

Indigo
Community Development District

Adopted Budget
FY2026



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Indigo
Community Development District
Adopted Budget
FY2026
General Fund

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

Revenues:

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

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

Administrative:

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

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

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

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

Indigo

Community Development District

Adopted Budget FY2026

Exhibit "A"

Allocation of Operating Reserves

Estimated Funds Available

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

Allocation of Funds Available

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

Total Undesignated Cash	<u>\$ -</u>
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(1) Represents carry forward balance per audited financial report

(2) Assumes no further assessments will be collected

(3) Represents initial operating expenditures

Indigo
Community Development District
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FY2026

Assessment Chart

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

Indigo
Community Development District
General Fund

REVENUES:

Special Assessments

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

Interest

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

I-95 City of Daytona Funding

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

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering Fees

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

Indigo
Community Development District
General Fund

Attorney

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

Arbitrage

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

Dissemination

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Indigo
Community Development District
General Fund

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Meeting Room Fee

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

Other Current Charges

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

Indigo
Community Development District
General Fund

Office Supplies

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

Office Expense

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Operating Expense I-95

Electric

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

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

Landscape Maintenance

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

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

Landscape Contingency

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

Plant Replacement & Annuals

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

Indigo
Community Development District
General Fund

Lake Maintenance

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

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

Irrigation Repairs & Maintenance

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

Repairs & Maintenance

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

Contingency

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

Operating Expense Community Wide

On-Site Manager

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

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

Indigo
Community Development District
General Fund

Electric

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

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

Landscape Maintenance

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

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

Landscape Contingency

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

Fertilizer/Pest Control

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

Plant Replacement & Annuals

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

Indigo
Community Development District
General Fund

Sod Replacement

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

Lake Maintenance

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

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

Fountain Maintenance

Represents estimated costs for repairs and maintenance of District fountains.

Holiday Lighting

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

Irrigation Repairs

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

Repairs & Maintenance

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

Contingency

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

Indigo
Community Development District
General Fund

Conservation Easement Maintenance

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

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

Tree Trimming

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

Pressure Washing

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

The Preserve at LPGA

Landscape Maintenance

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

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

Plant Replacement & Annuals

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

Lake Maintenance

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

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

Indigo
Community Development District
General Fund

Irrigation Repairs

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

Contingency

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

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

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

Revenues:

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

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

Series 1999A

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

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

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

Indigo
Community Development District

Series 1999A, Capital Improvement Bonds

Amortization Schedule

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

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

	Adopted Budget FY2025	Adopted Budget FY2026
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Revenues:

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

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

Series 1999C

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

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

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

	Adopted Budget FY2025	Adopted Budget FY2026
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Revenues:

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

Expenditures:

Series 2005

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

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

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

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

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

Revenues:

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

Expenditures:

Series 2021

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

Other Sources/(Uses)

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

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

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

Amortization Schedule

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

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

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

Revenues:

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

Expenditures:

Series 2024

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

Other Sources/(Uses)

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

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

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

Amortization Schedule

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