obligations are heavily tilted towards us. You are the landowner, you have to provide access to the ponds for us and all the rest of the obligations in the permit all on our company. We are required to maintain the financial assurance as a backup measure in case we fail, we all get hit by a meteor, we are gone, the District can call that financial insurance mechanism and hire a different company to take over the maintenance or operation.

Ms. Buchanan stated what I'm trying to envision is if we have an unanticipated pond bank failure, that is related to the District's improvements, not yours.

Mr. Littlejohn stated in that scenario, if we don't exist and that happens the District would make you fix it. If we are there and that happens the District would still make you fix it. I don't see that as changing your obligations or liabilities.

Ms. Buchanan stated like a temporary pause. My concern is FDOT, what do they do if we have this failure?

Mr. Littlejohn asked if they purchaser of the credit? Like mitigation credits this whole model, regulatory and financial. I'll go back to the wetland mitigation credit. The banker always holds the liability, financial and regulatory liability for the life of the bank. The purchaser's liability financial and regulatory is separate when the state approves the transfer. The purchaser of the credit is DOT or another developer, when they buy the credit the state approves the transfer, that obligation is permanently transferred to us. We are on the hook for that credit forever. They are never going to go back to DOT.

Ms. Buchanan stated we understand if we have a catastrophic pond failure you have NST and I assume there would be a requirement in the contract that we make reasonable, efficient efforts to repair it and there is not going to be a penalty as long as we are pursuing it in that manner.

Mr. Littlejohn stated the same enforcing agency is enforcing you and us, we are in the same boat and we would encourage e you to get that pond fixed as soon as possible. One of the things this system is built to do is lower pond water levels before big storm events. That is one of the features of the system. That is why we are in the Villages and Babcock so if a really big storm in in the forecast, we can release water days ahead of the arrival of the storm and lower the water level.

Mr. Workowski stated we know these are low lying areas and when it rains these fields flood that homes are going to go on. That would be a concern, but you just addressed that. You are connected directly to St. Johns Water Management District and you can remotely let water out of the existing ponds.

Mr. McCommon asked Kurt, do you know what ponds he is talking about?

Mr. von der Osten stated those are ponds that we own.

Mr. McCommon asked what about the Preserve?

Mr. Littlejohn stated they are owned by the CDD and Preserve Phase B there is one pond that manages most of Phase B and we would control that one pond to generate these credits. We would like to do that as a second step after we sell all the credits.

Ms. Buchanan stated that is the deed that hasn't been recorded, it is on the agenda for conversation but we haven't done it yet.

Mr. Workowski stated I want to make sure that we are aligning that all the ponds the CDD owns that we currently have this mat expense, that is included in this. Is that correct?

Ms. Buchanan stated it is not going on a pond by pond basis, it is done on totality. If you create this additional credit in the CDD Grand Champion pond then that goes to offset what the mats might have been providing in the other pond.

Mr. Workowski stated if we are looking at the net number and taking the \$100,000 plus number I want to make sure that is going away.

Ms. Buchanan stated that is his goal. That is the next step. If you are just talking about getting revenue or allowing for this additional equipment then the only thing we need to talk about is money. What you are doing is actually trying to modify your stormwater management permit by changing the mechanism by which the District meets its criteria. Rather than needing the mats you are going to open this additional nutrient treatment level and allow the removal of the mats. That becomes the next question is what if you get this equipment installed and it provides the credit that is necessary to remove the mats but what happens if that doesn't sustain? Then you as a District are going to be responsible for finding another mechanism to meet it. I'm not shutting you down, I want you to understand that is it, there are great advantages and you will never find a community that is happy with the mats, they are very difficult and they are very expensive. There are some detriments to having the mats there and this appears to be an alternative solution. You have to figure out and talk to Mr. Littlejohn about what happens and that is why he is here to help answer that question.

Mr. Littlejohn stated if we become the leaseholder and we get this permit, we generate the credits and then we transfer some of the credits to the Preserve Phase A and delete those mats then just like DOT or another developer you would be off the hook forever at that point. At that point it becomes my problem forever. If something happens to us that is when the financial assurance gets called but the water management district is not going to go back to the District and make you replace the mats. You are a credit purchaser not a credit provider. The Phase A facilities aren't as

good for our product but by transferring it from where they are generated from the mats deleting that and switching the generation over here to Grand Champion you have permanently removed that.

Ms. Buchanan asked would that happen with Grand Champion or would that only happen once the Phase B is online?

Mr. Littlejohn stated we would do that right out of the gate.

Mr. McCommon stated we still have an obligation.

Mr. LeBrun stated we did sign a year agreement and I will look at it to see what the termination clause is.

Brett, will you provide the Board with your opinion? Give us your thoughts as District Engineer.

Mr. Witte stated I talked to Jeff and he walked me through in general how they work. He didn't have any treatment calcs or design information, it is site specific for us, but in general they have gone over how they work, they have done it before in St. Johns as well as other water management districts. They are familiar with how these things go and have been permitted elsewhere. Once they get into the design and permitting everything comes to us for review prior to submitting for the final permit or before any type of breaking ground. That is when the District would be able to sign off on it. So long as the mats can be removed and permitting is not an issue then it is conceptually a good alternative.

Mr. McCommon stated just so I'm clear, it is staff's recommendation to do this. Is the only reason we are doing this to get rid of the mats?

Mr. Workowski stated no, we get money.

Mr. Kilian stated I want to clarify your first page, retail value of floating mat credit, we are not getting those, we are paying the mat company \$112,000 a year to install, maintain replace.

Mr. Littlejohn stated I wanted to give you an idea of the quantity of the credit the mats were provided and what that retail cost would be if you went out to the market and we sold you credits. You would write a check to me. If I were doing this on the CDD on the east side of 95 or somewhere else and we had credits available and you wanted to get rid of the mats, you could write our company a check and I would transfer the credits and you could delete the mats for \$588,000. That is the credit value, the nitrogen and phosphorous they are removing. It is a five-year payback period on purchasing credits to delete the mats at \$100,000 a year. I want to give you

a sense of that impact on the total value deal, we are taking that right out of the top and paying you less because you are internally capturing the benefit.

Mr. Brown stated getting rid of the mats is going to save us in ten years at least \$1 million.

Mr. Kilian stated it will save the Preserve homeowners \$1 million. \$12,000 for 99 years, what value is there for us?

Mr. Littlejohn stated by year 99 it is \$75,000, that 2% escalator over 99 years, it is a big number at the end. We worked on a fair market value spreadsheet calculator on these lease deals with DOT and DOT requires they collect fair market value for the lease of their real estate. We had to go through their appraisal department to come up with a calculator to make this work and once we did that it is a standardized calculator for us to work with DOT. This being a public district, if you have bond documents requiring that you collect fair market value for any kind of revenue generated on District owned assets, if that is the case I want to assure you that this has passed muster at DOT.

Mr. Kilian asked is staff recommending that we adopt this and is there a severability clause or are we tied in for 99 years?

Mr. Brown stated I'm looking at the whole thing and we have a better system and we make money and we save \$1 million. It's hard for me to say what's wrong with that.

Ms. Buchanan stated what's wrong with that is a good question to ask and I don't know that I have an answer. You will do the best assessment to come up with your cost benefit analysis. I don't know that there is another alternative that is going to allow you to get rid of the mats without out of pocket expense. I do think the \$13,000 a year isn't going to do much to your budget one way or the other but it provides you with some revenue stream and takes away an issue that you were going to be spending money on a lot over the years. My reservation is that this is kind of new, but the most new is this combination of getting the credits in exchange for the mats because it was difficult for me to separate the transactions but there are two transactions. One is you as a purchaser of credits and there is one as you as a seller of credits and to have assurances that when you apply the credits in lieu of the mat and you are done, check that box. I think that is a good answer.

Mr. Workowski stated we need to see a formal agreement.

Mr. McCommon stated we need to know what we are obligated to and when with the mat provider now.

Ms. Buchanan stated also a timeline. I don't think this is immediate, I think you have to commission the equipment.

Mr. Littlejohn stated we have a lease agreement in the packet. This lease agreement puts us together as the leaseholder of just the Grand Champion ponds. It is not the Phase B ponds, just the first project we want to do here. At that point as Brett mentioned we are going to go into design mode, bring back the full set of plans and specs for your District Engineer to review and we are going to go to the water management district and get a permit. Once we get a permit we will come back to you preconstruction if you want us to meet with your neighbors, if you want us to do a mockup, anything you want us to do before we go to construction. Once we do construction that is only three or four days, it is not a big, intensive activity and once that construction is complete you will have the credits at that point. We will take care of the permit process to delete the mats. The only cost to the District will be the physical removal of mats but we will handle the permit transaction and transferring the credits over.

Mr. Kilian stated I would like us to think through this some more and bring it back at the September meeting.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Tri-Party Agreement with Indigo Holdings, Inc. and U.S. Bank Trust Company, N.A.**

Ms. Buchanan stated this tri-party agreement that relates to the foreclosure that we have been dealing with for years. Essentially, what the Trustee has requested is that the District authorize the establishment of a special purpose entity to own the property and then manage the property as well as negotiate the sale of the property with the understanding that once it is sold those moneys will be placed back into the trust estate as the recovery for the bondholders in lieu of the special assessments that were not collected. This is one of these things that in the past we noted as not our business if you want us to do it, we will do it. I wanted to give you a chance to review the agreement, walk through it, they are going to manage it, control the deal, make decisions. The one thing I will point out is they have requested that they be exempt from operation and maintenance assessments but instead request that we just do a funding request on a quarterly basis for any amounts that relate to that particular property. I don't think it is a significant portion of the budget given the way undeveloped lands are assessed. If the property is sold the SPE receives all the cash from the sale and it remits it back to the Trustee. It does require that the SPE operates

formally, has a budget that is going to be adopted every year, they are accountable to the bondholders and the Trustee funds that budget through the trust estate money, it is separate and apart from the operation and maintenance budget the District has.

On MOTION by Mr. Brown seconded by Mr. Byrne with all in favor the tri-party agreement with Indigo Community Development District, Indigo Holdings, Inc. and U.S. Bank Trust company for parcels SW-26 and SW13A was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Conveyance of Common Elements**

This item was tabled.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no comments, the next item followed.

**B. District Engineer**

There being no comments, the next item followed.

**C. District Manager**

**i. Approval of Fiscal Year 2026 Meeting Schedule**

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor the Fiscal Year 2026 meeting schedule was approved as amended to have all meetings at 1:00 p.m.

**D. Field Operational Manager**

**i. Consideration of Annual Maintenance Service Agreement with Solitude Lake Management**

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the agreement with Solitude Lake Management for quarterly service in the total amount of \$900 was approved.

**TENTH ORDER OF BUSINESS**

**Financial Statements**

A copy of the financials was included in the agenda package.

**ELEVENTH ORDER OF BUSINESS**

**Approval of Check Register – May-July**

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

**TWELFTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Supervisors Requests and Public Comments**

Mr. Shackleford stated be careful on the bonds, because you can be bonded and nobody is going to warranty those pumps and equipment for 99 years so if this company goes broke in 20 years you are on the hook for the pumps. Being bonded and having maintenance bond is completely different.

Ms. Buchanan stated the equipment will not be owned by the District.

**FOURTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – September 24, 2025  
at 1:00 p.m. at the Fairfield by Marriott  
Daytona Beach, 1820 Checkered Flag  
Boulevard, Daytona Beach, Florida**

Mr. LeBrun stated the next scheduled meeting is September 24, 2025 at 1:00 p.m. in the same location.

**FIFTEENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor the meeting adjourned at 7:30 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION IV

## **LEASE AGREEMENT**

- I. THE PARTIES.** This Lease Agreement ("Agreement") is made on September 24th, 2025, by and between:

Lessor: Indigo Community Development District, with a mailing address of 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 ("Lessor") who agrees to lease the Premises to:

Lessee: National Stormwater Trust, Inc., with a mailing address of 2282 Killearn Center Boulevard, Tallahassee, Florida 32309 ("Lessee"), who agrees to lease the Premises under the following terms.

Collectively Lessor and Lessee shall be known as the "Parties."

- II. DESCRIPTION OF LEASED PREMISES.** Lessor agrees to lease to Lessee the following described property:

The created treatment volume, currently estimated to be 31.5 acre-feet, within the stormwater management facility designated as Lake #4 in Environmental Resource Permit No. 4-127-22941-53 from the St. Johns River Water Management District ("Facility"), hereinafter known as the "Premises." The Parties agree to adjust the Premises to reflect the actual treatment volume authorized by the St. Johns River Water Management District ("SJWMD").

- III. USE OF LEASED PREMISES.** Lessor and Lessee agree that Lessee will be permitted to access, use, and install equipment at the Facility for the creation, operation, and management of stormwater treatment volume and to use, sell, transfer, assign, and reserve the created treatment volume of the Facility for projects selected by Lessee within the applicable stormwater basin or other areas authorized by the SJWMD. Lessee's permitted uses shall include, without limitation, (1) treating, collecting, capturing, storing, infiltrating, discharging, transferring, delivering, moving, removing, attenuating, and redirecting water, water flows, or water volumes; (2) improving, constructing, operating, securing, repairing, replacing, maintaining, and monitoring existing, new, or proposed equipment and facilities; (3) possessing, managing, and operating the Facility and Premises, and (4) utilizing and selling the water storage, treatment, aquifer recharge, and/or pollutant treatment capacity of the Facility on the Premises in excess of that required by Lessor for stormwater drainage and treatment for the adjacent development, and the data collected physically or by Lessee's equipment, to or for the benefit of third parties.

