

Lindsford Master Homeowner's Association, Inc.

Sale Packet 2026



8840 Terrene Court, Suite 102 Bonita Springs, FL
34135 (239) 454-8568
Fax: (239) 454-5191

Lindsford Master Homeowner's Association, Inc.

C/O Pegasus Property Management
8840 Terrene Ct #102
Bonita Springs, FL 34135
Office: 239-454-8568
Sales@Pegasuscam.com

PURCHASE APPLICATION PHASE I & II

Please submit the application at least 30 days prior to the closing.

(PHASE II APPLICANTS ONLY SUBMIT LINDSFORD NEIGHBORHOOD II HOA APPLICATION)

ATTACH THE FOLLOWING – PHASE I ONLY:

- Completed copy of the signed Purchase Application.
- Copy of Sales Contract
- \$150 non-refundable Application Fee made payable to: Pegasus Property Management

I/ (We) hereby apply for approval to purchase:

Applicant Name(s): _____

Signature: _____ Date: _____

Current Mailing Address: _____

[] I hereby apply for approval to Purchase _____
(Complete Address to be purchased including Unit number)

Realtor: _____ Phone: _____

To facilitate consideration of this application, I represent that the following information is factual and correct and agree that any falsifications or misrepresentation in this application will justify its disapproval. I consent to your further inquiry concerning this application.

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: _____

Full Name of Spouse/Domestic Partner (if applicable) _____

Email Address: _____

Telephone: Home: _____ Mobile: _____ Work: _____

Current Home Address: _____

Applicant Employer: _____

Employer Address: _____

2. Full name of Applicant: _____

Full Name of Spouse/Domestic Partner (if applicable) _____

Email Address: _____

Telephone: Home: _____ Mobile: _____ Work: _____

Current Home Address: _____

Applicant Employer: _____

Employer Address: _____

3. Please state the name, relationship and age of all other people who will be occupying the unit regularly.

Name	Relationship	Age
a. _____	_____	_____
b. _____	_____	_____
c. _____	_____	_____
d. _____	_____	_____

4. Person to be notified in case of emergency: _____

Address: _____ Phone: _____

5. I (we) am purchasing this home with the intent to: ☐ Reside here on a full time basis
☐ Reside here on a part-time basis ☐ Lease this Unit

6. I (we) will provide the Association with a copy of our recorded deed within ten (10) days after closing.

7. I (we) are aware of, have received a copy of, and agree to abide by the Declaration, By-laws and Rules & Regulations for Lindsford Master Homeowner's Association. A copy can be retrieved from www.Homewisedocs.com

Initial ____ / ____

8. **All dogs must be leashed when on property and dog waste must be picked up.**

Initial ____ / ____

Applications may take up to thirty (30) days to process. A copy of the approved application will be mailed or emailed to the owner and/or applicant.

AUTHORIZATION: I (we) hereby authorize Pegasus Property Management and/or Lindsford Master Homeowner's Association to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and to authorize that they may contact any persons or companies listed in the application.

_____	_____
Applicant	Date

_____	_____
Co-Applicant	Date

☐ Applicant(s) Approved

☐ Applicant(s) Disapproved

_____	_____
Board Member / Property Manager	Date

Mailing Address: Pegasus Property Management
8840 Terrene Ct., Suite 102
Bonita Springs, FL 34135-9533

Office Number: (239)454-8568

Association Manager: Ashley S. Wamble, CAM ((Lindsford Master))
Ashleyw@pegasuscam.com

Sale/Lease Coordinator - Jennifer
Email: jennifer@pegasuscam.com

PEGASUS PROPERTY MANAGEMENT

8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
Phone 239-454-8568
Fax 239-454-5191

Dear Homeowner:

We would like to take this opportunity to introduce Pegasus Property Management as the managing agent for your association effective ***December 1, 2024***. Your Board of Directors has retained our company to manage the association's administrative needs and oversee the maintenance of the areas of which the association is in control. We help to facilitate the day-to-day affairs of the association by working at the direction of the Board and by communicating directly with the residents and vendors. Basically, all the items listed on the association's budget fall under our responsibility. We handle all the correspondence, such as notices of the meetings and elections, recording the minutes of the meetings, etc.

We hope you will find the following information helpful.

Maintenance Fees –The association's expenses are prorated ***quarterly***. It is important that your fees are paid on time to ensure the smooth operation of the association. Coupons that have been used in the past for your quarterly payments will no longer be used. ***Quarterly statements will be mailed to you typically 20 days before the due date.***

Owner Information – Please complete the enclosed unit owner email consent form and return it to our office so we will have all of the necessary information for billing purposes and in case of an emergency involving your home. This form can be mailed or emailed to the address/email address below.

