

**Indigo Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2025**

**Indigo Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2025**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Indigo Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Indigo Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors  
Indigo Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated June 12, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 12, 2026

**Indigo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2025**

Management's discussion and analysis of Indigo Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Indigo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long-lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total assets were exceeded by total liabilities, \$(1,378,101) (net position). Unrestricted net position for Governmental Activities was \$(3,126,421). Net investment in capital assets was \$1,558,459. Restricted net position was \$189,861.
- ◆ Governmental activities revenues totaled \$3,184,369 while governmental activities expenses totaled \$2,799,684.

**Indigo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
Current assets	\$ 1,295,154	\$ 1,067,045
Restricted assets	3,879,008	3,691,794
Capital assets	12,750,348	12,888,030
Total Assets	<u>17,924,510</u>	<u>17,646,869</u>
Current liabilities	8,523,854	7,828,083
Non-current liabilities	10,778,757	11,581,572
Total Liabilities	<u>19,302,611</u>	<u>19,409,655</u>
Net investment in capital assets	1,558,459	988,316
Restricted net position	189,861	173,545
Net position - unrestricted	(3,126,421)	(2,924,647)
Total Net Position	<u>\$ (1,378,101)</u>	<u>\$ (1,762,786)</u>

The increase in current assets and restricted assets is primarily due to revenues in excess of expenditures paid at the fund level in the current year.

The decrease in capital assets is the result of depreciation in the current year.

The increase in current liabilities is primarily related to the increase in matured bonds payable in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Indigo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
Program Revenues		
Charges for services	\$ 2,959,722	\$ 1,784,639
Capital grants and contributions	-	2,503,971
General Revenues		
Investment earnings	224,647	271,740
Total Revenues	<u>3,184,369</u>	<u>4,560,350</u>
Expenses		
General government	206,290	216,847
Physical environment	1,444,822	1,315,971
Interest and other charges	1,148,572	1,231,425
Total Expenses	<u>2,799,684</u>	<u>2,764,243</u>
Change in Net Position	384,685	1,796,107
Net Position - Beginning of Year	<u>(1,762,786)</u>	<u>(3,558,893)</u>
Net Position - End of Year	<u>\$ (1,378,101)</u>	<u>\$ (1,762,786)</u>

The increase in charges for services is related to the increase in assessments in the current year.

The decrease in capital grants and contributions is related to the capital additions in the prior year.

The increase in physical environment is related to the increase in landscape and lake maintenance expenses in the current year.

**Indigo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Land	\$ 2,507,717	\$ 2,507,717
Construction in progress	9,525,858	9,525,858
Improvements	1,872,969	1,872,969
Infrastructure	3,242,014	3,242,014
Accumulated depreciation	(4,398,210)	(4,260,528)
Total Capital Assets (Net)	<u>\$ 12,750,348</u>	<u>\$ 12,888,030</u>

The activity for the year consisted of depreciation in the amount of \$137,682.

**General Fund Budgetary Highlights**

Actual governmental expenditures were less than budgeted amounts primarily due to lower fertilizer/pest control and landscape and lake maintenance expenditures than were anticipated.

The September 30, 2025 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In December 1999, the District issued \$980,000 Capital Improvement Revenue Bonds, Series 1999A, \$6,825,000 Capital Improvement Revenue Bonds, Series 1999B and \$8,515,000 Capital Improvement Revenue Bonds, Series 1999C. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2025 was \$350,000 for the A bond, and \$3,215,000 for the C bond. The B bond was paid in full in a prior year.
- ◆ In February 2005, the District issued \$14,710,000 Capital Improvement Revenue Bonds, Series 2005. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2025 was \$2,190,000.
- ◆ In September 2021, the District issued \$2,815,000 Capital Improvement Revenue Bonds, Series 2021. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2025 was \$2,635,000.

**Indigo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- ◆ In June 2024, the District issued \$3,235,000 Capital Improvement Revenue Bonds, Series 2024. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2025 was \$3,190,000.