Any change in the above-mentioned uses of the Premises or Facility shall only be permitted upon Lessor's prior written consent.

- IV. TERM OF LEASE.** The term of this Agreement shall be for a period of ninety-nine (99) years, commencing on the effective date ("Term").

- V. **RENT.** Based on the estimated treatment volume set forth in Section II, Lessee shall be obligated to pay to Lessor 12,855 dollars and 00 cents (\$12,855.00) each year (“Rent”). The Parties agree to adjust the Rent to reflect the actual treatment volume authorized by the SJWMD. The first Rent payment is due on the first business day of January 2026, and each yearly installment payable thereafter on the first business day of each subsequent year (“Due Date”). The Rent will increase by 2% per year for the Term.
- VI. **EXPENSES.** It is recognized by both Parties that the Rent is the entirety of the payments from Lessee to Lessor. Lessee is not obligated to pay any expenses, including but not limited to utilities, real estate taxes, insurance (other than on Lessee's personal property), charges, or expenses of any nature whatsoever in connection with the ownership and operation of the Facility. Lessor shall be obligated to maintain the Facility, except for structures and equipment placed or installed on the Facility by Lessee, which shall be maintained by Lessee.
- VII. **INSURANCE.** Lessee will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars (\$1,000,000.00), that will designate Lessor as a named insured and shall provide Lessor with a copy of the insurance certification or policy prior to the effective date of this Agreement.
- VIII. **LEASEHOLD IMPROVEMENTS.** Lessee agrees that it shall make no leasehold improvements, alterations, or changes of any nature to the Facility other than those necessary to accomplish the use of the Premises set forth in Section III without first obtaining Lessor’s consent in writing, which consent shall not be unreasonably withheld. Thereafter, any and all leasehold improvements made to the Facility that become affixed or attached to the Facility shall remain the property of Lessor at the expiration or termination of this Agreement. All leasehold improvements shall be made in accordance with applicable federal, state, and local laws, codes, ordinances, and regulations, and in compliance with any applicable permits or the terms and conditions of any Lessor bond covenants. If Lessee makes any improvements to the Facility, Lessee shall be responsible for any associated costs.

Nothing in this Agreement shall be construed to authorize Lessee or any other person acting for Lessee to encumber the Rent or the interest of Lessee in the Premises or any person under and through whom Lessee has acquired its interest in the Premises with a mechanic’s lien or any other type of encumbrance. Under no circumstance shall Lessee be construed to be the agent, employee, or representative of Lessor. In the event a lien is placed against the Premises or Facility through actions of Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have the lien removed. If Lessee fails to have the lien removed, Lessor shall take steps to remove the lien, and Lessee shall pay Lessor for all expenses related to the lien and removal thereof.

- IX. **DEFAULT AND POSSESSION.** In the event that Lessee shall fail to pay the Rent or expenses as set forth herein, or any part thereof, when the same is due and payable, or shall otherwise be in default of any other terms of this Agreement for a period of more than 15 days after receiving notice of default, then the Parties expressly agree and covenant that Lessor may declare this Agreement terminated and may immediately re-enter the Premises

and take possession of them together with any of Lessee's personal property, equipment, or fixtures left on the Facility, which items may be held by Lessor as security for Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under this Agreement. It is further agreed that, if Lessee is in default, Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment. In addition, Lessor may sue Lessee for any damages or past Rents due and owing and may undertake all legal remedies then available.

Any failure by Lessor to comply with the material provisions of this Agreement or failure in the performance or observance of any of the covenants or actions required by this Agreement in any material respects shall be deemed a default by Lessor. Provided, however, that Lessor shall have a period of 15 days following receipt of written notice from Lessee within which to cure a default. Upon any event of default by Lessor, Lessee may pursue any available remedy at law or in equity. Lessee also may elect to terminate this Agreement at any time prior to Lessee's commencement of construction at the Facility, for any reason or for no reason, by providing 30 days advance written notice to Lessor.

In the event any legal action must be instituted to enforce any terms or provisions under this Agreement, the prevailing party shall be entitled to recover a reasonable attorney's fee in addition to all costs of the action.

- X. LICENSES AND PERMITS.** A copy of all local, state, or federal permits acquired by Lessee that are required for the use of the Premises shall always be readily accessible and produced to Lessor and/or its agents or any local, state, or federal officials upon demand.
- XI. LESSEE OBLIGATIONS.** Lessee shall be responsible for all operation and maintenance of the equipment and structures it installs.

Lessee shall, during the Term and at its sole expense, keep the Premises and any equipment Lessee places on the Facility in good condition and repair, reasonable wear and use excepted. Further, Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state, or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants on the Premises. Lessee shall also be responsible for the cost, if any, that would be incurred to bring its contemplated operation and business activity into compliance with any law or regulation of a federal, state, or local authority.

Lessee shall take all actions required by the applicable regulatory agencies to effectuate the reservation, transfer, and assignment of the compensatory stormwater treatment volume leased hereby.

In the event the Premises or Facility are damaged as a result of any negligence of Lessee, its employees, agents, business invitees, or any independent contractors serving Lessee or in any way as a result of Lessee's use of the Premises, then Lessee shall be primarily responsible for ensuring that the proper claims are placed with Lessee's insurance company or the damaging party's insurance company, and shall furthermore be responsible for

ensuring that the Premises and Facility are safeguarded with respect to the damage, and that all proper notices with respect to the damage are made in a timely fashion, including notice to Lessor and the party or parties causing the damage. Any damage that is not covered by an insurance company will be the liability of Lessee.

Lessee shall, at least 30 days prior to submittal to the SJWMD of an application to install equipment at the Facility, provide all application drawings, designs, and calculations to Lessor's engineer for review and comment. Following Lessee's installation and commencement of operation of equipment at the Facility, Lessee shall, during the Term and at its sole expense, provide Lessor an annual report reflecting Lessee's operation of the Facility and equipment, and shall provide Lessee access to the equipment dashboard.

- XII. LESSOR OBLIGATIONS.** Lessor agrees that it will maintain and operate its stormwater treatment facility, of which the Premises are a part, as required by Environmental Resource Permit No. 4-127-22941-53 from the SJWMD and all other applicable permits and authorizations (including all successor and replacement permits and modifications). Lessor agrees that it will allow Lessee access to the Facility for all activities consistent with the uses authorized in this Agreement. Lessor will not act or fail to act in any way that interferes with Lessee's authorized uses of the Premises.
- XIII. SUBLET/ASSIGNMENT.** Lessee may not transfer or assign this Agreement or any right or interest hereunder except to a parent or subsidiary of Lessee, without first obtaining the prior written consent and approval of Lessor.
- XIV. DAMAGE TO LEASED PREMISES.** If the Premises or Facility are destroyed or damaged as a result of any casualty that is not the result of the intentional acts or negligence of Lessee and which precludes or adversely affects Lessee's occupancy or use of the Premises, then Lessor shall return the Premises and Facility to the condition existing prior to the damage at its sole cost and expense, and the Rent shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by Lessee and until the Premises and Facility have been put in a condition, at Lessor's expense, at least to the extent of the value and as nearly as possible to the condition of the Premises and Facility existing immediately prior to the damage.
- XV. INDEMNIFICATION.** Each Party hereby covenants and agrees to the extent permitted by law to indemnify, defend, and hold the other Party harmless from any and all claims, damages, and liabilities that may arise from the Party's negligent use, occupancy, maintenance, operation, care, custody, or control of the Premises or Facility. Nothing in this Agreement shall be deemed as a waiver of the Lessor's sovereign immunity or the Lessor's limits of liability as set forth 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 such limitations of liability or by operation of law.
- XVI. BANKRUPTCY - INSOLVENCY.** Lessee agrees that, in the event all or a substantial portion of Lessee's assets are placed in the hands of a receiver or a trustee, and this status continues for a period of 30 days, or if Lessee makes an assignment for the benefit of

creditors or is adjudicated bankrupt; or if Lessee institutes any proceedings under the bankruptcy act or any amendment thereto, then this Agreement or interest in and to the Premises shall not become an asset in the proceedings and, in such event, and in addition to any and all other remedies of Lessor hereunder or by law provided, it shall be lawful for Lessor to declare the Term ended and to re-enter the Premises and take possession thereof and all improvements thereon and to remove all persons therefrom, and Lessee shall have no further claim thereon.

**XVII. SUBORDINATION AND ATTORNMENT.** Upon request of Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the Premises or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the Premises provided, however, that in such case the holder of the mortgage or Lessor under the agreement shall agree that this Agreement shall not be divested or in any way affected by foreclosure or other default proceedings under the mortgage, obligation secured thereby, or agreement, so long as Lessee shall not be in default of this Agreement. Lessee agrees that this Agreement shall remain in full force and effect notwithstanding any default proceedings under the mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the Premises, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Premises, attorn to the purchaser and recognize the purchaser as Lessor under this Agreement.

**XVIII. MISCELLANEOUS TERMS.**

- a.) Signs. Lessee shall not place on the Premises any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain the sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform, reasonable sign plan or policy that Lessor may adopt with respect to the Premises. Upon vacating the Premises, Lessee agrees to remove all signs and to repair all damage caused by or resulting from removal.
- b.) Condition of Premises/Inspection by Lessee. Lessee has had the opportunity to inspect the Premises and acknowledges with its signature on this Agreement that the Premises are in good condition and comply in all respects with the requirements of this Agreement. Lessor makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and Lessor shall not be liable for any latent or patent defect therein. Lessee represents that Lessee has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.
- c.) Right of Entry. It is agreed and understood that Lessor and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting the Premises and for the purpose of conducting any maintenance or making any necessary repairs as may be required of Lessor under the terms of this

Agreement or as may be deemed necessary with respect to the inspection, maintenance, or repair of the Premises.

- d.) Recording. This Agreement (or a memorandum hereof) may be recorded by Lessee at its sole option and expense.
- e.) Financial Assurance. At the time set forth in Attachment A, Lessee shall obtain and shall maintain, for the remainder of the Term, financial assurance sufficient to ensure the continued operation and maintenance of its leasehold improvements and the Premises. Lessee shall have sole discretion to select and modify any commonly accepted financial assurance instrument(s), or any combination thereof, to provide this assurance, including but not limited to surety bonds, performance bonds, irrevocable letters of credit, insurance policies, escrow accounts, or trust funds, provided the instrument(s) are sufficient to reasonably assure Lessor of operation and maintenance funding for the remainder of the Term in the event of Lessee's inability to perform.

At its option during the Term, Lessee may review its estimate of the costs of operation and maintenance necessary for the remainder of the Term. If the value of any financial assurance provided by Lessee is greater than the total amount of the then current cost estimate, Lessee may reduce the value of the financial assurance to reflect the new estimate, subject to approval by Lessor, which approval shall not be unreasonably withheld.

- XIX. ESTOPPEL CERTIFICATE.** Lessee, at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge, and deliver to Lessor, and/or to any other person, firm, or corporation specified by Lessor, a statement certifying that this Agreement is unmodified and in full force and effect or, if this Agreement has been modified, then that it is in full force and effect except as modified and stating the modifications, stating the dates to which the Rent has been paid, and stating whether or not there exists any default by Lessor under this Agreement and, if so, specifying each default.
- XX. HOLDOVER.** If Lessee remains in possession of the Premises after the cancellation, expiration, or sooner termination of this Agreement, or any renewal thereof, without the execution of a new agreement or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Lessor so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.
- XXI. WAIVER.** Waiver by a Party of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.
- XXII. GOVERNING LAW.** This Agreement shall be governed by the laws of the state of Florida.

**XXIII. NOTICES.** Payments and notices shall be addressed to the following:

Lessor

Name:  
Address:  
E-Mail:

With copy to:

Lessee

Name: National Stormwater Trust, Inc.  
c/o John H. Ferguson, CEO  
Address: 2282 Killearn Center Boulevard, Tallahassee, FL 32309  
E-Mail: [jhf@nationalstormwater.com](mailto:jhf@nationalstormwater.com)

**XXVI. AMENDMENT.** No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the Parties with all the formality of the original.

**XXVII. BINDING EFFECT.** This Agreement and any amendments thereto shall be binding upon Lessor and Lessee and their respective successors, heirs, assigns, executors, and administrators.

**XXVIII. WARRANTIES AND REPRESENTATIONS**

Each Party warrants, represents, and covenants that:

- a.) It is duly organized, validly existing and in good standing under the laws of the jurisdiction of its organization and is duly qualified to conduct business in the State.
- b.) It has full power and authority to enter into this Agreement and to comply with the provisions of this Agreement.
- c.) This Agreement has been duly authorized, executed, and delivered by it and constitutes a valid and legally binding obligation of it, enforceable against it in accordance with the terms hereof.
- d.) No consent is required to be obtained by it from, and no notice or filing is required to be given by it to, or made by it with, any person (including any governmental authority) in connection with the execution, delivery, and performance by it of this Agreement. The foregoing does not apply to the necessary licenses, permits, and other approvals to be applied for by it in connection with the use.
- e.) It currently is not the subject of bankruptcy, insolvency, or reorganization proceedings and is not in material default of, or otherwise subject to, any agreement or any law, administrative regulation, judgment, decree, note, resolution, charter, or ordinance which would currently restrain or enjoin it from entering into or complying with this Agreement in any material respect.

- f.) There is no material action, suit, proceeding, inquiry, or investigation, at law or in equity, before any court or public body, pending or, to the best of its knowledge, threatened, which seeks to restrain or enjoin it from entering into or complying with this Agreement.
- g.) The execution, delivery, and performance of this Agreement will not conflict with, be inconsistent with, or result in any breach or default of any of the terms, covenants, conditions, or provisions of any indenture, bank loan, credit agreement, or other agreement or contract of any kind or nature to which it is a party or by which it may be bound.

