

Indigo
Community Development District

Proposed Budget
FY2027

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Indigo
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 1,616,396	\$ 1,541,140	\$ 146,164	\$ 1,687,304	\$ 1,616,396
Interest	36,000	34,720	27,800	62,520	48,000
I-95 City of Daytona Funding	8,775	-	8,775	8,775	8,775
Miscellaneous Income	-	670	-	670	-
Carry Forward Surplus	57,561	-	-	-	103,835
Total Revenues	\$ 1,718,732	\$ 1,576,530	\$ 182,739	\$ 1,759,269	\$ 1,777,006

Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 3,000	\$ 4,600	\$ 12,000
FICA Expense	918	122	230	352	918
Engineering Fees	15,000	3,508	3,992	7,500	15,000
Attorney	28,000	8,522	14,000	22,522	28,000
Arbitrage	2,250	2,250	-	2,250	2,250
Dissemination	10,811	6,506	4,505	11,011	11,135
Annual Audit	6,430	4,810	6,430	11,240	6,430
Trustee Fees	13,356	8,970	4,526	13,496	13,496
Assessment Administration	21,836	21,836	-	21,836	22,491
Management Fees	68,657	40,050	28,607	68,657	70,717
Information Technology	2,884	1,682	1,202	2,884	2,971
Website Maintenance	1,236	721	515	1,236	1,273
Telephone	300	-	150	150	300
Postage	1,000	469	381	850	1,000
Printing & Binding	1,750	13	137	150	1,750
Insurance	37,304	33,676	-	33,676	34,000
Legal Advertising	2,500	820	806	1,626	2,500
Meeting Room Fee	2,100	1,127	1,221	2,348	2,442
Other Current Charges	500	224	200	424	500
Office Supplies	350	2	98	100	350
Office Expense	6,000	3,500	2,500	6,000	6,000
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 235,357	\$ 140,585	\$ 72,498	\$ 213,083	\$ 235,698

Indigo
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
<i>Operations & Maintenance I-95</i>					
Electric	\$ 27,000	\$ 2,331	\$ 2,400	\$ 4,731	\$ 27,000
Landscape Maintenance	55,986	32,659	23,328	55,986	55,986
Landscape Contingency	3,500	-	3,500	3,500	3,500
Plant Replacement & Annuals	8,000	-	8,000	8,000	8,000
Lake Maintenance	6,582	3,365	2,413	5,778	6,755
Irrigation Repairs	20,000	-	10,000	10,000	20,000
Repairs & Maintenance	9,845	6,569	305	6,874	9,845
Contingency	2,461	1,435	1,025	2,461	2,461
Total Operations & Maintenance I-95:	\$ 133,374	\$ 46,358	\$ 50,971	\$ 97,330	\$ 133,547
<i>Operations & Maintenance Community Wide</i>					
On-Site Manager	\$ 38,160	\$ 22,260	\$ 15,900	\$ 38,160	\$ 38,160
Electric	45,610	24,012	17,000	41,012	45,610
Landscape Maintenance	576,436	350,219	250,157	600,376	600,376
Landscape Contingency	30,000	22,000	15,000	37,000	50,000
Fertilizer/Pest Control	38,000	-	38,000	38,000	38,000
Plant Replacement & Annuals	35,000	11,500	18,500	30,000	35,000
Sod Replacement	28,512	-	28,512	28,512	28,512
Lake Maintenance	98,616	57,775	41,440	99,216	102,441
Fountain Maintenance	18,000	6,677	5,323	12,000	18,000
Holiday Lighting	18,585	18,585	-	18,585	18,585
Irrigation Repairs	35,000	13,733	16,267	30,000	35,000
Repairs & Maintenance	39,800	12,188	12,750	24,938	39,800
Contingency	16,158	5,127	5,615	10,742	16,158
Conservation Easement Maintenance	50,224	29,297	20,927	50,224	50,224
Tree Trimming	29,892	-	15,000	15,000	29,892
Pressure Washing	10,000	-	10,000	10,000	20,000
<i>The Preserve at LPGA</i>					
Landscape Maintenance	\$ 113,741	\$ 66,346	\$ 47,390	\$ 113,736	\$ 113,736
Landscape Contingency	8,000	-	4,000	4,000	8,000
Plant Replacement & Annuals	2,500	974	1,027	2,000	2,500
Floating Wetland Maintenance	112,768	37,670	75,198	112,868	112,768
Irrigation Repairs	2,500	-	1,250	1,250	2,500
Contingency	2,500	-	1,250	1,250	2,500
Total Operations & Maintenance Community Wide:	\$ 1,350,001	\$ 678,364	\$ 640,506	\$ 1,318,869	\$ 1,407,762
Total Expenditures	\$ 1,718,732	\$ 865,307	\$ 763,975	\$ 1,629,282	\$ 1,777,006
Excess Revenues (Expenditures)	\$ -	\$ 711,223	\$ (581,236)	\$ 129,986	\$ -