**Economic Factors and Next Year's Budget**

The District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

**Request for Information**

The financial report is designed to provide a general overview of Indigo Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Indigo Community Development District, Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**Indigo Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2025**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 132,668
Investments	1,128,810
Prepaid items	33,676
Total Current Assets	1,295,154
Non-current Assets	
Restricted assets	
Investments	3,879,008
Capital assets, not being depreciated	
Land	2,507,717
Construction in progress	9,525,858
Capital assets, being depreciated	
Infrastructure	3,242,014
Improvements	1,872,969
Less: accumulated depreciation	(4,398,210)
Total Non-current Assets	16,629,356
Total Assets	17,924,510
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	105,162
Due to Developer	2,755
Accrued interest	399,643
Matured principal payable	4,725,000
Matured interest payable	2,486,294
Bonds payable	805,000
Total Current Liabilities	8,523,854
Non-current liabilities	
Bonds payable, net	10,778,757
Total Liabilities	19,302,611
<b>NET POSITION</b>	
Net investment in capital assets	1,558,459
Restricted capital projects	189,861
Unrestricted	(3,126,421)
Total Net Position	\$ (1,378,101)

See accompanying notes.

**Indigo Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (206,290)	\$ 227,185	\$ 20,895
Physical environment	(1,444,822)	1,439,539	(5,283)
Interest and other charges	(1,148,572)	1,292,998	144,426
Total Governmental Activities	<u>\$ (2,799,684)</u>	<u>\$ 2,959,722</u>	<u>160,038</u>
<b>General Revenues</b>			
Investment earnings			<u>224,647</u>
		Change in Net Position	384,685
		Net Position - October 1, 2024	<u>(1,762,786)</u>
		Net Position - September 30, 2025	<u>\$ (1,378,101)</u>

See accompanying notes.

**Indigo Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2025**

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	\$ 132,668	\$ -	\$ -	\$ 132,668
Investments	1,128,810	-	-	1,128,810
Due from other funds	-	355,648	-	355,648
Prepaid items	33,676	-	-	33,676
Restricted assets				
Investments	-	3,689,147	189,861	3,879,008
Total Assets	\$ 1,295,154	\$ 4,044,795	\$ 189,861	\$ 5,529,810
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 44,003	\$ 61,159	\$ -	\$ 105,162
Due to developer	2,755	-	-	2,755
Due to other funds	355,648	-	-	355,648
Matured principal payable	-	4,725,000	-	4,725,000
Matured interest payable	-	2,486,294	-	2,486,294
Total Liabilities	402,406	7,272,453	-	7,674,859
<b>FUND BALANCES</b>				
Nonspendable - prepaids	33,676	-	-	33,676
Restricted - capital projects	-	-	189,861	189,861
Unassigned	859,072	(3,227,658)	-	(2,368,586)
Total Fund Balances	892,748	(3,227,658)	189,861	(2,145,049)
Total Liabilities and Fund Balances	\$ 1,295,154	\$ 4,044,795	\$ 189,861	\$ 5,529,810

See accompanying notes.

**Indigo Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2025**

Total Governmental Fund Balances	\$ (2,145,049)
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, consisting of land, \$2,507,717, construction in progress, \$9,525,858, improvements, \$1,872,969, and infrastructure, \$3,242,014, net of accumulated depreciation, \$(4,398,210), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	12,750,348
Long-term liabilities, including bonds payable, \$(11,580,000), less bond discount, net, \$58,638, and bond premium, net, \$(62,395), are not payable in the current period and, therefore, are not reported at the fund level.	(11,583,757)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(399,643)</u>
Net Position of Governmental Activities	<u><u>\$ (1,378,101)</u></u>