**XXIX. PUBLIC RECORDS.** Lessee understands and agrees that all documents of any kind provided to the Lessor in connection with this Agreement may be public records, and, accordingly, Lessee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Lessor acknowledges that the designated public records custodian for the Lessor is **Governmental Management Services – Central Florida, LLC** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Lessee shall 1) keep and maintain public records required by Lessor to perform the service; 2) upon request by the Public Records Custodian, provide Lessor with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Lessee does not transfer the records to the Public Records Custodian of Lessor; and 4) upon completion of the contract, transfer to Lessor, at no cost, all public records in Lessee’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Lessee, Lessee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to Lessor in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE LESSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LESSEE’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 613-2944, JLEBRUN@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FL 32801.**

**XXX. E-VERIFY.** Lessee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Lessee shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. Lessor may terminate this Agreement immediately for cause if there is a good faith belief that Lessee has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Lessee represents that no

public employer has terminated a contract with Lessee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**XXXI. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** Lessee agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**XXXII. SCRUTINIZED COMPANIES STATEMENT.** Lessee certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If Lessee is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, Lessor may immediately terminate the Contract.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

**GRAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

By:  
Title:  
Date:

**STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_**

Acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of  
Notary Public)

Personally Known OR Produced Identification and Type:

\_\_\_\_\_

**NATIONAL STORMWATER TRUST, INC.**

By: John H. Ferguson

Title: CEO

Date:

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

Acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by John H. Ferguson as CEO of National Stormwater Trust, Inc.

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification and Type:

## ATTACHMENT A

### Rent

Lessee shall pay the Rent to Lessor in the following manner and at the following times:

1. On the Due Date, Lessee shall pay to Lessor an annual rent payment of \$12,855 for the remainder of the Term, which payment shall increase annually at a rate of 2.0%.

2. Within 180 days of the date of consummation of sale(s) sufficient for Lessee to recoup its cost to purchase and install the equipment necessary to create the treatment volume specified in Section II of the Agreement, which is \$450,000.00, Lessee shall provide to Lessor proof of the financial assurance required by Section XVIII.e. of the Agreement.

## SECTION V

*This item will be provided under  
separate cover*

# SECTION A

## SECTION VII

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

***Unaudited Financial Reporting***  
***August 31, 2025***



# Table of Contents

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

**Indigo**  
**Community Development District**  
**Balance Sheet**  
**August 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Wells Fargo Bank	\$ 60,501	\$ -	\$ -	\$ 60,501
Prepaid Expenses	500	-	-	500
Investments:				
Series 1999A				
Reserve	-	80,675	-	80,675
Revenue	-	58,425	-	58,425
Construction	-	-	167,708	167,708
Series 1999C				
Reserve	-	59,586	-	59,586
Revenue	-	1,156,709	-	1,156,709
Redemption	-	792,428	-	792,428
Remedial Expenditure	-	0	-	0
Series 2005				
Reserve	-	68,334	-	68,334
Revenue	-	1,090,152	-	1,090,152
Escrow Deposit	-	11,178	-	11,178
Remedial Expenditure	-	0	-	0
Series 2021				
Reserve	-	78,307	-	78,307
Revenue	-	70,739	-	70,739
Construction	-	-	10,483	10,483
Series 2024				
Reserve	-	112,661	-	112,661
Revenue	-	98,180	-	98,180
Construction	-	-	10,303	10,303
Due from General Fund	-	355,648	-	355,648
Investment - Custody	1,259,171	-	-	1,259,171
SBA - Operating	9,249	-	-	9,249
SBA - Reserve	105,382	-	-	105,382
<b>Total Assets</b>	<b>\$ 1,434,803</b>	<b>\$ 4,033,024</b>	<b>\$ 188,494</b>	<b>\$ 5,656,321</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 33,273	\$ -	\$ -	\$ 33,273
Due to Debt Service 1999C	73,038	-	-	73,038
Due to Debt Service 2005	282,610	-	-	282,610
Due to Other	2,755	-	-	2,755
Accrued Principal Payment 1999A	-	2,595,000	-	2,595,000
Accrued Interest Payment 1999C	-	233,100	-	233,100
Accrued Principal Payment 2005	-	955,000	-	955,000
Accrued Interest Payment 2005	-	2,486,294	-	2,486,294
<b>Total Liabilities</b>	<b>\$ 391,676</b>	<b>\$ 6,269,394</b>	<b>\$ -</b>	<b>\$ 6,661,070</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 1999A	\$ -	\$ 139,100	\$ -	\$ 139,100
Assigned For Debt Service 1999C	-	(746,339)	-	(746,339)
Assigned For Debt Service 2005	-	(1,989,019)	-	(1,989,019)
Assigned For Debt Service 2021	-	149,046	-	149,046
Assigned For Debt Service 2024	-	210,842	-	210,842
Assigned For Capital Projects 1999A	-	-	167,708	167,708
Assigned For Capital Projects 2021	-	-	10,483	10,483
Assigned For Capital Projects 2024	-	-	10,303	10,303
Unassigned	1,043,127	-	-	1,043,127
<b>Total Fund Balances</b>	<b>\$ 1,043,127</b>	<b>\$ (2,236,370.39)</b>	<b>\$ 188,494</b>	<b>\$ (1,004,749)</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,434,803</b>	<b>\$ 4,033,024</b>	<b>\$ 188,494</b>	<b>\$ 5,656,321</b>

**Indigo**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Assessments	\$ 1,618,248	\$ 1,618,248	\$ 1,666,724	\$ 48,476
I-95 City of Daytona Beach Funding	8,775	-	-	-
Interest	21,500	19,708	55,660	35,952
<b>Total Revenues</b>	<b>\$ 1,648,523</b>	<b>\$ 1,637,956</b>	<b>\$ 1,722,384</b>	<b>\$ 84,427</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,600	\$ 5,400
FICA Expense	918	842	428	413
Engineering Fees	15,000	13,750	9,076	4,674
District Counsel	28,000	25,667	17,598	8,069
Arbitrage	2,250	1,800	1,800	-
Dissemination Agent	10,496	9,621	10,221	(600)
Annual Audit	6,310	6,310	-	6,310
Trustee Fees	12,750	12,376	12,376	-
Assessment Administration	21,200	21,200	21,200	-
Management Fees	66,658	61,103	61,103	0
Information Technology	2,800	2,567	2,567	0
Website Maintenance	1,200	1,100	1,100	-
Telephone	300	275	95	180
Postage	1,000	917	451	465
Printing & Binding	1,750	1,604	354	1,250
Insurance	33,725	33,725	33,673	52
Legal Advertising	2,500	2,292	6,905	(4,613)
Other Current Charges	2,600	2,383	2,055	329
Office Supplies	350	321	34	287
Office Expense	6,000	5,500	5,500	-
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 227,982</b>	<b>\$ 214,527</b>	<b>\$ 192,312</b>	<b>\$ 22,215</b>
<b>Maintenance Expenses I-95</b>				
Electric	\$ 27,000	\$ 24,750	\$ 619	\$ 24,131
Landscape - Contract	50,616	46,398	51,321	(4,923)
Landscape - Contingency	3,500	3,208	2,592	616
Plant Replacement & Annuals	8,000	7,333	7,731	(398)
Lake Maintenance	6,413	5,879	5,141	737
Irrigation Repairs & Maintenance	20,000	18,333	8,481	9,853
Repairs	9,845	9,025	1,960	7,065
Miscellaneous	2,461	2,256	2,256	0
<b>Total I-95 Maintenance Expenses</b>	<b>\$ 127,835</b>	<b>\$ 117,182</b>	<b>\$ 80,101</b>	<b>\$ 37,081</b>

# Indigo

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Maintenance Expense - Community Wide</b>				
On-Site Manager	\$ 33,390	\$ 30,608	\$ 29,150	\$ 1,458
Electric	40,000	36,667	35,929	738
Landscape - Contract	541,122	496,029	503,633	(7,604)
Landscape - Contingency	30,000	27,500	44,786	(17,286)
Fertilizer/Pest Control	38,000	34,833	-	34,833
Plant Replacement & Annuals	35,000	32,083	25,359	6,724
Sod Replacement	28,512	26,136	14,630	11,506
Lake Maintenance	92,552	84,839	68,541	16,298
Fountain Maintenance	18,000	16,500	14,759	1,741
Holiday Lighting	-	-	24,292	(24,292)
Irrigation Repair & Maintenance	35,000	32,083	29,354	2,729
Repairs	39,800	36,483	18,558	17,925
Miscellaneous	16,158	14,812	8,874	5,937
Conservation Easement Maintenance	55,224	50,622	46,663	3,959
Tree Trimming	34,892	31,984	-	31,984
Pressure Washing	10,000	9,167	-	9,167
Hurricane Expenses	-	-	6,120	(6,120)
<i>The Preserve at LPGA</i>				
Landscape - Contract	\$ 172,576	\$ 158,195	\$ 132,453	\$ 25,742
Landscape - Contingency	-	-	4,986	(4,986)
Plant Replacement & Annuals	2,500	2,292	1,989	303
Lake Maintenance	65,780	60,298	75,198	(14,900)
Fountain Maintenance	1,200	1,100	-	1,100
Irrigation Repair & Maintenance	2,500	2,292	332	1,959
Miscellaneous	500	458	-	458
<b>Total Maintenance Expenses - Community Wide</b>	<b>\$ 1,292,706</b>	<b>\$ 1,184,981</b>	<b>\$ 1,085,607</b>	<b>\$ 99,373</b>
<b>Total Expenditures</b>	<b>\$ 1,648,523</b>	<b>\$ 1,516,690</b>	<b>\$ 1,358,020</b>	<b>\$ 158,670</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 364,364</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 678,763</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,043,127</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 1999A

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

#### For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 72,750	\$ 71,123	\$ 71,123	\$ -
Interest	5,000	4,583	6,307	1,724
<b>Total Revenues</b>	<b>\$ 77,750</b>	<b>\$ 75,707</b>	<b>\$ 77,431</b>	<b>\$ 1,724</b>
<b>Expenditures:</b>				
<b>Series 1999A</b>				
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)
<b>Total Expenditures</b>	<b>\$ 72,650</b>	<b>\$ 72,650</b>	<b>\$ 83,290</b>	<b>\$ (10,640)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,474	\$ (5,474)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,474</b>	<b>\$ (5,474)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,100</b>		<b>\$ (385)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 59,964</b>		<b>\$ 139,485</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,064</b>		<b>\$ 139,100</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 1999C

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 377,662	\$ 377,662	\$ 486,439	\$ 108,777
Interest	25,000	22,917	78,953	56,037
<b>Total Revenues</b>	<b>\$ 402,662</b>	<b>\$ 400,579</b>	<b>\$ 565,392</b>	<b>\$ 164,813</b>
<b>Expenditures:</b>				
<b>Series 1999C</b>				
Debt Service Obligation	\$ 922,925	\$ 466,200	\$ 466,200	\$ -
Other Debt Service Costs	-	-	51,557	(51,557)
<b>Total Expenditures</b>	<b>\$ 922,925</b>	<b>\$ 466,200</b>	<b>\$ 517,757</b>	<b>\$ (51,557)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (520,263)</b>		<b>\$ 47,636</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 520,263</b>		<b>\$ (793,975)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (746,339)</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 2005

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 335,228	\$ 335,228	\$ 348,045	\$ 12,817
Interest	2,500	2,292	41,594	39,302
<b>Total Revenues</b>	<b>\$ 337,728</b>	<b>\$ 337,520</b>	<b>\$ 389,639</b>	<b>\$ 52,119</b>
<b>Expenditures:</b>				
<b>Series 2005</b>				
Debt Service Obligation	\$ 156,975	\$ 199,525	\$ 199,525	\$ -
Other Debt Service Costs	-	-	27,074	(27,074)
<b>Total Expenditures</b>	<b>\$ 156,975</b>	<b>\$ 199,525</b>	<b>\$ 226,599</b>	<b>\$ (27,074)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,474)	\$ 5,474
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,474)</b>	<b>\$ 5,474</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 180,753</b>		<b>\$ 157,566</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (2,146,585)</b>	
<b>Fund Balance - Ending</b>	<b>\$ 180,753</b>		<b>\$ (1,989,019)</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 156,614	\$ 156,614	\$ 158,851	\$ 2,237
Interest	6,000	5,500	8,901	3,401
<b>Total Revenues</b>	<b>\$ 162,614</b>	<b>\$ 162,114</b>	<b>\$ 167,752</b>	<b>\$ 5,638</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
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	-
<b>Total Expenditures</b>	<b>\$ 153,649</b>	<b>\$ 153,649</b>	<b>\$ 153,649</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (3,000)	\$ (2,750)	\$ (3,154)	\$ 404
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (3,000)</b>	<b>\$ (2,750)</b>	<b>\$ (3,154)</b>	<b>\$ 404</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,965</b>		<b>\$ 10,949</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 59,691</b>		<b>\$ 138,097</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,656</b>		<b>\$ 149,046</b>	