ACH- Want automatic payments for your quarterly association fees? Sign up for ACH with Pegasus Property Management. The form for you to fill out and submit back to our office is included in this mailing. This form can be mailed or emailed to the address/email address below.

IF YOU HAVE BILL PAY (where your bank sends a check to the association) THROUGH YOUR BANK, PLEASE MAKE SURE TO CHANGE THE ADDRESS TO:

Lindsford Master Association
C/O Valley National Bank
PO BOX 26109
Tampa Fl 33623

Pegasus Property Management is located at:

8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
Phone 239-454-8568
Fax 239-454-5191
Email: AshleyW@Pegasuscam.com

Our office is open Monday through Friday. Office hours are 9:00 a.m. to 5:00 p.m. Our Answering Service will take your calls after hours. In the event of a property-threatening emergency a manager will be contacted and will respond to you personally, as soon as possible. If you have a concern which is not a property damaging emergency, please leave your name, phone number, association name and address, and a brief description with the answering service and your call will be responded to the next business day.

Thanks for your attention,

Ashley S. Wamble, CAM
Vice President of Pegasus Property Management

AUTHORIZATION AGREEMENT

Paul Maple
Olivia Maple
1234 Windy Oaks Drive
Anytown OR 00000

SAMPLE

1234
15,000/000

PAY TO THE ORDER OF \$

ROUTING NUMBER ACCOUNT NUMBER

ANYTOWN BANK
Anytown OR 90000

Do not include the check number

For

1234

250250029 2020 86 1234

Lindsford Master Association, Inc.

C/o Pegasus Property Management
8840 Terrene Ct, Suite 102
Bonita Springs, FL 34135
Office: 239-454-8568

OWNER INFORMATION CONSENT FORM

Name: _____ Date: _____

Address: _____

Please circle which phase you are in: Phase 1 Phase 2 Phase 3

Local Phone #: _____ Cell Phone #: _____ Alt. Phone # _____

Email Address(s): _____

Alt Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Pursuant to Section 720.303(1), Florida Statutes, only your name, parcel designation, mailing address and property address are official records of the Association and the Association is prohibited from disclosing any other information provided. That notwithstanding, you may consent for the information provided, such as your local phone number and email address, to be included in the Association's directory and/or web site, which will be published and provided only to members and residents of the community. By doing so, you further agree to release and hold the Association harmless for any use or misuse of this information.

YES / NO (Circle One) I hereby agree and consent to be duly notified for **Lindsford Master Association** via e-mail of association meetings and other notices as permitted by law and I consent to an online voting system, if/when applicable in accordance with Florida Statutes. (EX. Annual meeting notices, budget notices, compliance issues)

Please return to support@Pegasuscam.com or mail to
Pegasus Property Management 8840 Terrene Ct, Suite 102
Bonita Springs, FL 34135

Owner Signature

Owner Signature

Printed Name

Printed Name

LINDSFORD MASTER ASSOCIATION, INC.
VEHICLE REGISTRATION for RFID DECALS

Homeowner / Tenant: _____ Address: _____ Email: _____
(Please Circle One)

Additional Emails: _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

RFID Decals are \$15 each. PROX Cards are \$20 each. Please make checks payable to: LINDSFORD MASTER ASSOCIATION

I agree that I am solely responsible for any and all vehicles entering the Lindsford premises using the above noted RFID Decal numbers to access the entry gates. I further agree that I am liable to the Lindsford Master Association for any damage or liability caused as a result of the misuse, negligence, and/or intentional acts of my tenants, contractors, subcontractors, licensees, invitees, family members, and guests.

Signature: _____ Date: _____

Print Name: _____

Tele-Entry Information (for Callbox / Guest Entry):

Name: _____ Ph: _____ Prox Card: _____

Name: _____ Ph: _____ Prox Card: _____

Name: _____ Ph: _____ Prox Card: _____

Name: _____ Ph: _____ Prox Card: _____

PLEASE SUBMIT FORM & FEES TO: Pegasus Property Management, 8840 Terrene Ct. #102, Bonita Springs, FL 34135

Lindsford Master Homeowner's Association, Inc
Frequently Asked Questions and Answers
As of January 1, 2025

Q: What are my voting rights in the Homeowner's Association?

A: Each unit has one vote.

Q: What restrictions exist in the governing documents on my right to use my unit?

A: No trade or business may be conducted from any unit unless it meets specific conditions. No lot shall be used except for residential use. Pets allowed, dogs are not allowed in the Common Areas and must be leashed at all times & picked up after – Owner is responsible for the same of any guest's dog. Please refer to the Master Declaration to review the other use restrictions.

Q: What restrictions exist in the governing documents on the leasing of my unit?