*See accompanying notes.*

**Indigo Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2025**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 1,666,724	\$ 1,292,998	\$ -	\$ 2,959,722
Investment earnings	60,691	156,019	7,937	224,647
Total Revenues	<u>1,727,415</u>	<u>1,449,017</u>	<u>7,937</u>	<u>3,184,369</u>
Expenditures				
Current				
General government	206,290	-	-	206,290
Physical environment	1,307,140	-	-	1,307,140
Debt service				
Principal	-	755,000	-	755,000
Interest	-	944,465	-	944,465
Other	-	150,429	-	150,429
Total Expenditures	<u>1,513,430</u>	<u>1,849,894</u>	<u>-</u>	<u>3,363,324</u>
Excess of revenues over/(under) expenditures	<u>213,985</u>	<u>(400,877)</u>	<u>7,937</u>	<u>(178,955)</u>
Other financing sources/(uses)				
Transfers in	-	-	8,379	8,379
Transfers out	-	(8,379)	-	(8,379)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(8,379)</u>	<u>8,379</u>	<u>-</u>
Net change in fund balances	213,985	(409,256)	16,316	(178,955)
Fund Balances - October 1, 2024	<u>678,763</u>	<u>(2,818,402)</u>	<u>173,545</u>	<u>(1,966,094)</u>
Fund Balances - September 30, 2025	<u>\$ 892,748</u>	<u>\$ (3,227,658)</u>	<u>\$ 189,861</u>	<u>\$ (2,145,049)</u>

See accompanying notes.

**Indigo Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ (178,955)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(137,682)
Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	755,000
Governmental funds report bond discounts and premiums as an other financing source/(use); however, in the Statement of Activities, the cost is amortized as interest. This is the amount of amortization in the current year.	(2,185)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>(51,493)</u>
Change in Net Position of Governmental Activities	<u><u>\$ 384,685</u></u>

**Indigo Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -**  
**GENERAL FUND**

**For the Year Ended September 30, 2025**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$1,618,248	\$1,618,248	\$ 1,666,724	\$ 48,476
Investment earnings	21,500	21,500	60,691	39,191
Miscellaneous revenues	8,775	8,775	-	(8,775)
Total Revenues	<u>1,648,523</u>	<u>1,648,523</u>	<u>1,727,415</u>	<u>78,892</u>
Expenditures				
Current				
General government	227,982	227,982	206,290	21,692
Physical environment	1,420,541	1,420,541	1,307,140	113,401
Total Expenditures	<u>1,648,523</u>	<u>1,648,523</u>	<u>1,513,430</u>	<u>135,093</u>
Net change in fund balances	-	-	213,985	213,985
Fund Balances - October 1, 2024	<u>-</u>	<u>-</u>	<u>678,763</u>	<u>678,763</u>
Fund Balances - September 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 892,748</u>	<u>\$ 892,748</u>

See accompanying notes.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Indigo Community Development District (the “District”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District’s more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on January 3, 1995 by Rule 42U-1.001-1.003, Florida Administrative Code of the Florida Land and Adjudicatory Commission. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Indigo Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire certain capital improvement and revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds, be reported in the governmental activities column in the government-wide statement of net position.

**4. Assets, Liabilities and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land, construction in progress, improvements, and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Improvements	5-20 years
Infrastructure	10-30 years

**d. Unamortized Bond Discount/Premium**

Bond discount/premium are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount/premium is netted against the applicable long-term debt.

**Indigo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**e. Budgets**

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**f. Use of Estimates**

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$(2,145,049), differs from “net position” of governmental activities, \$(1,378,101), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets, that are to be used in governmental activities, are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$	2,507,717
Construction in progress		9,525,858
Improvements		1,872,969
Infrastructure		3,242,014
Accumulated depreciation		<u>(4,398,210)</u>
Total		<u>\$ 12,750,348</u>

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	\$ (11,580,000)
Bond premium, net	(62,395)
Bond discount, net	<u>58,638</u>
Total	<u>\$ (11,583,757)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (399,643)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for governmental funds, \$(178,955), differs from the “change in net position” for governmental activities, \$384,685, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	<u>\$ (137,682)</u>
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**Indigo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$	755,000
Bond discount/premium amortization		(2,185)
Total		<u>\$ 752,815</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	\$	<u>(51,493)</u>
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**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$133,977 and the carrying value was \$132,668. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

**Investments**

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market	N/A	\$ 3,189,051
U S Bank Global Corporate Trust	N/A	1,703,722
Florida PRIME	47 days*	115,045
Total		<u>\$ 5,007,818</u>