# Indigo

## Community Development District

### Debt Service Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 225,323	\$ 225,323	\$ 228,541	\$ 3,218
Interest	1,200	1,100	7,802	6,702
<b>Total Revenues</b>	<b>\$ 226,523</b>	<b>\$ 226,423</b>	<b>\$ 236,343</b>	<b>\$ 9,920</b>
<b>Expenditures:</b>				
<b>Series 2024</b>				
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	-
<b>Total Expenditures</b>	<b>\$ 202,441</b>	<b>\$ 202,441</b>	<b>\$ 202,441</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,538)	\$ 4,538
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,538)</b>	<b>\$ 4,538</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 24,082</b>		<b>\$ 29,364</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 68,042</b>		<b>\$ 181,477</b>	
<b>Fund Balance - Ending</b>	<b>\$ 92,124</b>		<b>\$ 210,842</b>	

# Indigo

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

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 6,607	\$ 6,607
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,607</b>	<b>\$ 6,607</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 6,607</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 161,101</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 167,708</b>	

# Indigo

## Community Development District

### Capital Projects Fund - Series 2021

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 344	\$ 344
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 344</b>	<b>\$ 344</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,154	\$ (3,154)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,154</b>	<b>\$ (3,154)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 3,498</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,985</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,483</b>	

# Indigo

## Community Development District

### Capital Projects Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 307	\$ 307
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 307</b>	<b>\$ 307</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,538	\$ (4,538)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,538</b>	<b>\$ (4,538)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 4,844</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,303</b>	

**Indigo**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 123,233	\$ 1,154,691	\$ 94,397	\$ 33,684	\$ 13,799	\$ 68,878	\$ 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	5,666	5,591	-	55,660
<b>Total Revenues</b>	<b>\$ 2,648</b>	<b>\$ 126,292</b>	<b>\$ 1,157,328</b>	<b>\$ 99,127</b>	<b>\$ 40,654</b>	<b>\$ 19,853</b>	<b>\$ 75,162</b>	<b>\$ 108,205</b>	<b>\$ 81,859</b>	<b>\$ 5,666</b>	<b>\$ 5,591</b>	<b>\$ -</b>	<b>\$ 1,722,384</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 5,600
FICA Expense	-	61	-	61	-	153	-	77	-	-	77	-	428
Engineering Fees	7,520	-	-	-	-	-	-	-	553	1,004	-	-	9,076
District Counsel	4,380	5,988	892	1,894	1,296	1,782	193	1,173	-	-	-	-	17,598
Arbitrage	-	450	-	900	-	450	-	-	-	-	-	-	1,800
Dissemination Agent	875	875	875	1,375	875	875	975	875	875	875	875	-	10,221
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	5,555	5,555	-	61,103
Information Technology	233	233	233	233	233	233	233	233	233	233	233	-	2,567
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Telephone	-	41	-	25	-	-	-	-	30	-	-	-	95
Postage	-	18	-	52	28	100	80	6	66	43	58	-	451
Printing & Binding	120	15	-	-	95	11	0	32	43	-	37	-	354
Insurance	33,673	-	-	-	-	-	-	-	-	-	-	-	33,673
Legal Advertising	-	5,044	-	278	273	264	-	291	-	754	-	-	6,905
Other Current Charges	-	313	10	-	9	1,033	-	344	-	344	-	-	2,055
Office Supplies	20	0	-	8	1	0	1	0	1	-	3	-	34
Office Expense	500	500	500	500	500	500	500	500	500	500	500	-	5,500
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 78,392</b>	<b>\$ 19,994</b>	<b>\$ 8,165</b>	<b>\$ 15,870</b>	<b>\$ 8,965</b>	<b>\$ 13,056</b>	<b>\$ 7,637</b>	<b>\$ 10,186</b>	<b>\$ 12,201</b>	<b>\$ 9,409</b>	<b>\$ 8,438</b>	<b>\$ -</b>	<b>\$ 192,312</b>
<b>Maintenance Expenses - I-95</b>													
Electric	\$ 92	\$ 27	\$ 119	\$ 27	\$ 27	\$ 54	\$ 109	\$ -	\$ 54	\$ 82	\$ 27	\$ -	\$ 619
Landscape - Contract	4,666	4,666	4,666	4,666	4,666	4,666	4,666	4,666	4,666	4,666	4,666	-	51,321
Landscape - Contingency	-	-	-	-	-	-	-	2,592	-	-	-	-	2,592
Plant Replacement & Annuals	-	-	-	-	-	-	3,738	-	-	-	3,994	-	7,731
Lake Maintenance	455	469	469	469	469	469	469	469	469	469	469	-	5,141
Irrigation Repairs & Maintenance	-	-	-	-	-	-	3,918	-	-	-	4,563	-	8,481
Repairs	45	45	45	45	45	85	45	1,470	45	45	45	-	1,960
Miscellaneous	205	205	205	205	205	205	205	205	205	205	205	-	2,256
<b>Total I-95 Expenses</b>	<b>\$ 5,462</b>	<b>\$ 5,412</b>	<b>\$ 5,503</b>	<b>\$ 5,411</b>	<b>\$ 5,411</b>	<b>\$ 5,479</b>	<b>\$ 13,148</b>	<b>\$ 9,401</b>	<b>\$ 5,439</b>	<b>\$ 5,466</b>	<b>\$ 13,968</b>	<b>\$ -</b>	<b>\$ 80,101</b>

**Indigo**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance Expenses - Community Wide</b>													
On-Site Manager	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ 2,650	\$ -	\$ -	29,150
Electric	2,862	3,127	3,312	3,940	3,564	2,285	4,391	3,472	3,243	3,418	2,316	-	35,929
Landscape - Contract	44,192	44,192	44,192	44,192	44,192	44,192	44,192	44,192	50,031	50,031	50,031	-	503,633
Landscape - Contingency	3,822	3,295	8,897	1,540	5,655	1,755	600	-	-	1,200	18,022	-	44,786
Fertilizer/Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement & Annuals	-	5,734	1,033	-	-	9,151	3,371	-	4,784	-	1,286	-	25,359
Sod Replacement	-	-	-	-	-	-	-	-	-	-	14,630	-	14,630
Lake Maintenance	5,546	5,713	5,713	5,713	5,713	5,713	6,913	5,713	5,713	8,047	8,047	-	68,541
Fountain Maintenance	1,850	850	100	1,600	-	2,064	1,600	100	100	1,999	4,496	-	14,759
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	1,343	625	6,875	-	29,354
Repairs	2,870	1,740	521	3,015	628	1,437	2,658	2,501	713	2,071	406	-	18,558
Miscellaneous	4,823	2,205	205	205	205	205	205	205	205	205	205	-	8,874
Conservation Easement Maintenance	4,460	4,185	4,185	4,185	4,185	4,185	4,185	4,535	4,185	4,185	4,185	-	46,663
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	6,120	-	-	-	-	-	-	-	-	-	-	-	6,120
<u><i>The Preserve at LPGA</i></u>													
Landscape - Contract	\$ 8,596	\$ 14,743	\$ 8,596	\$ 14,418	\$ 14,418	\$ 17,326	\$ 17,326	\$ 8,596	\$ 9,478	\$ 9,478	\$ 9,478	\$ -	132,453
Landscape - Contingency	-	4,986	-	-	-	-	-	-	-	-	-	-	4,986
Plant Replacement & Annuals	-	-	879	-	-	1,110	-	-	-	-	-	-	1,989
Lake Maintenance	-	-	-	-	-	-	-	37,599	-	-	37,599	-	75,198
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repair & Maintenance	-	-	-	-	-	332	-	-	-	-	-	-	332
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Maintenance Expenses - Community W</b>	<b>\$ 97,782</b>	<b>\$ 103,078</b>	<b>\$ 80,934</b>	<b>\$ 87,906</b>	<b>\$ 82,603</b>	<b>\$ 105,675</b>	<b>\$ 90,495</b>	<b>\$ 110,555</b>	<b>\$ 82,444</b>	<b>\$ 83,909</b>	<b>\$ 160,226</b>	<b>\$ -</b>	<b>\$ 1,085,607</b>
<b>Total Expenditures</b>	<b>\$ 181,636</b>	<b>\$ 128,484</b>	<b>\$ 94,602</b>	<b>\$ 109,187</b>	<b>\$ 96,979</b>	<b>\$ 124,209</b>	<b>\$ 111,280</b>	<b>\$ 130,142</b>	<b>\$ 100,084</b>	<b>\$ 98,783</b>	<b>\$ 182,632</b>	<b>\$ -</b>	<b>\$ 1,358,020</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (178,989)</b>	<b>\$ (2,193)</b>	<b>\$ 1,062,726</b>	<b>\$ (10,061)</b>	<b>\$ (56,325)</b>	<b>\$ (104,356)</b>	<b>\$ (36,118)</b>	<b>\$ (21,938)</b>	<b>\$ (18,225)</b>	<b>\$ (93,117)</b>	<b>\$ (177,041)</b>	<b>\$ -</b>	<b>\$ 364,364</b>

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

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

**ON ROLL ASSESSMENTS**

			58.14%	2.60%	13.49%	12.04%	5.63%	8.09%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>1999A Debt Service Asmt</i>	<i>1999C Debt Service Asmt</i>	<i>2005 Debt Service Asmt</i>	<i>2021 Debt Service Asmt</i>	<i>2024 Debt Service Asmt</i>	<i>Total</i>
11/8/24	ACH	\$4,526.75	\$4,290.32	\$0.00	\$236.43	\$0.00	\$0.00	\$0.00	\$4,526.75
11/14/24	ACH	40,599.40	28,095.21	758.83	8,654.95	0.00	1,267.23	1,823.18	40,599.40
11/19/24	WIRE	101,000.00	0.00	0.00	101,000.00	0.00	0.00	0.00	101,000.00
11/25/24	ACH	151,778.06	90,610.87	10,976.74	37,668.26	9,553.45	1,217.34	1,751.40	151,778.06
12/04/24	ACH	255,077.37	199,382.45	7,225.71	31,011.78	8,736.73	3,575.95	5,144.75	255,077.37
12/17/24	55279	14,230.08	0.00	0.00	13,376.28	853.80	0.00	0.00	14,230.08
12/17/24	55280	28,933.18	0.00	0.00	0.00	28,933.18	0.00	0.00	28,933.18
12/17/24	55281	31,000.69	31,000.69	0.00	0.00	0.00	0.00	0.00	31,000.69
12/20/24	ACH	1,638,046.91	924,308.07	38,734.50	176,638.95	139,673.27	147,082.70	211,609.42	1,638,046.91
12/31/24	ACH	63,271.58	37,986.46	4,328.97	16,664.69	3,541.54	307.51	442.41	63,271.58
01/14/25	ACH	51,125.12	39,379.26	1,376.01	6,529.91	1,215.22	1,076.27	1,548.45	51,125.12
01/24/25	ACH	24,553.40	17,031.76	1,124.78	4,226.07	1,420.87	307.51	442.41	24,553.40
02/19/25	ACH	46,576.10	27,346.23	897.31	5,884.66	10,932.60	621.35	893.95	46,576.10
02/26/25	ACH	10,688.06	6,337.58	403.08	1,936.44	2,010.96	0.00	0.00	10,688.06
03/14/25	ACH	23,465.48	13,798.55	459.83	4,262.48	4,944.62	0.00	0.00	23,465.48
03/27/25	ACH	40,629.25	37,024.04	534.25	1,922.72	375.13	317.02	456.09	40,629.25
04/28/25	ACH	39,204.01	31,853.87	623.05	3,247.61	2,513.09	396.27	570.12	39,204.01
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
<b>TOTAL</b>		<b>\$ 2,959,723.05</b>	<b>\$ 1,666,487.47</b>	<b>\$ 71,123.44</b>	<b>\$ 486,675.16</b>	<b>\$ 348,045.14</b>	<b>\$ 158,851.11</b>	<b>\$ 228,540.73</b>	<b>\$ 2,959,723.05</b>

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

## SECTION VIII

# SECTION A

# Indigo

## Community Development District

### Summary of Invoices

July 15, 2025 - August 18, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	7/16/25	5368-5370	\$ 76,877.09
	7/22/25	5371-5375	8,481.14
	8/5/25	5376-5382	53,166.25
	8/12/25	5383-5384	75,221.64
	8/19/25	5385-5386	9,060.63
	8/28/25	5387-5388	16,891.75
	9/4/25	5390-5391	960.96
	9/11/25	5392-5393	104,581.74
	9/17/25	5394-5395	34,305.71
			<hr/>
			\$ 379,546.91
Payroll			
	<u>August 2025</u>		
Kenneth Workowski		50703	\$ 184.70
Kevin Kilian		50704	184.70
Mark McCommon		50705	159.70
Ronald Brown		50706	184.70
Ronald Byrne		50707	184.70
			<hr/>
			\$ 898.50
<b>TOTAL</b>			<b>\$ 380,445.41</b>

