

Annual Governance Package 2026



indigo



January 2026

Dear Indigo Homeowner,

On behalf of the Indigo Master Community, Indigo Residential Community Association, Inc., Indigo Commercial Community Association, Inc., Indigo Community Foundation, and Indigo Board of Directors, we are pleased to share the 2026 Indigo Homeowner Governance Package with you. This annual package is provided in accordance with our governing documents and reflects our shared commitment to transparency, stewardship, and fostering a community where everyone has the opportunity to feel informed, included, and connected.

Enclosed, you will find the following materials:

- Budget Summary
- Approved Budget
- Governance Overview
- Indigo Assessment and Fee Schedule

These documents outline how the Association plans, governs, and invests in Indigo in ways that support both the day-to-day operations and the long-term health of our community. By sharing this information, we aim to strengthen trust, understanding, and a sense of shared responsibility among all residents.

If you have any questions regarding the information included, please contact the Indigo Community Life Team at indigo@coherelife.com or 713-997-2458. We also invite you to participate in upcoming new resident on-boardings and belonging action labs where residents can engage, ask questions, and take part in shaping Indigo's future. Additional details will be shared in advance of these meetings.

Thank you for being an important part of Indigo and for contributing to the sense of belonging that makes our community a special place to live.

Sincerely,

Porscha Jackson, PhD
Community Life Director, Indigo





2026 Budget Summary

Each year, the Board of Directors of the Indigo Community Association (the “Association”) prepares an annual budget for the upcoming fiscal year and establishes an assessment level to meet the fiduciary responsibilities of the community. This process ensures that operating expenses and reserve contributions are appropriately funded in accordance with the Association’s governing documents and long-term financial planning goals.

For 2026, the Board of Directors determined it necessary to adjust:

- The monthly base assessment for Indigo Residential Community Association, Inc. to \$148 per month, reflecting a \$6 increase from the 2025 assessment of \$142. This inflation adjustment supports the continued care, operation, and stewardship of Indigo’s shared spaces, amenities, infrastructure, and community programs.
- The monthly base assessment for the Indigo Commercial Community Association, Inc. to \$2.30 per square foot.

This budget reflects a collective commitment to responsibly managing resources while investing in the places, services, and experiences that contribute to Indigo’s quality of life. These investments support not only the physical upkeep of the community, but also the connections, programs, and shared responsibilities that foster a strong sense of belonging and collective well-being.

Please remember that assessments are due in full on the first day of each month. Homeowners who use online bill pay through a bank or credit card provider are encouraged to confirm that their payment amount has been updated as of January 1, 2026.

The Association encourages homeowners to enroll in the Automated Clearing House (ACH) Direct Debit program to ensure timely and consistent payments. Enrollment authorizes the Association to withdraw the Board-approved monthly assessment of \$148 from your checking or savings account between the 5th and 10th of each month. For questions regarding ACH enrollment or to receive monthly statements electronically, please contact connect@coherelife.com.

We look forward to a thoughtful and connected 2026 as we continue to care for Indigo together.



Indigo Residential Community Association , Inc

2026 Budget

FEES

Indigo Residential Community Association Assessments	\$	148
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REVENUE

Assessments	\$	996,744
Property Transfer Fee	\$	349,680
Enforcement Fees	\$	1,999
Program & Amenities	\$	0
Other Revenue	\$	247,892
Reserve Contribution	\$	<u>0</u>
NET REVENUE		\$1,596,315

OPERATING EXPENSES

Administrative	\$	633,371
Communication	\$	7,554
Utilities	\$	128,548
Landscaping Maintenance	\$	274,122
Amenity Maintenance	\$	612,883
Community Engagement	\$	68,888
Other Expenses	\$	<u>182,940</u>
NET OPERATING EXPENSES		\$ 1,908,306

TOTAL SURPLUS (DEFICIT)	\$	(311,991)
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Indigo Commercial Community Association, Inc