Net Assessment	\$ 1,616,396
Collection Cost (6%)	\$103,174
Gross Assessment	<u>\$1,719,570</u>

Indigo
Community Development District
Proposed Budget
FY2027

Assessment Chart

Development Type	PARCEL	Total Units	ERU	Total ERUS	FY27 O&M Total Net	FY27 Per Unit Net	FY27 Per Unit Gross
North Section							
Residential Single Family		1,017	1.00	1,017.00	449,861.31	442.34	470.56
Apartments	TYMBER CREEK	311	0.80	248.80	110,054.57	353.87	376.45
Commercial - ((5) A: TYMBER CREEK		29.22	5.00	146.10	64,626.09	2,211.71	2,352.81
Commerical - Undev NW-11		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 F: VAR,SW19, SW10/SW13A		881	0.27	237.87	105,219.77	119.43	127.05
Residential Multi-Family		0	1.00	-	-	-	-
Commerical (Sq. Ft./ SW19, SW10/SW13A		11	0.27	2.97	1,313.75	119.43	127.05
Active Adult		0		-	-	-	-
UTC, CCR (Sq. Ft./20 UTC/CCR		609.05	0.27	164.44	72,740.19	119.43	127.05
Preserve Addl				-	243,856.00	513.81	546.59
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 special assessment on all the assessable property within the District in order to fund all operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

Interest

The District will invest surplus funds with the US Bank and the State Board of Administration.

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

Chapter 190 of the Florida Statutes allows for each member of the Board of Supervisors to be compensated \$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 meetings, reviewing invoices, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for board meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Indigo
Community Development District
General Fund**

Arbitrage

The District will contract with an independent certified public account 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.

Bond Series	Annual
1999A Capital Improvement Revenue Bond	\$450
1999C Capital Improvement Revenue Bond	\$450
2005 Capital Improvement Revenue Bond	\$450
2021 Capital Improvement Revenue Bond	\$450
2024 Capital Improvement Revenue Bond	\$450
Total	\$2,250

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-Central Florida, LLC to provide this service.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the Series 1999A, 1999C, 2005, 2021 & 2024 Capital Improvement Revenue Bonds are deposited with a Trustee at US Bank.

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-Central Florida, 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, 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-Central Florida, LLC for costs 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, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, 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 agenda packages, overnight deliveries, checks for vendors and any other required correspondence.

Printing & Binding

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

Insurance

The District's general liability, public officials and property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for governmental agencies.

Legal Advertising

The District is required to advertise various notices for Board meetings, public hearings, etc. in a newspaper of general circulation.

Meeting Room Fee

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

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Indigo Community Development District General Fund

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

Represents cost of electric services for areas within the District. Areas include fountain and pump. The District currently has two 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 will maintain the landscaping within the common areas of the District. 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 such as mulch, tree replacement and any other landscape expenses not covered under the monthly landscape 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	\$483	\$5,792
Semi-Annual Fountain/Aeration Maintenance		\$766
Contingency		\$197
Total		\$6,755

Irrigation Repairs & Maintenance

Represents estimated costs for any supplies and repairs to the irrigation system maintained by the District.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance related to the entrance lighting, fountains and any other miscellaneous repairs to common areas maintained by the District.

Contingency

Represents any additional field expenses that may not have been provided for in the budget.

Operating Expense Community Wide

On-Site Manager

Provides onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. 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

Represents cost of electric services for areas within the District. The District currently has the following electric accounts with Florida Power & Light.