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/18/25	PAGE	1
*** CHECK DATES 07/15/2025 - 09/18/2025 ***														
INDIGO CDD - GENERAL FUND														
BANK A INDIGO - GENERAL														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #							
7/16/25	00189	7/01/25 8	202507 310-51300-34000	MANAGEMENT FEES JUL25	*	5,554.83								
		7/01/25 8	202507 310-51300-35200	WEBSITE ADMIN JUL25	*	100.00								
		7/01/25 8	202507 310-51300-35100	INFORMATION TECH JUL25	*	233.33								
		7/01/25 8	202507 310-51300-31300	DISSEMINATION SVCS JUL25	*	874.67								
		7/01/25 8	202507 310-51300-42000	POSTAGE JUL25	*	42.35								
		7/01/25 8A	202504 310-51300-42000	USPS-MAILING 941 FORMS	*	1.85								
		7/01/25 8B	202505 310-51300-49000	FAIRFIELD INN&SUITE MAY25	*	344.41								
								GOVERNMENTAL MANAGEMENT SERVICES						
							7,151.44	005368						
-----														
7/16/25	00181	7/09/25	3594592 202504 310-51300-31500	MNTR LEG PROCS/SPEC DISTR	*	192.50								
		7/09/25	3594592A 202505 310-51300-31500	PREP BUDGET/BOS MEETING	*	1,173.00								
								KUTAK ROCK LLP						
							1,365.50	005369						
-----														
7/16/25	00160	7/01/25	29325 202507 320-53800-46200	LANDSCAPE MAINT JUL25	*	4,665.50								
		7/01/25	29325 202507 330-53800-46200	LANDSCAPE MAINT JUL25	*	47,540.35								
		7/01/25	29325 202507 330-53800-47000	TREE TRIMMING JUL25	*	2,491.00								
		7/01/25	29325 202507 340-53800-46200	LANDSCAPE MAINT JUL25	*	9,478.00								
		7/01/25	29325 202507 330-53800-46900	CONSERVE EASE MNT UDRBRSH	*	4,185.30								
								TEAM ROUNTREE INC						
							68,360.15	005370						
-----														
7/22/25	00034	7/10/25	18322776 202507 330-53800-46000	NEW PHOTO EYE/INSTALLED	*	368.00								
								COURTEAUX ELECTRIC, INC.						
							368.00	005371						
-----														
7/22/25	00154	7/18/25	10146715 202506 310-51300-31100	RESEARCH ANNUAL ENG REPRT	*	552.75								
								HALFF ASSOCIATES INC.						
							552.75	005372						
-----														
7/22/25	00015	7/17/25	PSI18749 202507 330-53800-46700	FOUNT INTAKE SCREEN CLND	*	399.00								
								SOLITUDE LAKE MANAGEMENT LLC						
							399.00	005373						
-----														
INDI INDIGO TVISCARRA														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/22/25	00160	7/03/25 29340	202506 330-53800-46100		*	224.27	
		RPL 2 PGP ROTORS/6" POPUP					
		7/03/25 29341	202506 330-53800-46100		*	560.57	
		TIMER B-RPL 2 PGP ROTORS					
		7/03/25 29342	202506 330-53800-46100		*	557.68	
		TIMER A-RPL 4 POPUP/ROTOR					
		7/10/25 29356	202507 330-53800-46100		*	625.00	
		RPR MAINLINE/2" CNTL VALV					
		7/10/25 29357	202506 330-53800-63100		*	4,783.73	
		1600 GL COLEUS/910 OTHELL					
			TEAM ROUNTREE INC				6,751.25 005374
7/22/25	00130	7/17/25 90241710	202507 320-53800-49000		*	205.07	
		RENT STORAGE 07/17-08/16					
		7/17/25 90241710	202507 330-53800-49000		*	205.07	
		RENT STORAGE 07/17-08/16					
			WILLIAMS SCOTSMAN, INC.				410.14 005375
8/05/25	00190	8/01/25 13-1566	202508 340-53800-46800		*	37,599.00	
		WETLAND MAINTENANCE AUG25					
			BEEMATS LLC				37,599.00 005376
8/05/25	00186	7/31/25 7250433	202507 310-51300-48000		*	754.40	
		NOT ADOPTION FY26 BUDGET					
			GANNETT MEDIA CORP DBA GANNETT				754.40 005377
8/05/25	00184	6/27/25 80723	202506 330-53800-46700		*	100.00	
		PRESERVE-ENTRY FNT JUN25					
		7/28/25 81894	202507 330-53800-46700		*	100.00	
		PRESERVE-ENTRY FNT JUL25					
			PURE POOL SOLUTIONS				200.00 005378
8/05/25	00031	7/31/25 8379	202507 330-53800-46000		*	1,702.53	
		LPGA-MTHLY REPAIRS MAINT					
		7/31/25 8379	202507 320-53800-46000		*	45.00	
		I-95 TESTNG/REPLCNG BULBS					
			SKY'S THE LIMIT HANDYMAN SVCS, INC.				1,747.53 005379
8/05/25	00159	7/31/25 25-163	202507 330-53800-12000		*	2,650.00	
		SITE MANAGEMENT SVC JUL25					
		8/01/25 25-8	202508 310-51300-44000		*	500.00	
		OFFICE RENT AUG25					
			SOLARIS MANAGEMENT INC.				3,150.00 005380
8/05/25	00015	8/01/25 PSI18996	202508 320-53800-46800		*	468.63	
		LAKE/WETLAND SVCS AUG25					

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/25	PSI19011 202508 330-53800-46800 LAKE/WETLAND SVCS AUG25		*	8,046.69	
				SOLITUDE LAKE MANAGEMENT LLC			8,515.32 005381
8/05/25	00160	7/15/25	29369 202507 330-53800-46600 12 OAK TREES/STOOD UP		*	1,200.00	
				TEAM ROUNDTREE INC			1,200.00 005382
8/12/25	00189	8/01/25	9 202508 310-51300-34000 MANAGEMENT FEES AUG25		*	5,554.83	
		8/01/25	9 202508 310-51300-35200 WEBSITE ADMIN AUG25		*	100.00	
		8/01/25	9 202508 310-51300-35100 INFORMATION TECH AUG25		*	233.33	
		8/01/25	9 202508 310-51300-31300 DISSEMINATION SVCS AUG25		*	874.67	
		8/01/25	9 202508 310-51300-51000 OFFICE SUPPLIES AUG25		*	3.04	
		8/01/25	9 202508 310-51300-42000 POSTAGE AUG25		*	58.42	
		8/01/25	9 202508 310-51300-42500 COPIES AUG25		*	37.20	
				GOVERNMENTAL MANAGEMENT SERVICES			6,861.49 005383
8/12/25	00160	8/01/25	29384 202508 320-53800-46200 LANDSCAPE MAINT AUG25		*	4,665.50	
		8/01/25	29384 202508 330-53800-46200 LANDSCAPE MAINT AUG25		*	50,031.35	
		8/01/25	29384 202508 340-53800-46200 LANDSCAPE MAINT AUG25		*	9,478.00	
		8/01/25	29384 202508 330-53800-46900 CONSERVE EASE MNT UDRBRSH		*	4,185.30	
				TEAM ROUNDTREE INC			68,360.15 005384
8/19/25	00154	8/12/25	10148039 202507 310-51300-31100 RESEARCH/STRMWTR HARVEST		*	1,003.50	
				HALFF ASSOCIATES INC.			1,003.50 005385
8/19/25	00160	8/12/25	29402 202508 330-53800-46100 RPLC CONTROLLER/PRGRM/TST		*	2,235.33	
		8/12/25	29403 202508 330-53800-46100 GRND CHMP-REPIP/FLNGE/PVC		*	430.00	
		8/13/25	29409 202508 330-53800-46700 FNT 3&4-INST.PUMPS/FLOATS		*	4,396.00	
		8/13/25	29410 202508 330-53800-46100 RPLC CNTRLR/7ROTOR/4POPUP		*	995.80	
				TEAM ROUNDTREE INC			8,057.13 005386
				INDI INDIGO			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/28/25	00159	8/27/25 25-169	202508 330-53800-12000		*	2,650.00	
			SITE MANAGEMENT SVC AUG25				
		8/27/25 25-9	202508 300-15500-10000		*	500.00	
			OFFICE RENT SEP25				
				SOLARIS MANAGEMENT INC.			3,150.00 005387
8/28/25	00160	8/19/25 29414	202508 330-53800-46600		*	255.00	
			NOTIFY.EXPOSED SWR LN BRK				
		8/20/25 29417	202508 330-53800-46600		*	13,486.75	
			SULFUR APPLICATION-FERT				
				TEAM ROUNTREE INC			13,741.75 005388
9/04/25	00184	8/28/25 83116	202508 330-53800-46700		*	100.00	
			PRESERVE-ENTRY FNT AUG25				
				PURE POOL SOLUTIONS			100.00 005389
9/04/25	00031	8/31/25 8419	202508 330-53800-46000		*	405.82	
			LPGA-MTHLY REPAIRS MAINT				
		8/31/25 8419	202508 320-53800-46000		*	45.00	
			I-95 TESTING/RPLCING BULB				
				SKY'S THE LIMIT HANDYMAN SVCS, INC.			450.82 005390
9/04/25	00130	8/17/25 90243855	202508 320-53800-49000		*	205.07	
			RENT STORAGE 08/17-09/16				
		8/17/25 90243855	202508 330-53800-49000		*	205.07	
			RENT STORAGE 08/17-09/16				
				WILLIAMS SCOTSMAN, INC.			410.14 005391
9/11/25	00015	9/01/25 PSI19812	202509 320-53800-46200		*	468.63	
			LAKE/WETLAND SVCS SEP25				
		9/01/25 PSI19826	202509 330-53800-46200		*	8,046.69	
			LAKE/WETLAND SVCS SEP25				
				SOLITUDE LAKE MANAGEMENT LLC			8,515.32 005392
9/11/25	00160	8/21/25 29422	202508 330-53800-46100		*	3,213.72	
			TRBLSHT/INST.HUNTR/DECODE				
		8/22/25 29420	202508 320-53800-63100		*	3,993.55	
			ADD 583GAL JASMINE-EMBANK				
		8/27/25 29426	202508 320-53800-46100		*	4,563.00	
			INST.CTRLR/REPEATER/NODE				
		8/27/25 29428	202508 330-53800-46600		*	770.00	
			INSTALL SOD AT MEDIAN #5				
		8/27/25 29429	202508 330-53800-63100		*	536.00	
			INST.36GAL FIES/36GAL HIB				
		8/28/25 29430	202508 330-53800-47300		*	14,630.00	
			COMMUNITY WIDE-SOD RPLCMT				

INDI INDIGO TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/25 29444	202509 320-53800-46200		*	4,665.50	
			LANDSCAPE MAINT SEP25				
		9/01/25 29444	202509 330-53800-46200		*	50,031.35	
			LANDSCAPE MAINT SEP25				
		9/01/25 29444	202509 340-53800-46200		*	9,478.00	
			LANDSCAPE MAINT SEP25				
		9/01/25 29444	202509 330-53800-46900		*	4,185.30	
			CONSERVE EASE MNT UDRBRSH				
				TEAM ROUNTREE INC			96,066.42 005393
9/17/25 00189		9/01/25 10	202509 310-51300-34000		*	5,554.83	
			MANAGEMENT FEES SEP25				
		9/01/25 10	202509 310-51300-35200		*	100.00	
			WEBSITE ADMIN SEP25				
		9/01/25 10	202509 310-51300-35100		*	233.33	
			INFORMATION TECH SEP25				
		9/01/25 10	202509 310-51300-31300		*	874.67	
			DISSEMINATION FEE SEP25				
		9/01/25 10	202509 310-51300-51000		*	.69	
			OFFICE SUPPLIES				
		9/01/25 10	202509 310-51300-42000		*	13.36	
			POSTAGE				
		9/01/25 10A	202507 310-51300-42000		*	1.02	
			USPS-MAIL 941 FORM TO IRS				
		9/01/25 10A	202507 310-51300-49000		*	344.41	
			FAIRFIELD INN&SUITE JUL25				
				GOVERNMENTAL MANAGEMENT SERVICES			7,122.31 005394
9/17/25 00160		8/16/25 29461	202508 330-53800-46600		*	285.00	
			STRAIGHT.OAK TREE-GD.CHMP				
		8/28/25 29467	202508 330-53800-46600		*	175.00	
			CNSRV ENT-YELLOW JCKT RMV				
		9/04/25 29469	202509 330-53800-47000		*	14,987.00	
			CHMP DR-ADD.CANOPY RAISE				
		9/04/25 29470	202508 330-53800-63100		*	750.00	
			INST.12LARAP/10DURANT/HIB				
		9/04/25 29473	202508 330-53800-46600		*	3,050.00	
			TRN.DR-RMV PLM/INST.SYLVE				
		9/04/25 29476	202509 330-53800-63100		*	2,150.40	
			PLNT RPLC/ANNUAL AT CLBHS				
		9/04/25 29476	202509 330-53800-46600		*	5,786.00	
			OAK TREE REPLACEMENT				
				TEAM ROUNTREE INC			27,183.40 005395
				TOTAL FOR BANK A		379,546.91	
			INDI INDIGO	TVISCARRA			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										379,546.91	

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763 #189**Invoice**

Invoice #: 8

Invoice Date: 7/1/25

Due Date: 7/1/25

Case:

P.O. Number:

**Bill To:**Indigo CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees 310.513 340		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
Postage 420		42.35	42.35
8A - American Express Statement Closing 5/2/25 - USPS 420		1.85	1.85
8B - American Express Statement Closing 6/2/25 - Fairfield Inn & Suites Daytona 490		344.41	344.41
<b>Total</b>			<b>\$7,151.44</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$7,151.44</b>

**RECEIVED**

JUL 10 2025

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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 9, 2025

#181  
1.310.573.315**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. 3594592

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. 3594592

10823-1

Re: General

## For Professional Legal Services Rendered

04/12/25	L. Whelan	0.50	192.50
05/10/25	G. Lovett	0.50	132.50
05/15/25	K. Haber	0.20	54.00
05/21/25	K. Buchanan	1.50	502.50
05/22/25	K. Buchanan	0.30	100.50
05/22/25	K. Haber	0.20	54.00
05/23/25	K. Buchanan	0.50	167.50
05/23/25	K. Haber	0.60	162.00

Monitor legislative process relating to matters impacting special districts  
Monitor legislative process relating to matters impacting special districts  
Prepare budget resolution; correspond with LeBrun regarding same  
Prepare for and attend board meeting  
Perform meeting follow up  
Correspond with LeBrun regarding budget documents  
Perform meeting follow up  
Prepare budget documents; correspond with Lebrun and Fulks regarding same

TOTAL HOURS

4.30

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

RECEIVED

JUL 09 2025

**KUTAK ROCK LLP**

Indigo CDD

July 9, 2025

Client Matter No. 10823-1

Invoice No. 3594592

Page 2

TOTAL FOR SERVICES RENDERED

\$1,365.50

TOTAL CURRENT AMOUNT DUE

\$1,365.50

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

386-274-4050 FAX 386-236-1270

# Invoice




www.teamroutree.net

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

Service Address Indigo Community Development District
---

Invoice #	Invoice Date
29325	7/1/2025

--

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

RECEIVED

JUL 01 2025

COURTEAUX ELECTRIC INC.