\*Maturity is a weighted average maturity.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments (continued)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District does not hold any investments subject to the fair value hierarchy.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investment in Florida PRIME was rated AAAM by Standard & Poor's. The investments with U S Bank were not rated as of September 30, 2025.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U S Bank Money Market are 64% of the District's total investments, investments in U S Bank Global Corporate Trust are 34%, and the remaining investments in Florida PRIME are 2% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 2,507,717	\$ -	\$ -	\$ 2,507,717
Construction in progress	9,525,858	-	-	9,525,858
Total Capital Assets, Not Being Depreciated	<u>12,033,575</u>	<u>-</u>	<u>-</u>	<u>12,033,575</u>
Capital assets, being depreciated:				
Improvements	1,872,969	-	-	1,872,969
Infrastructure	3,242,014	-	-	3,242,014
Total Capital Assets, Being Depreciated	5,114,983	-	-	5,114,983
Less accumulated depreciation	(4,260,528)	(137,682)	-	(4,398,210)
Total Capital Assets Depreciated, Net	<u>854,455</u>	<u>(137,682)</u>	<u>-</u>	<u>716,773</u>
Governmental Activities Capital Assets	<u>\$ 12,888,030</u>	<u>\$ (137,682)</u>	<u>\$ -</u>	<u>\$ 12,750,348</u>

Depreciation of \$137,682 was charged to physical environment.

**Indigo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$ 12,335,000
Principal payments	<u>(755,000)</u>
Long-term debt at September 30, 2025	<u>\$ 11,580,000</u>

**Capital Improvement Revenue Bonds**

\$980,000 Series 1999A Capital Improvement Revenue Bonds due in annual principal installments beginning May 2002. Interest at 7.00% is due May and November beginning May 2002. Current portion is \$50,000.	\$ 350,000
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\$8,515,000 Series 1999C Capital Improvement Revenue Bonds due in annual principal installments beginning May 2001. Interest at 7.00% is due May and November beginning May 2001. Current portion is \$475,000.	3,215,000
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\$14,710,000 Series 2005 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2007. Interest at 5.75% is due May and November beginning May 2007. Current portion is \$170,000.	2,190,000
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\$2,815,000 Series 2021 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2023. Interest at various rates between 2.210% and 3.330% is due May and November beginning May 2022. Current portion is \$65,000.	2,635,000
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\$3,235,000 Series 2024 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2025. Interest at various rates between 4.9% and 5.75% is due May and November beginning November 2024. Current portion is \$45,000.	<u>3,190,000</u>
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Bonds payable	11,580,000
Bond premium/(discount), net	3,757
Bonds Payable, net	<u>\$ 11,583,757</u>

**Indigo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 805,000	\$ 467,804	\$ 1,272,804
2027	850,000	419,849	1,269,849
2028	895,000	368,831	1,263,831
2029	960,000	314,726	1,274,726
2030	1,495,000	256,761	1,751,761
2031-2035	1,835,000	649,853	2,484,853
2036-2040	1,120,000	346,063	1,466,063
2041-2045	1,110,000	253,325	1,363,325
2046-2050	1,420,000	139,000	1,559,000
2051-2054	1,090,000	17,800	1,107,800
Totals	<u>\$ 11,580,000</u>	<u>\$ 3,234,012</u>	<u>\$ 14,814,012</u>

Certain payments due on the Series 1999C and 2005 Bonds remain unpaid and are reflected in the financial statements as matured principal and matured interest payable.

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 1999A, 1999C, 2005, 2021 and 2024 Bonds are subject to redemption at the option of the District and are also subject to extraordinary mandatory redemption prior to maturity as outlined in the Bond Indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

**Indigo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2025:

Capital Improvement Revenue Bonds		
	Reserve Balance	Reserve Requirement
Series 1999A	\$ 80,675	\$ 72,750
Series 1999C	\$ 59,586	\$ 774,075
Series 2005	\$ 68,564	\$ 265,216
Series 2021	\$ 78,307	\$ 78,307
Series 2024	\$ 112,661	\$ 112,661

**NOTE G – INTERFUND ACTIVITY**

Interfund balances at September 30, 2025, consisted of the following:

<b>Receivable Fund</b>	<b>Payable Fund</b>
Debt Service Fund	General Fund
	\$ 355,648

Interfund balances relate to funds collected in one fund on behalf of another that have not been remitted as of year-end.