A: Units may only be rented in their entirety, no fractional or partial rentals are allowed. The minimum lease term is 1 month, the maximum is 1 year, and no more than 4 leases per calendar year.

Q: How much are my assessments to the Homeowner's Association for my unit type and when are they due?

A: Regular quarterly assessments are based off the annual budget and are paid quarterly in advance. Due Dates are: January 1st, April 1st, July 1st, and December 1st.

Q: Is there a Capital Contribution Fee?

A: Yes. Lindsford Master Association has a Capital Contribution Fee that is 2/3 of one full Quarter Assessment fee – please refer to the current LMA Approved Budget for Quarterly fee amount.

Q: Do I have to be a member in any other association? If so, what is the name of the Association and what are my voting rights in this association?

A: Yes, the sub associations are Lindsford I, Lindsford II, and Lindsford III. Please refer to Lee County Property Appraiser, or your realtor, for which sub association your address is in.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the Homeowner's Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

LINDSFORD COMMUNITY SWIMMING POOL: RULES FOR USE

1. The swimming pool and spa are for the private use of residents of Lindsford Phase 1 & 2 and their invited guests, when accompanied by a resident of Lindsford Phase 1 or 2. Children under 12 must be accompanied by an adult at all times.
2. NO SWIMMING OR SPA USE AFTER DARK. The swimming pool and spa are open for use from 7:00 am to dusk only. The Master Association is not licensed or insured for usage after dark. USAGE AFTER DARK IS TRESPASSING.
3. Obey the posted rules – they are for your safety and the safety of guests. NO DIVING! Failure to obey these rules may result in the inactivation of your access card.
4. Access requires a Lindsford Residential Gate Card. When you leave, your invited non-resident guests must also leave. DO NOT leave the gate propped open for others.
5. All users must shower prior to entering the pool or spa to remove natural body oils as well as applied suntanning products (which foul the water filtration system).
6. Eating and drinking on the pool deck is limited to the snack bar area and the picnic shelter – no food or drink of any kind is allowed in the pool or spa, or within 4 feet of the pool or spa rim (on the “wet deck”) per Florida State Health Department rules.
7. NO GLASS CONTAINERS OF ANY TYPE ARE PERMITTED WITHIN THE FENCED SWIMMING POOL/SPA AREA, OR WITHIN THE POOL OR SPA, AT ANY TIME.
8. Only service animals permitted by the Americans with Disabilities Act may be on the pool deck, but no animals are allowed in the pool or spa per State Health Department rules.
9. Smoking, vaping or smokeless tobacco are not allowed on the pool deck, or within the pool, the spa or the restrooms.
10. Residents may bring their own alcoholic beverages for consumption at the picnic shelter or eating areas, and on the pool deck, but not in the pool or spa, or on the “wet deck”. Responsible behavior is expected at all times. Alcohol consumption by minors is not allowed at the pool area (or the Amenities Center) at any time.
11. Residents are responsible for all damages caused by themselves or by their guests.
12. Swim or use the spa at your own risk. Call 911 in case of an accident. The Lindsford Master Association and neighborhood HOA's are not liable for any accidents or injuries.

Adopted by the Board of Directors February 17, 2021

LINDSFORD FITNESS CENTER RULES
FITNESS CENTER IS UNDER CAMERA SURVEILLANCE

Hours: 5:00 a.m. – 11:00 p.m.

Turn off TVs when leaving center

1. Exercise at your own risk. **The Association shall not be responsible for any accidents or personal injury.**
2. No one under 16 years of age is allowed in the Fitness Center. (Small children are to be in the Kiddie Room) Be considerate of others and clean up the Kiddie Room after you are finished.
3. Shirt and shoes are required at all times. **NO bare feet, flip flops, or crocs. NO bathing suits allowed in the Fitness Center.**
4. Equipment must be wiped down with wipes after each use.
5. Each piece of equipment may be used for a maximum of 30 minutes per person, if someone is waiting on that machine.
6. No food or drinks in the Fitness Center. Only plastic water bottles are permitted – **NO GLASS**
7. No playing or jumping on equipment. Horseplay, profanity, disruptive conduct, and indiscreet behavior at the fitness facilities are strictly prohibited.
8. No music or similar media playing devices are to be used in the Fitness Center, unless earphones are used.
9. No cell phone use in the fitness facility.
10. No professional (paid) training or fitness classes are permitted in the Fitness Center unless by prior written approval from the Board of Directors.
11. No smoking. No alcohol.
12. Report any damaged or non-working equipment to the Property Manager.
13. No bicycles are to be brought into the Amenities Center, they must be left in the bicycle rack outside.

Repeated violations of these rules are subject to denial of access to the Fitness Center.