85 N YONGE ST  
ORMOND BEACH FL 32174

Phone (386) 672-4900

Fax (386) 676-7472

# INVOICE

Date	Invoice #
7/10/2025	18322776

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

Terms	JOB NAME
Due on receipt	LPGA

Description	Qty	Rate	Amount
Check the light on Champions Drive; the tree lights are out from Lionspaw to Centennial as well as the entrance lights to Centennial. Found bad photo eye. Went and got new photo eye and installed. All lighting in that described area works properly now.  # 34 330-53800-46000 1/Ch		368.00	368.00
<b>Total</b>			\$368.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$368.00



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

Invoice Date: 07/18/2025  
Invoice: 10146715  
Project: 059091.002

Attention: Teresa Viscarra, [tviscarra@gmscfl.com](mailto:tviscarra@gmscfl.com)

Project Name: Indigo Community Development District- Indigo CDD - General Busine(2012-019.10)

For Professional Services Rendered through: June 30, 2025

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000100 - 1 - Miscellaneous Engineering	18,099.98	65.38	11,833.25	11,280.50	552.75
Total Hourly Not To Exceed Services:	18,099.98	65.38	11,833.25	11,280.50	552.75

Amount Due this Invoice: 552.75

H154

1,310.513.311

RECEIVED

JUL 18 2025

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
Reference Project 059091.002 and Invoice 10146715  
Contact Hayley Boulicault at [hBoulicault@halff.com](mailto:hBoulicault@halff.com) with any billing questions.

**Monthly Project Status Report**  
**Indigo Community Development District**



<b>Project Name:</b>	Indigo Community Development District
<b>Contact:</b>	John McCarthy, Jim Perry
<b>Halff Contact:</b>	Brett Witte
<b>Contract Number:</b>	
<b>Halff Project Number:</b>	058934.001 (2012-019.10)
<b>Project Status:</b>	Active
<b>Previous Work Summary:</b> June	~ Researching annual engineers report at request of GMS ~ Coordination regarding stormwater treatment credits
<b>Scheduled Work over the next 30 days:</b> July	~ As needed
<b>Additional Requested Services:</b>	
<b>Action Items:</b>	



**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: PSI187497  
Invoice Date: 7/17/2025

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

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

Ship Via  
Ship Date 7/17/2025  
Due Date 8/16/2025  
Terms Net 30

Customer ID 7830  
P.O. Number  
P.O. Date 7/17/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain/Aerator Service & Repairs Quoted Service Request South Pond 7 FTN General Cost: Fountain Cleaning / Service As requested, your fountain was cleaned today. The fountain's intake screen was cleaned and cleared of vegetation and debris. 2-40mfd capacitors were also replaced in the control panel. The fountain is now operating properly and within the normal amperage range. The fountain will be turned off for 2 weeks to allow for the pond treatment to take effect.		1	1	399.00	399.00

#15  
330-53800-46700  
100

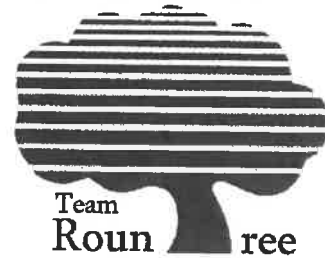
Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 399.00

**Subtotal:** 399.00  
Invoice Discount 0.00  
Total Sales Tax 0.00  
Payment Amount 0.00  
**Total:** 399.00

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 #
7/3/2025	29340

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

Description	Amount
06/30/25 - LPGA Timer C Int'l Golf Blvd. Performed System Inspection	224.27
Replaced (2) PGP rotors Replaced (1) 6" pop-up and nozzle Flushed, nozzled, adjusted, and programmed controller  #160 330-53800-46100 1/16	
Thank you for choosing Team Rountree!	
Total	\$224.27

We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270

# Invoice



www.teamroutree.net

<b>Bill To</b>
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

<b>Service Address</b>

Date	Invoice #
7/3/2025	29341

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

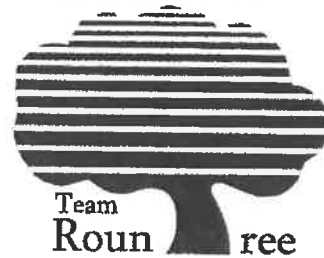
Description	Amount
06/30/25 - Performed system inspection LPGA Timer B Champions Blvd.  Replaced (2) PGP rotors Replaced (8) 6" pop-ups and nozzles Flushed, nozzled, adjusted and programmed controller  #160 330-53800-46100 160	560.57
Thank you for choosing Team Rountree!	<b>Total</b> \$560.57

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 #
7/3/2025	29342

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

Description	Amount
06/30/25 - Performed system inspection LPGA Timer A Champions Blvd.  Replaced (4) 6" pop-ups Replaced (4) rotors on station 1 - 29 Flushed, nozzled, adjusted, and programmed controller  #160 330 - 53800 - 46100 166	557.68
Thank you for choosing Team Rountree!	Total \$557.68

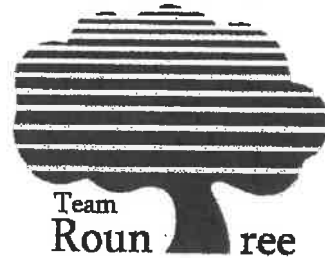
We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270

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

# Invoice



www.teamroutree.net

Date	Invoice #
7/10/2025	29356

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

Description	Amount
07/05/25 - Grand Champion  Repaired mainline Replaced (1) 2" control valve at front entrance due to vehicle damage  H 160 330-53800-46100 10/25	625.00
Thank you for choosing Team Rountree!	<b>Total</b> \$625.00

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

Bill to:

## Invoice



www.teamroutree.net

Date	Invoice #
7/10/2025	29357

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

Description	Amount
06/26/25 - Flower Rotation; Installed (1600) 4' Gold Lace Coleus Installed (910) 4' Othello Coleus Installed (1640) 4' Oxblood Installed (510) Painted Lady Including shipping and sales tax	4,783.73 0.00
Total \$4,783.73	

Thank you for choosing Team Rountree!

We accept Visa, MasterCard & Discover

#160  
330-53800-63100  
*[Signature]*



4646 E VAN BUREN ST  
PHOENIX, AZ 85008-6927

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

# INVOICE

Customer #	Invoice #	Invoice Date	Seq #	Terms
10447642	9024171048	7/17/2025	051	DUE NOW
PAYMENT DUE			\$410.14	
INVOICE DUE DATE			7/17/2025	

424

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

## 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
WS79986	13056695	164785		Curt von der Osten 9046871255	7/17/2025 - 8/16/2025	INDIGO COMMUNITY DEVELOPMENT DISTRICT 305 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

330.53800 - 490 = 205.07

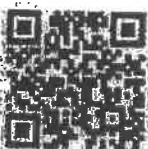
330-53800 - 490 = 205.07

*[Signature]*

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 #: 9024171048  
Due Date: 7/17/2025  
Customer: INDIGO COMMUNITY DEVELOPMENT DISTR  
Customer #: 10447642

## PLEASE REMIT TO:

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

RECEIVED

JUL 18 2025

6246106.2025070825404.00424

# 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: 13-1586

Invoice date: 08/01/2025

Due date: 09/01/2025

P.O. Number: LPGA

#	Product or service	Description	Qty	Rate	Amount
1.		2025-2026 Maintenance Contract- 2 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



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

## Note to customer

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

View and pay

Total

\$37,599.00

#190 Wetland Maintenance Aug 25

1. 340-53800-468

Preserve - Floating Wetland Mats

RECEIVED

AUG 04 2025



ACCOUNT NAME		ACCOUNT #	INV DATE
Indigo Comm Dev Dist		464696	07/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007250433	Jul 1- Jul 31, 2025	\$754.40	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$754.40	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2025
INDIGO COMM DEV DIST DEV. DISTRICT 475 W Town PL # 114 Saint Augustine, FL 32092-3649	<p>Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p>All funds payable in US dollars.</p>

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@ccc.gannett.com](mailto: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](mailto:abgspecial@gannett.com).

Date	Description	Amount
7/1/25	Balance Forward	\$291.28
7/7/25	PAYMENT - THANK YOU	-\$291.28

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/2/25-7/9/25	11447516	DTB Daytona Beach News-Journal	BUDGET NOTICE		\$754.40

H1906  
1.310.513.1180  
Not Acctpt Ty20 Budget

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	\$754.40
Service Fee 3.99%	\$30.10
*Cash/Check/ACH Discount	-\$30.10
*Payment Amount by Cash/Check/ACH	\$754.40
Payment Amount by Credit Card	\$784.50

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Indigo Comm Dev Dist		464696		0007250433		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$754.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$754.40
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		\$784.50
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

00004646960000000000000072504330007544067179

RECEIVED

AUG 01 2025

**AFFIDAVIT OF PUBLICATION**

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

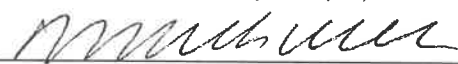
STATE OF WISCONSIN, COUNTY OF BROWN

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:

07/02/2025, 07/09/2025

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 07/09/2025

  
Legal Clerk

  
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$754.40	
Tax Amount:	\$0.00	
Payment Cost:	\$754.40	
Order No:	11447516	# of Copies:
Customer No:	464696	1
PO #:		

**THIS IS NOT AN INVOICE!**

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

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**INDIGO COMMUNITY  
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2026  
PROPOSED BUDGET(S); AND  
NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Indigo Community Development District ("District") will hold a public hearing and regular meeting as follows:

**DATE:** July 23, 2025  
**TIME:** 6:00 p.m.  
**LOCATION:** Fairfield by Marriott  
Daytona Beach Speedway  
1650 Checkerboard Plaza Boulevard  
Daytona Beach, Florida 32114

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://indigocdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record of the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations of the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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), or old in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered of the public hearing or meeting is advised that person will need a record of 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  
7/2, 7/25

**RECEIVED**

**JUL 14 2025**



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

License Number  
CPC1459731

info@purepoolsolutionsfl.com 386-676-3179

## Invoice

Date	Invoice #
6/27/2025	80723

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

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

Quantity	Description	Rate	Amount
1	Preserve at LPGA Fountain Pool service for JUNE 2025 Sales Tax	100.00 6.50%	100.00 0.00
<p>#1184 Preserve - Entry for June 25</p> <p>330-53800-46700</p> <p>106</p>			

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

Total Open Balance \$100.00

Please leave us a review on: Google and Nextdoor

Invoice Total \$100.00

RECEIVED

AUG 04 2025



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

License Number  
CPC1459731

info@purepoolsolutionsfl.com 386-676-3179

# Invoice

Date	Invoice #
7/28/2025	81894

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

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

Quantity	Description	Rate	Amount
1	Preserve at LPGA Fountain Pool Service for JULY 2025 Sales Tax	100.00 6.50%	100.00 0.00
<p>#1134 Preserve - Entry Font duels</p> <p>330 - 53800 46700</p> <p><i>[Signature]</i></p>			

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	\$100.00

RECEIVED

AUG 04 2025

**Sky's the Limit Handyman Service, Inc.**

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

**Invoice**

DATE	INVOICE #
7/31/2025	8379

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

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. July jobs in the Community of LPGA International and Grande Champion.		
	July / 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. All OK	0.00	0.00
	Misc. jobs in the Community of LPGA International. 1. Painting of street sign posts at the intersections of Champions Drive / Tournament Drive and Tournament Drive / LPGA Boulevard. 2. Installing of new reflective paddle signs at Acclaim / Champions Drive and Champions Drive / Tournament Drive.	320.00	320.00
	#31 LPGA - Mthly repairs maint 330-53800-46000 \$1,702.53		
Please make check payable to STLHS Inc.		<b>Total</b>	

# Sky's the Limit Handyman Service, Inc.

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

#31

## Invoice

DATE	INVOICE #
7/31/2025	8379

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

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
22	3" Chlorine tablet	4.25	93.50
8	Gallon Chlorine	3.98	31.84
6	Custom reflective paddle sign	138.05	828.30
1	Black semi-gloss paint	27.64	27.64
3	Silicone caulk	13.75	41.25
( LPGA Community total: \$1,702.53 ) 330-53800-46000 <i>llh</i>			
Misc. jobs at the I-95 overpass			
Testing and replacing of bulbs to palm trees and LPGA lettering flood fixtures at the following locations: 1. All OK		45.00	45.00
Misc. repairs to palm tree and LPGA lettering flood fixtures at the I-95 overpass. 1. All OK I-95 Testing/replacing bulbs		0.00	0.00
320-53800-46000 ( I-95 Overpass Total \$45.00 ) <i>llh</i>			
Please make check payable to STLHS Inc.		<b>Total</b>	\$1,747.53