Interfund transfers for the year ended September 30, 2025, consisted of the following:

<b>Transfers In</b>	<b>Transfers Out</b>
Capital Projects Fund	Debt Service Fund
	\$ 8,379

Transfers from the Debt Service Fund to the Capital Projects Fund were in accordance with the Trust Indenture.

**NOTE H – ECONOMIC DEPENDENCY**

A significant portion of the District's activity is dependent upon continued involvement of the major landowners and Developer, the loss of which could have a material adverse effect on the District's operations. As such, the nonpayment of assessments by some of the major landowners in the prior, current, and subsequent fiscal years has resulted in the deterioration of the District's financial conditions. The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

**Indigo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE I – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the cost of these risks; however, coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**NOTE J – SUBSEQUENT EVENTS**

In November 2025, the District made a \$10,000 prepayment on the Series 1999A Capital Improvement Revenue Bonds.

In May 2026, the District made a \$10,000 prepayment on the Series 1999A Capital Improvement Revenue Bonds.

Additionally, subsequent to year end, certain scheduled debt service payments were due on the Series 1999C and 2005 Bonds that were not made by the District.

**NOTE K – ASSESSMENTS**

**Settlement Agreement with Cardinal Servicing Company, LLC**

During the fiscal year ended September 30, 2018, the District entered into a settlement agreement with a new Landowner, Cardinal Servicing Company, LLC (“Cardinal”) whereby Cardinal would pay the District for a portion of the past due assessments on the lots owned and make the delinquent assessments on such lots current. Pursuant to the agreement, the District collected delinquent assessments for the general and 1999C and 2005 debt service funds in the amounts of \$411,175, \$1,560,963, and \$1,268,988, respectively. All requirements of the agreement were current as of September 30, 2025.

**Settlement Agreement with SW-30 Investments, LLC**

During a prior fiscal year the District entered a settlement agreement with SW-30 Investments, LLC (“American”) which recently took ownership of delinquent parcels 30 and 32. Pursuant to the agreement, the District received delinquent assessments on such parcels from American as follows: \$33,890 for Series 1999C debt assessments, \$69,094 for Series 2005 debt assessments, and \$65,000 for O & M assessments. The remaining delinquent O & M assessments on the parcels were forgiven while the remaining delinquent debt assessments were assumed by American excluding all penalties and past due accrued and unpaid interest on such debt assessments which was waived. The District also agreed to forbear on the foreclosure of delinquent parcels as long as American remains current on its obligations per the agreement. During a prior fiscal year, the District received \$23,538 for Series 1999C debt assessments and \$51,074 for Series 2005 debt assessments. All requirements of the agreement were current as of September 30, 2025.

**Indigo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE K – ASSESSMENTS (CONTINUED)**

**Settlement Agreement with Thoroughbred Classics, LLC**

During a prior fiscal year, the District entered into a settlement agreement with a new Landowner, Thoroughbred Classics, LLC (“TC”) whereby TC would pay the District for a portion of the past due assessments on the lots owned and make the delinquent assessments on such lots current. Pursuant to the agreement, the District is to collect delinquent assessments for the 1999C and 2005 debt service funds in the amounts of \$19,896, \$61,154, and \$60,000 for unpaid accrued interest. The agreement provides for TC to pay O & M assessments on the 34 units beginning with October 1, 2021. All requirements of the agreement were current as of September 30, 2025.

**Settlement Agreement with INA Group, LLC**

During a prior fiscal year, the District entered into a settlement agreement with a new Landowner, INA Group, LLC (“INA”) whereby INA would pay the District for a portion of the past due assessments on the lots owned and make the delinquent assessments on such lots current. Pursuant to the agreement, the District is to collect delinquent assessments for the 1999C, 2005 debt service funds and the general fund in the amounts of \$102,239, \$314,901, and \$96,174, respectively. In addition, the District is to collect an additional \$1,281,966 for unpaid principal and interest on the District’s Bonds. The agreement provides for INA to pay O & M assessments on the 411 units beginning with October 1, 2021. All requirements of the agreement were current as of September 30, 2025.