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

Description	Monthly	Annually
Landscape Maintenance - Community Wide	\$50,031	\$600,376
Total		\$600,376

Landscape Contingency

Represents estimated costs for any additional landscape expenses such as mulch, tree replacement and any other landscape expenses not covered under the monthly landscape 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.

Sod Replacement

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

**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 - North, South & The Preserve at LPGA	\$8,288	\$99,457
Contingency		\$2,984
Total		\$102,441

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

Represents estimated costs for any supplies and repairs to the irrigation system maintained by the District.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance related to the entrance lighting, fountains and any other miscellaneous repairs to common areas maintained by the District.

Contingency

Represents any additional field expenses that may not have been provided for in the budget.

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.

**Indigo
Community Development District
General Fund**

The Preserve at LPGA

Landscape Maintenance

The District will maintain the landscaping within the Phase A and Phase B areas within the Preserve. The District has contracted with Team Rountree, Inc. to maintain these areas of the District.

Description	Monthly	Annually
Landscape Maintenance - The Preserve at LPGA	\$9,478	\$113,736
Total		\$113,736

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

Irrigation Repairs

Represents estimated costs for any supplies and repairs to the irrigation system maintained by the District for areas within The Preserve at LPGA.

Contingency

Represents any additional field expenses that may not have been provided for in the budget for areas within The Preserve at LPGA.

Indigo
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 1999A

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 72,750	\$ 67,980	\$ 4,512	\$ 72,492	\$ 72,750
Interest	5,000	3,373	1,875	5,248	3,600
Carry Forward Surplus	60,089	58,926	-	58,926	52,516
Total Revenues	\$ 137,840	\$ 130,279	\$ 6,387	\$ 136,666	\$ 128,866
Expenditures:					
Series 1999A					
Interest - 11/01	\$ 12,250	\$ 12,250	\$ -	\$ 12,250	\$ 10,150
Special Call - 05/01	-	10,000	-	10,000	-
Principal - 05/01	50,000	-	45,000	45,000	50,000
Interest - 05/01	12,250	-	11,900	11,900	10,150
Special Call - 05/01	-	-	5,000	5,000	-
Total Expenditures	\$ 74,500	\$ 22,250	\$ 61,900	\$ 84,150	\$ 70,300
Excess Revenues (Expenditures)	\$ 63,340	\$ 108,029	\$ (55,513)	\$ 52,516	\$ 58,566

Interest - 11/1/2027	<u>\$8,400</u>
Total	<u><u>\$8,400</u></u>
Net Assessment	\$72,750
Collection Cost (6%)	<u>\$4,644</u>
Gross Assessment	<u><u>\$77,394</u></u>

Indigo
Community Development District

Series 1999A, Capital Improvement Bonds

Amortization Schedule

Date	Balance	Rate	Principal	Interest	Annual
5/1/26	\$ 340,000	7.00%	\$ 50,000	\$ 11,900	\$ -
11/1/26	\$ 290,000	7.00%	\$ -	\$ 10,150	\$ 72,050
5/1/27	\$ 290,000	7.00%	\$ 50,000	\$ 10,150	\$ -
11/1/27	\$ 240,000	7.00%	\$ -	\$ 8,400	\$ 68,550
5/1/28	\$ 240,000	7.00%	\$ 55,000	\$ 8,400	\$ -
11/1/28	\$ 185,000	7.00%	\$ -	\$ 6,475	\$ 69,875
5/1/29	\$ 185,000	7.00%	\$ 60,000	\$ 6,475	\$ -
11/1/29	\$ 125,000	7.00%	\$ -	\$ 4,375	\$ 70,850
5/1/30	\$ 125,000	7.00%	\$ 60,000	\$ 4,375	\$ -
11/1/30	\$ 65,000	7.00%	\$ -	\$ 2,275	\$ 66,650
5/1/31	\$ 65,000	7.00%	\$ 65,000	\$ 2,275	\$ 67,275
Totals			\$ 340,000	\$ 75,250	\$ 415,250

Indigo
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 1999C

	Adopted Budget FY2026	Proposed Budget FY2027
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Revenues:

Special Assessments	\$ 377,662	\$ 377,662
Interest	25,000	27,000
Other Income Source	522,738	520,063

Total Revenues	\$ 925,400	\$ 924,725
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Expenditures:

Series 1999C

Debt Service Obligation	\$ 925,400	\$ 924,725
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Total Expenditures	\$ 925,400	\$ 924,725
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Excess Revenues (Expenditures)	\$ -	\$ -
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Interest - 11/1/2027	\$136,675
Total	\$136,675

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

Indigo
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2005

	Adopted Budget FY2026	Proposed Budget FY2027
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Revenues:

Special Assessments	\$ 335,228	\$ 335,228
Interest	2,500	16,000

Total Revenues	\$ 337,728	\$ 351,228
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Expenditures:

Series 2005

Debt Service Obligation	\$ 123,913	\$ 106,088
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Total Expenditures	\$ 123,913	\$ 106,088
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Excess Revenues (Expenditures)	\$ 213,816	\$ 245,141
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Interest - 11/1/2027	\$53,044
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Total	\$53,044
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Net Assessment	\$335,228
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Collection Cost (6%)	\$21,398
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Gross Assessment	\$356,626
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Indigo
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2021

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 156,614	\$ 153,456	\$ 3,153	\$ 156,609	\$ 156,614
Interest	6,000	4,092	2,400	6,492	5,400
Carry Forward Surplus	70,918	70,993	-	70,993	74,083
Total Revenues	\$ 233,532	\$ 228,542	\$ 5,553	\$ 234,095	\$ 236,097
Expenditures:					
Series 2021					
Interest - 11/01	\$ 46,164	\$ 46,164	\$ -	\$ 46,164	\$ 45,449
Principal - 05/01	65,000	-	65,000	65,000	65,000
Interest - 05/01	46,164	-	46,164	46,164	45,449
Total Expenditures	\$ 157,329	\$ 46,164	\$ 111,164	\$ 157,329	\$ 155,899
Other Sources/(Uses)					
Transfer In/(Out)	\$ (3,000)	\$ (1,683)	\$ (1,000)	\$ (2,683)	\$ (2,400)
Total Other Financing Sources (Uses)	\$ (3,000)	\$ (1,683)	\$ (1,000)	\$ (2,683)	\$ (2,400)
Excess Revenues (Expenditures)	\$ 73,203	\$ 180,694	\$ (106,611)	\$ 74,083	\$ 77,798

Interest - 11/1/2027	<u>\$44,572</u>
Total	<u><u>\$44,572</u></u>
Net Assessment	<u>\$156,614</u>
Collection Cost (6%)	<u>\$9,997</u>
Gross Assessment	<u><u>\$166,611</u></u>

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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	\$ 1,538,609.38	\$ 4,173,609.38

Indigo
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2024

	Proposed Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 225,323	\$ 220,779	\$ 4,537	\$ 225,315	\$ 225,323
Interest	6,000	5,490	3,450	8,940	7,600
Carry Forward Surplus	98,392	98,534	-	98,534	107,274
Total Revenues	\$ 329,714	\$ 324,802	\$ 7,987	\$ 332,789	\$ 340,197
Expenditures:					
Series 2024					
Interest - 11/01	\$ 88,296	\$ 88,296	\$ -	\$ 88,296	\$ 87,194
Principal - 05/01	45,000	-	45,000	45,000	50,000
Interest - 05/01	88,296	-	88,296	88,296	87,194
Total Expenditures	\$ 221,593	\$ 88,296	\$ 133,296	\$ 221,593	\$ 224,388
Other Sources/(Uses)					
Transfer In/(Out)	\$ (4,000)	\$ (2,422)	\$ (1,500)	\$ (3,922)	\$ (3,600)
Total Other Financing Sources (Uses)	\$ (4,000)	\$ (2,422)	\$ (1,500)	\$ (3,922)	\$ (3,600)
Excess Revenues (Expenditures)	\$ 104,122	\$ 234,084	\$ (126,810)	\$ 107,274	\$ 112,209

Interest - 11/1/2027	<u>\$85,969</u>
Total	<u><u>\$85,969</u></u>
Net Assessment	<u>\$225,323</u>
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
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	\$ 3,275,048.75	\$ 6,465,048.75