2026 Budget

REVENUE

Association	\$ 153,977
Property Transfer Fees	\$ 74,522
Enforcement Fees	\$ 0
Program & Amenities	\$ 0
Reserve Contribution	<u>\$ 0</u>
NET REVENUE	\$ 228,499

OPERATING EXPENSES

Administrative	\$ 111,786
Communication	\$ 1,063
Utilities	\$ 12,482
Landscaping Maintenance	\$ 62,244
Amenity Maintenance	\$ 38,918
Community Engagement	\$ 20,480
Other Expenses	<u>\$ 41,120</u>
NET OPERATING EXPENSES	\$ 288,393

TOTAL SURPLUS (DEFICIT)	\$ (59,894)
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Indigo Community Foundation

2026 Budget

REVENUE

Assessment	\$ 1,463,000
Property Transfer Fees	\$ <u>129,111</u>
NET REVENUE	\$ 1,592,111

OPERATING EXPENSES

Administrative	\$ 15,953
Communication	\$ 200
Amenity Maintenance	\$ 200,000
Community Engagement	\$ 300,000
NET OPERATING EXPENSES	\$ 516,153

TOTAL SURPLUS (DEFICIT)	\$ 1,075,958
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2026 Indigo Governance Overview

Indigo is a distinct and thoughtfully designed community grounded in connection, stewardship, and shared responsibility where residents are invited to actively participate in shaping a place they belong. Supporting this shared vision and the long-term care of the community are several nonprofit entities that work together to steward Indigo's people, places, and purpose.

Indigo Residential Community Association , Inc. (IRCA)

The Indigo Residential Community Association (“IRCA”) provides leadership and governance for the residential community by supporting shared amenities, preserving community standards, and fostering opportunities for residents to connect and engage. IRCA works collaboratively with residents to maintain Indigo's neighborhoods, shared spaces, and the overall quality of life that makes the community thrive.

IRCA administers the community in accordance with its governing documents, including the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), bylaws, design guidelines, and rules and resolutions adopted by the Board. Through these documents, IRCA seeks to balance clarity, consistency, and care ensuring residents understand how to participate, contribute, and belong within the community.

All residential property owners within Indigo are members of IRCA. The Association is governed by a Board of Directors whose responsibility is to implement and uphold the Governing Documents while acting in the best interest of the community as a whole. Additional information and governing documents for IRCA can be found at: <https://www.indigoresidents.org/irca>

Indigo Commercial Community Association, Inc.

The Indigo Commercial Community Association is responsible for governing and maintaining certain commercial and mixed-use areas within Indigo. This association operates independently from IRCA and ensures that commercial properties align with Indigo's overall vision while serving residents, visitors, and businesses in a coordinated and intentional way. Additional information can be found at: <https://www.indigoresidents.org/indigo-commercial-community-association/>

Indigo Community Foundation

The Indigo Community Foundation is a separate nonprofit entity established to support community enrichment, programming, and initiatives that enhance connection, inclusion, and shared experiences within Indigo. The Foundation helps bring the community's values to life by supporting activities, partnerships, and opportunities that strengthen relationships and foster a sense of collective belonging. More information about the Indigo Community Foundation is available at: <https://www.indigoresidents.org/indigo-community-foundation/>



2026 Indigo Governance Overview

Assessments and Fees

IRCA is funded through a mandatory monthly assessment collected from all residential property owners. These assessments support the maintenance of shared amenities, community operations, reserves, and programs that contribute to Indigo's long-term health and vitality. Additional assessments or fees may apply to specific home types within the Indigo community.

Design Guidelines and Design Review

To maintain the quality, character, and cohesive vision of Indigo, Design Review is a required approval process for exterior modifications to homes and properties. The Design Review Committee (DRC) reviews proposed changes to ensure they align with the community's design guidelines and aesthetic standards.

Prior approval must be obtained before making exterior modifications, including changes to landscaping. Failure to secure approval may result in retroactive review fees or other enforcement actions as outlined in the governing documents.