**Settlement Agreement with Vero Atlantic 2, LLC**

During the fiscal year ended September 30, 2025, the district entered into a payoff agreement with Vero Atlantic 2, LLC (“Vero”), the owner of Parcel NW-11, to settle delinquent assessments securing the series 1999C bonds. Pursuant to the agreement, Vero remitted \$101,000 to the District’s trustee to satisfy the foreclosure judgment related to Parcel NW-11 and to remove the parcel from a scheduled foreclosure sale. All requirements of the agreement were current as of September 30, 2025.

**NOTE L — TRI-PARTY AGREEMENT**

On May 1, 2025, the District entered into a Tri-Party Agreement with Indigo CDD Holdings, Inc. (the “SPE”) and U.S. Bank Trust Company, National Association, as Trustee, related to certain property acquired through foreclosure proceedings associated with delinquent special assessments.

Under the agreement, the SPE was formed to hold, maintain, sell, or otherwise dispose of the property. Any proceeds from the sale of the property are required to be remitted to the Trustee in accordance with the applicable bond documents. The District has no ownership interest in the SPE, does not control the SPE, is not legally entitled to the SPE’s resources, and is not obligated for the SPE’s debt or operating deficits.

Accordingly, the SPE does not meet the criteria for inclusion as a component unit under accounting principles generally accepted in the United States of America and has not been included in the District’s financial statements.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Indigo Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 12, 2026.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Indigo Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Indigo Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Indigo Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

To the Board of Supervisors  
Indigo Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Indigo Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 12, 2026



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## MANAGEMENT LETTER

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

### Report on the Financial Statements

We have audited the financial statements of Indigo Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 12, 2026.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 12, 2026, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report:

### Finding 2011-01: Financial Condition Assessment

Finding: The District's financial conditions continue to deteriorate. The debt service fund had a deficit fund balance of \$(3,227,658) at September 30, 2025. In the prior and current, fiscal years, major landowners in the District failed to pay significant portions of their assessments. As a result, certain debt service payments were not made. In addition, the District has not met the debt service reserve requirement for the Series 1999C and 2005 Bonds. The non-payment of interest and principal payments when due, are considered events of default. The District is economically dependent on the major landowners of the District.

To the Board of Supervisors  
Indigo Community Development District

**Recommendation:** The District should take the necessary steps to alleviate the deteriorating financial condition.

**Management Response:** The District continues to work with the Trustee, the Bondholders, and the landowners of delinquent properties for the collection of debt service assessments. Due to the cost and other issues surrounding the foreclosure of the delinquent assessment properties, the District continues to take direction from the Trustee and the Bondholders.

**Current Status:** The finding was not corrected in the current year; however, the District did enter into a tri-party agreement with the Trustee and an SPE, as described on page 32 of the report, in an effort to sell certain parcels related to the current default.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Indigo Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Indigo Community Development District did meet one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Indigo Community Development District. It is management's responsibility to monitor Indigo Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Indigo Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 5
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 7
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$6,095.10
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,455,057.26

To the Board of Supervisors  
Indigo Community Development District

- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Indigo Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:  
\$127.05 – \$2,352.81 for the General Fund and \$44.43 – \$967.30 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District: \$2,959,723.05
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: Series 1999A due May 1, 2031, \$350,000; Series 1999C due May 1, 2030, \$4,450,000; Series 2005 due May 1, 2036, \$2,730,000; Series 2021 due May 1, 2052, \$2,635,000; Series 2024 due May 1, 2054, \$3,190,000

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 12, 2026



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Indigo Community Development District  
Volusia County, Florida

We have examined Indigo Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Indigo Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Indigo Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Indigo Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Indigo Community Development District's compliance with the specified requirements.

In our opinion, Indigo Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam  
Gaines + Frank*

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Fort Pierce, Florida

June 12, 2026