RECEIVED

AUG 04 2025



**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: PS1189961  
Invoice Date: 8/1/2025

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 8/1/2025  
Due Date 8/31/2025  
Terms Net 30

Customer ID 8028  
P.O. Number  
P.O. Date 8/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2025 - 8/31/2025 Lpga 195 Interchange-Lake-ALL		1	1	468.63	468.63

HIS Lake/Wetland Suez Aug 25

320-53800-46890

**RECEIVED**

**AUG 04 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**

# 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: PSI190119  
Invoice Date: 8/1/2025

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

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

Ship Via  
Ship Date 8/1/2025  
Due Date 8/31/2025  
Terms Net 30

Customer ID 7830  
P.O. Number  
P.O. Date 8/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	8,046.69	8,046.69
August Billing					
8/1/2025 - 8/31/2025					
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)					

#15 Lake/Wetland Svc Aug 25  
330-53800-46900  
166

RECEIVED

AUG 04 2025

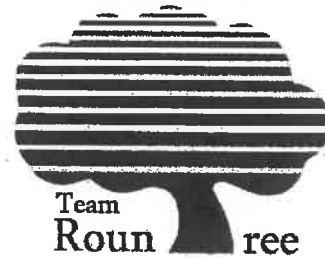
Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 8,046.69

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



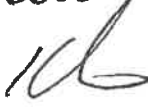
www.teamroutree.net

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

Service Address

Date	DNAC
7/15/2025	29369

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

Description	Amount
(12) Oak trees needed to be stood up	1,200.00
<div>#160 330-53800 - 46600 </div>	
Thank you for choosing Team Rountree!	Total \$1,200.00

We accept Visa, MasterCard & Discover

RECEIVED

AUG 04 2025

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763

#189

**Invoice****Invoice #:** 9**Invoice Date:** 8/1/25**Due Date:** 8/1/25**Case:****P.O. Number:****Bill To:**Indigo CDD  
219 E. Livingston St.  
Orlando, FL 32801

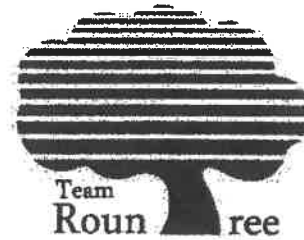
Description	Hours/Qty	Rate	Amount
Management Fees	1 310.513 340	5,554.83	5,554.83
Website Administration	352	100.00	100.00
Information Technology	357	233.33	233.33
Dissemination Agent Services	313	874.67	874.67
Office Supplies	510	2.71	2.71
Office Supplies	510	0.33	0.33
Postage	420	58.42	58.42
Copies	425	37.20	37.20
<b>Total</b>			<b>\$6,861.49</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,861.49</b>

**RECEIVED****AUG 12 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

Bill To
Indigo Community Development District

Date	Invoice #
8/1/2025	29384

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 #160	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
Thank you for choosing Team Rountree!	
<b>Total</b>	<b>\$68,360.15</b>

**We accept Visa, MasterCard & Discover**

**RECEIVED**

**JUL 31 2025**

#154  
310-513-311



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

Invoice Date: 08/12/2025  
Invoice: 10148039  
Project: 059091.002

Attention: Teresa Viscarra, tviscarra@gmscfl.com

Project Name: Indigo Community Development District- Indigo CDD - General Busine(2012-019.10)

For Professional Services Rendered through: July 31, 2025

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000100 - 1 - Miscellaneous Engineering	18,099.98	70.92	12,836.75	11,833.25	1,003.50
Total Hourly Not To Exceed Services:	18,099.98	70.92	12,836.75	11,833.25	1,003.50

Amount Due this Invoice: 1,003.50

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
Reference Project 059091.002 and Invoice 10148039  
Contact Hayley Boulicault at hBoulicault@halff.com with any billing questions.

**Monthly Project Status Report**  
**Indigo Community Development District**



<b>Project Name:</b>	Indigo Community Development District
<b>Contact:</b>	John McCarthy, Jim Perry
<b>Halff Contact:</b>	Brett Witte
<b>Contract Number:</b>	
<b>Halff Project Number:</b>	058934.001 (2012-019.10)
<b>Project Status:</b>	Active
<b>Previous Work Summary:</b> July	~ Research and meeting with NST regarding stormwater harvesting ~ Attended Board meeting
<b>Scheduled Work over the next 30 days:</b> August	~ As needed
<b>Additional Requested Services:</b>	
<b>Action Items:</b>	

Half Associates, Inc.  
P.O. Box 4897, Dept 331  
Houston, TX 77210

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

August 12, 2025  
Project No: 059091.002  
Invoice No: 10148039  
Invoice Total: \$1,003.50

059091.002 Indigo Community Development District- Indigo CDD - General Busine(2012-019.10)

**Professional Services thru July 31, 2025**

Phase 000100 1 - Miscellaneous Engineering

**Professional Personnel**

		Hours	Rate	Amount	
Professional Engineer II					
Witte, Brett	7/7/2025	2.50	170.00	425.00	
Witte, Brett	7/23/2025	2.75	170.00	467.50	
Administrative Assistant III					
Boulicault, Hayley	7/8/2025	.25	111.00	27.75	
Boulicault, Hayley	7/16/2025	.75	111.00	83.25	
Totals		6.25		1,003.50	
<b>Total Labor</b>					<b>1,003.50</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	1,003.50	11,833.25	12,836.75
Limit			18,099.98
Remaining			5,263.23

**Total this Invoice** \$1,003.50

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

386-274-4050 FAX 386-236-1270

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



www.teamroutree.net

8/12/2025

29402

Description	Amount
08/03/25 - LPGA at ICDD - Timer A  Found controller with adequate 120v source and functioning transformer. Controller motherboard and display defective. Replaced with upgraded Hunter Acc2 controller. Programmed and tested.  3 YR. WARRANTY  #160 330-53800-46100 <i>[Signature]</i>	2,235.33
Thank you for choosing Team Rountree!	Total \$2,235.33

We accept Visa, MasterCard & Discover

RECEIVED

AUG 13 2025

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

386-274-4050 FAX 386-236-1270

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



www.teamroutree.net

8/12/2025

29403

Description

Amount

08/03/25 - Grand Champion

430.00

Found mainline isolation cracked at regulator.  
Repliped with 4' flange, pvc, and fittings.

#160

330-53800-46190

Thank you for choosing Team Rountree!

Total \$430.00

We accept Visa, MasterCard & Discover

RECEIVED

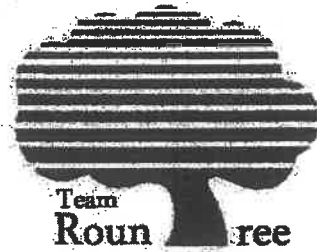
AUG 13 2025

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

386-274-4050 FAX 386-236-1270

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

# Invoice



www.teamroutree.net

8/13/2025

29409

Description	Amount
08/07/25 - Fountains 3 & 4  Fountains 3 & 4, clogged pumps,corrosive connections, rusted sump pump. Installed (2) 230v fountains pumps (2) 1/3 hp sump pump, (2) 3/4' floats and (2) 1/5" nozzles. Drained tank, re-wired with 3M connectors and charged.  Two year warranty pumps  #160 330-53800-46700 <i>[Signature]</i>	4,396.00
Thank you for choosing Team Rountree!	<b>Total</b> \$4,396.00

We accept Visa, MasterCard & Discover

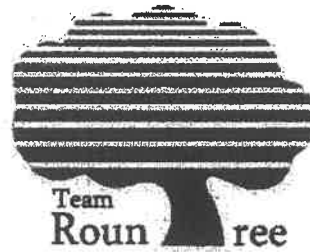
RECEIVED

AUG 13 2025

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

386-274-4050 FAX 386-236-1270

# Invoice

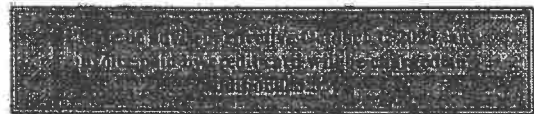



www.teamroutree.net

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

--

8/13/2025	29410
-----------	-------



Description	Amount
08/08/25 - LPGA Controller A  Replaced controller A with two wire acc2 controller and programmed. Performed system inspection and replaced (7) pgp rotors, (3) 2" pop-ups and (1) 6" pop-up. Flushed, nozzled and adjusted  #160 330-53800 - 46100 	995.80
Thank you for choosing Team Rountree!	<b>Total</b> \$995.80

We accept Visa, MasterCard & Discover

RECEIVED

AUG-13-2025




#159  
330-578-12

# INVOICE

Date	Invoice #
8/27/2025	25-169

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

Description	Amount
Monthly <u>Site Management Services</u> <u>August 2025</u>	<div data-bbox="1190 1098 1333 1136">\$ 2,650.00</div> <div data-bbox="795 1577 1023 1703"></div>
	<div data-bbox="1177 1711 1333 1749">\$ 2,650.00</div>




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

#159  
300-135-1

## INVOICE

Date	Invoice #
8/27/2025	25-9

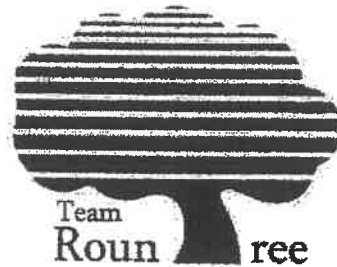
<b>Bill To:</b>	
Indigo Community Development District c/o Governmental Management Services 6200 Lee Vista Blvd, Ste 300 Orlando, FL 32822	

Description	Amount
Monthly Office Rent – September 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 #
8/19/2025	29414

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

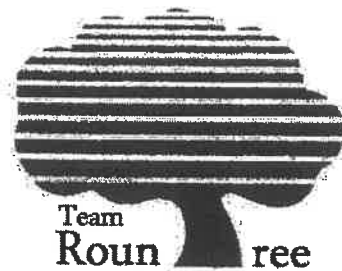
Description	Amount
08/13/25 - ICDD at LPGA Int'l Golf  Notified Jamie of exposed sewage line break on International Golf Blvd.  #160 330-53800-46600 106	255.00  <b>RECEIVED</b> AUG 21 2025 BY: _____
Thank you for choosing Team Rountree!	<b>Total</b> \$255.00

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
Community

Date	Invoice #
8/20/2025	29417

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

Description	Amount
Sulfur application  Fertilizer/ Pest CONTROL  #160 330-53800-46600  	13,486.75  <b>RECEIVE</b> AUG 21 2025 BY: _____
Thank you for choosing Team Rountree!	<b>Total</b> \$13,486.75

We accept Visa, MasterCard & Discover



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

License Number  
CPC1459731

info@purepoolsolutionsfl.com 386-676-3179

# Invoice

Date	Invoice #
8/28/2025	83116

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

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

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

Quantity	Description	Rate	Amount
1	<u>Preserve</u> at LPGA Fountain Pool service for <u>AUGUST 2025</u> Sales Tax #184 - Entry Font	100.00 6.50%	100.00 0.00
330-53800-46700 165			

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

Please leave us a review on: Google and Nextdoor

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

# Sky's the Limit Handyman Service, Inc.

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

## Invoice

DATE	INVOICE #
8/31/2025	8419

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

**RECEIVED**  
SEP 03 2025  
BY: \_\_\_\_\_

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. August jobs in the Community of LPGA International and Grande Champion.		
	August / 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.	250.00	250.00
	Replacing of bulbs to misc. light fixtures at the following locations: 1. All OK	0.00	0.00
	Misc. repairs of all lighting fixtures in LPGA International. 1. All OK	0.00	0.00
	Misc. jobs in the Community of LPGA International. 1. All OK	0.00	0.00
9	Gallon Chlorine #31 LPGA - Mthly Repairs Maint 330 - 53800 - 46000 ( LPGA Community total: \$405.82 )	3.98	35.82
Please make check payable to STLHS Inc.		<b>Total</b>	

**Sky's the Limit Handyman Service, Inc.**


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

**Invoice**

DATE	INVOICE #
8/31/2025	8419

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

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Misc. jobs at the I-95 overpass		
	Testing and replacing of bulbs to palm trees and LPGA lettering flood fixtures at the following locations: 1. All OK	45.00	45.00
	Misc. repairs to palm tree and LPGA lettering flood fixtures at the I-95 overpass. 1. All OK	0.00	0.00
	( I-95 Overpass Total \$45.00 ) I-95 Testing/Replacing Bulbs 320-53800-46000 		
Please make check payable to STLHS Inc.		<b>Total</b>	<b>\$450.82</b>

# WILLSCOT

4646 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 #	Bill to #	Invoice #	Invoice Date	Terms
10447642	164785	9024385562	8/17/2025	NET 30
PAYMENT DUE				\$436.80
INVOICE DUE DATE				9/16/2025

### BRANCH:

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



Contract #	Contract Start Date	Customer PO	Ordered By	Rental Period	Job Location
W579986	11/17/2008		Curt von der Osten 9046871255	8/17/2025 - 9/16/2025	105 GRANDE CHAMPION BLVD. DAYTONA BEACH FL 32124
Quantity	Item #/Description	Price/Rate			Amount
Rental Pricing Per Billing Cycle					
1	RENT STORAGE OWL-31257	\$398.19			\$398.19 T*
1	PERSONAL PROPERTY EXPENSES	\$11.95			\$11.95 T*
#130		Sub-total			\$410.14
		Tax			\$26.66
320-538-49	\$205.07				
330-538-49	\$205.07				
INVOICE TOTAL					\$436.80

Invoice in USD

## 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

Invoice #:

\$410.14  
~~\$436.80~~

9024385562

Due Date:

9/16/2025

Customer:

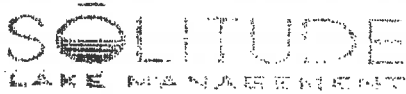
INDIGO COMMUNITY DEVELOPMENT DISTR

Customer #:

10447642

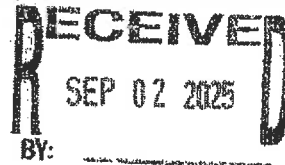
### PLEASE REMIT TO:

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



**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:  
Invoice Date:

PSI198121  
9/1/2025

**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 9/1/2025  
Due Date 10/1/2025  
Terms Net 30

Customer ID 8028  
P.O. Number  
P.O. Date 9/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 Lpga 195 Interchange-Lake-ALL		1	1	468.63	468.63

#15

320-53800-46200

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

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

## INVOICE

Page: 1

**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 Number: PSI198261  
Invoice Date: 9/1/2025

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

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

Ship Via  
Ship Date 9/1/2025  
Due Date 10/1/2025  
Terms Net 30

Customer ID 7830  
P.O. Number  
P.O. Date 9/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	8,046.69	8,046.69
September Billing					
9/1/2025 - 9/30/2025					
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)					

#15 Lake/Wetland Svcs Sep25  
330-53800-46200

*1Ch*

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

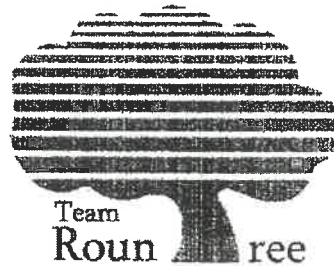
**Subtotal:** 8,046.69  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 8,046.69

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

386-274-4050 FAX 386-236-1270

RECEIVED  
AUG 26 2025

# Invoice



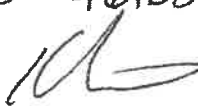
www.teamroutree.net

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

Service Address

Date	Invoice #
8/21/2025	29422

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

Description	Amount
08/14/25 - LPGA ICDD Champions Dr. Timer B  Found station #1-18 with complete fault. Troubleshoot and found defective wire between station #16-15 Installed (514') 14/2 Hunter jacketed two wire cable Replaced decoder #13-16 Connected all connections with dbry grease connectors and waterproof wire nuts. Stations function correctly  #160 330 - 53800 - 46100 	3,213.72
Thank you for choosing Team Rountree!	Total \$3,213.72

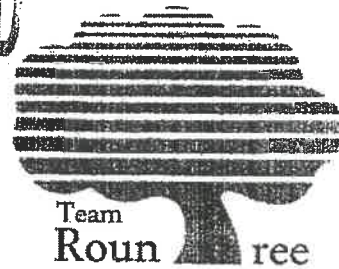
We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270

**RECEIVED**  
AUG 26 2025  
BY:

Invoice




www.teamroutree.net

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

Service Address
I-95 Interchange

Date	Invoice #
8/22/2025	29420

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

Description	Amount
Added (583) 1 gal. Minima jasmine to embankments	3,993.55
<div>#160 320-53800-63100 </div>	
Thank you for choosing Team Rountree!	<b>Total</b> \$3,993.55

We accept Visa, MasterCard & Discover

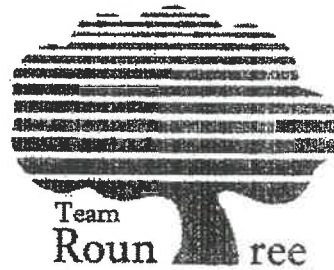
Team Rountree, Inc.  
P.O. Box 730506  
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

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

Service Address
I-95 & LPGA BLVD INTERCHANGE

# Invoice



www.teamroutree.net

Date	Invoice #
8/27/2025	29426

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

Description	Amount
08/20/25 - 195 Inter.  Installed ICC2 metal cabinet controller. Outlet module, wireless solar repeater. Installed on concrete post antenna extension. Installed (1) wireless link node single station to test. Will complete project in September.  #160 320 - 53800 - 46100 ML	4,563.00  <b>RECEIVED</b> AUG 28 2025 BY:
Thank you for choosing Team Rountree!	<b>Total</b> \$4,563.00

We accept Visa, MasterCard & Discover

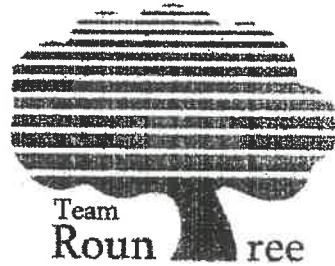
Team Rountree, Inc.  
P.O. Box 730506  
Ormond Beach, FL 32173

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	Invoice #
8/27/2025	29428

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

Description	Amount
08/22/25 - Installation of sod at median #5	770.00
<div>#160 330-53800-46609 </div>	
<div>RECEIVED AUG 28 2025 BY: </div>	
Thank you for choosing Team Rountree!	Total \$770.00

We accept Visa, MasterCard & Discover

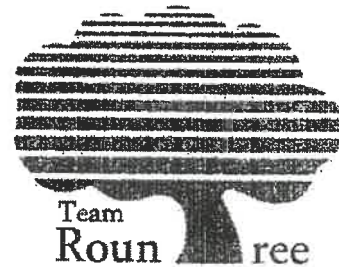
Team Rountree, Inc.  
P.O. Box 730506  
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

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

Service Address

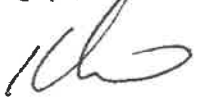
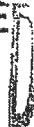
# Invoice



www.teamroutree.net

Date	Invoice #
8/27/2025	29429

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

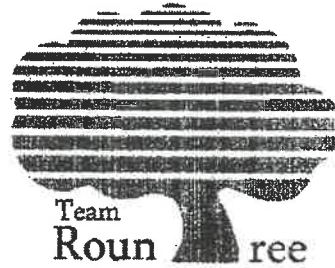
Description	Amount
08/27/25 - ICDD Median #5	536.00
Installation of (12) 3 gal. Hibiscus fiesta	0.00
Installation of (12) 3 gal. Yellow hibiscus	0.00
<div>#160 330-53800-63109 </div>	
<div><b>RECEIVED</b> AUG 28 2025 BY: </div>	
Thank you for choosing Team Rountree!	<b>Total</b> \$536.00

We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270

# Invoice



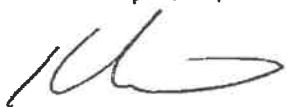
www.teamroutree.net

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

Service Address
LPGA - Community International Golf Drive

Date	Invoice #
8/28/2025	29430

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

Description	Amount
Sod Replacement	14,630.00
<div>330-53800-473 SOD REPLACEMENT </div> <div>RECEIVED AUG 28 2025 BY: _____</div>	
Thank you for choosing Team Rountree!	Total \$14,630.00

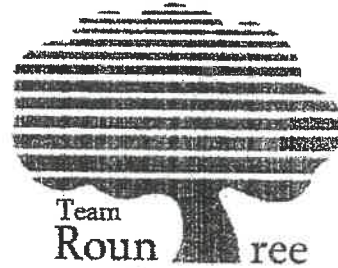
We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270 BY:

RECEIVED  
SEP 02 2025

# 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 #
9/1/2025	29444

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

#160	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
Thank you for choosing Team Rountree!		
Total		\$68,360.15

We accept Visa, MasterCard & Discover

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 10**Invoice Date:** 9/1/25**Due Date:** 9/1/25**Case:****P.O. Number:****Bill To:**

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



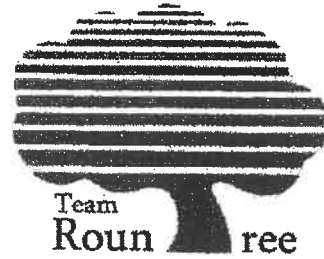
Description	#189	Hours/Qty	Rate	Amount
Management Fees		310-313-34	5,554.83	5,554.83
Website Administration		352	100.00	100.00
Information Technology		331	233.33	233.33
Dissemination Agent Services		313	874.67	874.67
Office Supplies		51	0.69	0.69
Postage		42	13.36	13.36
American Express Statement closing 8/25/25 - USPS Certified Mailing of 941s		310-313-412	1.02	1.02
American Express Statement closing 8/25/25 - Fairfield by Marriott Meeting Room		310-313-464	344.41	344.41

**Total** \$7,122.31**Payments/Credits** \$0.00**Balance Due** \$7,122.31

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

386-274-4050 FAX 386-236-1270

# Invoice




www.teamroutree.net

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

Service Address
Grand Champions

Date	Invoice #
8/16/2025	29461

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

Description	Amount
Straightened (1) Oak Tree with five 2 x 4's	285.00
<div>#160 330-53800 - 46600 </div>	
<div>RECEIVED SEP 03 2025 BY: _____</div>	
Thank you for choosing Team Rountree!	Total \$285.00

We accept Visa, MasterCard & Discover

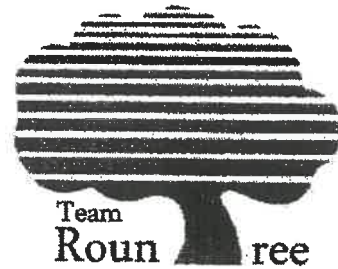
Team Rountree, Inc.  
P.O. Box 730506  
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

<b>Bill To</b>
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

<b>Service Address</b>
Conservation Entrance



## Invoice



www.teamroutree.net

Date	Invoice #
8/28/2025	29467

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

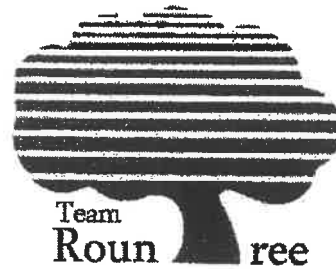
Description	Amount
Yellow jacket inspection and removal	175.00
<div>#160 330-53800 - 46600 </div>	
<div>RECEIVED SEP 04 2025 BY: </div>	
Thank you for choosing Team Rountree!	<b>Total</b> \$175.00

We accept Visa, MasterCard & Discover

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

386-274-4050 FAX 386-236-1270

# Invoice



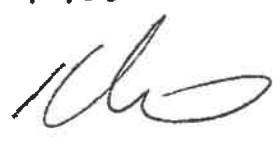

www.teamroutree.net

<b>Bill To:</b>
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

<b>Service Address:</b>
Champions and LPGA Entrance

<b>Date</b>	<b>Invoice #</b>
9/4/2025	29469

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

Description	Amount
Additional canopy raising and tree removal CHAMPIONS DRIVE ENTRANCE CHAMPIONS DRIVE FROM ENTRANCE TO CLUBHOUSE  #160 330-53800-47000 	14,987.00  <b>RECEIVED</b> SEP 04 2025 BY: 
Thank you for choosing Team Rountree!	<b>Total</b> \$14,987.00

We accept Visa, MasterCard & Discover

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

Team Roundtree

Date \_\_\_\_\_

**Invoice #**

9/4/2025


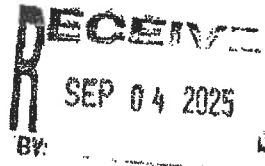
29470

## Bill To

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

Service Address

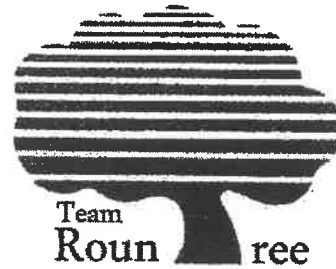
**Please be advised, effective October 1, 2023, any invoice paid by credit card will be charged an additional 3.5%**

Description	Amount
08/29/25 - Plant Replacement at monuments	750.00
Installed (12) Larapetulum Installed (10) Gold durante Installed (20) Hibiscus          #165 330 - 53800 - 63100 	<div style="text-align: right;">  </div>
Thank you for choosing Team Rountree!	<b>Total</b> \$750.00

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

386-274-4050 FAX 386-236-1270

# Invoice





www.teamroutree.net

<b>Bill To</b>
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

<b>Service Address</b>

Date	Invoice #
9/4/2025	29473

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

Description	Amount
08/11/25 - Tournament Drive	
Removed (1) dead palm	600.00
Installed (1) 20 ft. Sylvester	1,800.00
Installed (1) 8 ft. Sylvester	650.00
<div>#160 330-53800 - 46600 </div>	
<div>RECEIVED SEP 04 2025 BY: </div>	
Thank you for choosing Team Rountree!	<b>Total</b> \$3,050.00

We accept Visa, MasterCard & Discover

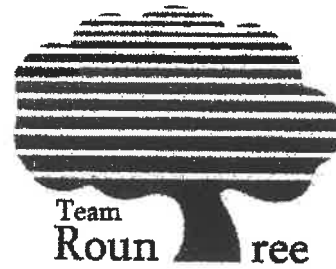
Team Rountree, Inc.  
P.O. Box 730506  
Ormond Beach, FL 32173

386-274-4050 FAX 386-236-1270

<b>Bill To</b>
Indigo CDD 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

<b>Service Address</b>


## Invoice



www.teamroutree.net

Date	Invoice #
9/4/2025	29476

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

Description	Amount
Plant replacement/annuals at median at clubhouse	2,150.40
Oak tree replacement	5,786.00
<div>#160</div> <div>330-53800 - 63100    \$ 2,150.40</div> <div>330-53800 - 46600    \$ 5,786.00</div> <div></div>	
<div><b>RECEIVED</b></div> <div>SEP 04 2025</div> <div>BY: _____</div>	
Thank you for choosing Team Rountree!	<b>Total</b> \$7,936.40

We accept Visa, MasterCard & Discover