Governing Documents

Several documents govern the Indigo community and guide the use and enjoyment of property, including the CC&Rs, articles of incorporation, bylaws, design guidelines, and board-adopted rules and resolutions. These documents provide the framework for shared expectations, accountability, and care within the community.

All governing documents, including amendments and supplements, are available online through the Indigo resident websites referenced above. Changes to governing documents require approval in accordance with their stated terms and applicable law. Failure to comply with the governing documents may result in enforcement actions as permitted therein.

Contact Information

For questions related to governance, assessments, or community operations, please contact the Indigo Community Life Team at: indigo@coherelife.com.



Residential Community Association, Inc.
 Indigo Commercial Community Association, Inc
 Indigo Community Foundation
 2026

Residential Association Monthly Assessments	
Indigo Residential Community Association, Inc.	\$148
Special Service Area Monthly Assessment: The Cottages (reference service area map) <i>In addition to monthly residential assessment</i>	\$70
Special Service Area Monthly Assessment: Townhomes (reference service area map) <i>In addition to monthly residential assessment</i>	\$255
Builder Residential Assessments – 50% of all annual assessments, due annually on Jan 1 Section 6.1a(iv). 6.1a(vi)	\$888.00 + ½ of annual SSA (if applicable)
Commercial Association Monthly Assessments	
Indigo Commercial Community Association, Inc.	\$2.30 per sq feet
Monthly Community Fees	
Community Internet Fee – Centric Fiber	\$53

Closing Fees (One-Time Fees Paid at Sale)	
Builder Transfer Fees	
Developer to Builder and Builder to Builder Transfer Fee: per lot	\$100
Residential Builder Fee (excludes declarant to builder transfers, payable to Indigo Foundation) <i>1st amendment to IRCA DCCRs Section 6.1a(iii)</i>	1.00% of the total residential sales price
Upfront Annual Assessments Collected at Closing	Prorated annual assessment (see above)
Special Assessment <i>IRCA DCCRs Section 6.1 (v)</i>	½ of any current annual special assessment applied to the property
Neighborhood Assessment <i>IRCA DCCRs Section 6.1 (vi)</i>	½ of any current annual neighborhood assessment applied to the property
Reserve Contribution <i>IRCA DCCRs Section 6.1b(ii)</i>	3x monthly assessment
Working Capital Contribution <i>IRCA DCCRs Section 6.1c</i>	3x monthly assessment
Residential Property Transfer Fees	
Resale Certificate Fee	\$375
Ownership Transfer Fee	\$175



Residential Community Enhancement Fee – owner to owner resales only <i>(payable to Indigo Foundation) IRCA DCCRs Section 6.1b(i)</i>	1% total sales price
Reserve Contribution <i>IRCA DCCRs Section 6.1b(ii)</i>	3x monthly assessment
Working Capital Contribution <i>IRCA DCCRs Section 6.1c</i>	3x monthly assessment
Upfront Monthly Assessments Collected at Closing	2x monthly assessments
Commercial Property Transfer Fees	
Resale Certificate Fee	\$375
Ownership Transfer Fee	\$175
Commercial Community Enhancement Fee – all transfers <i>(payable to Indigo Foundation) ICCA DCCRs Section 6.1a</i>	1% total sales price
Commercial Community Enhancement Fee - commercial tenants <i>(payable to Indigo Foundation) ICCA DCCRs Section 6.1a</i>	0.5% of initial term rent amt
Reserve Contribution <i>ICCA DCCRs Section 6.1b</i>	3x monthly comm assessment
Working Capital Contribution <i>ICCA DCCRs Section 6.1c</i>	3x monthly comm assessment
Upfront Monthly Assessments Collected at Closing	2x monthly comm assessment

Property Setup Fees	
Third-Party Disclosure Fees (homewisedocs.com)	\$50
Update to previously issued resale certificate (per update)	\$50
Resale Rush Fee – 72 hours	\$150
Resale Rush Fee – 24 hours	\$300
Resale Update Fee – After 30 days	\$50
Lender Documentation Fee	\$100



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indigoresidents.org