The Association is not responsible for loss, damage, or theft of personal items brought into the building.

Any activities not covered in the above should be cleared with the Board of Directors.

KIDDIE ROOM ETIQUETTE

This room is a convenience for your little ones while you are working out in the fitness room; please be considerate of this area. Please clean up after your child/children when you are leaving this area.

Please no food or juices in this room.

Please do not allow crayons in this room.

Please turn TV off when leaving this room.

Do not bring strollers into this area, strollers to stay in lobby.

*Any damage done to the room, including the TV, will be paid for by the homeowner responsible.

LINDSFORD MASTER HOA
Rules and Regulations

GOLF CART POLICY

Golf carts are allowed in the community provided they are:

Registered with the Management Company

Show proof of insurance

Operators must hold a valid driver's license

Operators must obey all traffic laws, speed limits, and stop signs, etc.

Carts must have operational head lights and tail lights

There is no standard color required.



LINDSFORD MASTER ASSOCIATION, INC.

Who You Gonna Call?

Updated 1.29.2026

The community is divided into three (3) phases or neighborhoods, with different Boards and service providers, so please keep this in mind. The Master Association and the Neighborhood Associations have different roles and responsibilities and are funded by separate quarterly assessments. The associations' Property Management contacts are as follows:

Lindsford Master Association: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568

Lindsford Neighborhood I HOA: Compass Rose Mgmt. – Erin Houston, Senior CAM – (239) 309-0622

Lindsford Neighborhood II HOA: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568

Lindsford Neighborhood III HOA: Rizzetta & Company – Nicole White, LCAM – (239) 936-0913

1. Cable TV/Internet: There are several providers, a couple of options are CenturyLink: 800-788-3600; Comcast/Xfinity: 800-934-6489
2. Cleaning within the Amenities Center: Master Association, contact Pegasus Property Management
3. Community Room Rental: Master Association, contact Pegasus Property Management
4. Locker Rooms/Restrooms/Shower: Master Association, contact Pegasus Property Management
5. Exercise Room / Kiddie Room: Master Association, contact Pegasus Property Management
6. Board of Directors for Neighborhood HOA & Master Associations: A list is provided on the Lindsford Master Association website under "Property Management" (<https://lindsfordhoa.com>).
7. Board of Directors' Emails for Lindsford Master Association: President@lindsfordhoa.com, VicePresident@lindsfordhoa.com, Secretary@lindsfordhoa.com.
8. Emergency Number for Master Association: Ashley Wamble - (239) 454-8568
9. Entry Gate Not Working: Phase I & II Entry – Master Association, **contact Pegasus Property Mgmt., Phase III Entry** – Lindsford Neighborhood III HOA, **contact Rizzetta & Company.**
10. Fountain Not Working: Master Association, contact Pegasus Property Mgmt.
11. Irrigation Issues & Landscaping Questions/Concerns: **Residential – Contact your Neighborhood HOA Property Manager** (*Lindsford Neighborhood II – Create a Work Order for Sunrise Landscape on the Lindsford II website: <https://lindsfordhoaii.com>*), **Common Area - Master Association, contact Pegasus Property Mgmt.**
12. Temporary Parking Permit for Amenities Center: Master Assoc., contact Pegasus Property Mgmt.
13. Questions/Concerns Regarding Outdoor Amenities (bocce ball, tennis, basketball, tot-lot): Master Association, contact Pegasus Property Mgmt.
14. Speeding, Traffic, Prowler Concerns: **Fort Myers Police, non-emergency line: 239-321-7700**
15. Street Repairs (potholes, etc.): Master Association, contact Pegasus Property Mgmt.
16. Street Signs, Traffic Signs, & Crosswalks: Master Association, contact Pegasus Property Mgmt.
17. Streetlight Not Working: **Florida Power & Light** – <https://www.FPL.com> (need number on light post)
18. Swimming Pool or Spa Questions/Concerns: Master Association, contact Pegasus Property Mgmt.
19. Trash Service: City of Fort Myers – 239-321-8050
20. Utility Billing: City of Fort Myers – 239-321-8100 (24 hr)
21. Water Meter Leak: City of Fort Myers – 239-321-8100 (24 hr)
22. Warranty Repairs on Home: D.R. Horton – 239-225-2600 (<https://www.drhorton.com/contact-us-page>)
23. City Council Representative: Phase I, II, & III – Ward 3: Terolyn Watson – 239-321-7003
24. City Council Representative: **for Crofton Ct. ONLY** – Ward 2: Diana Giraldo – 239-321-7002

C/O Pegasus Property Management
8840 Terrene Ct. Unit 102
Bonita Springs, FL 34135
239-454-8568
AshleyW@Pegasuscam.com

Lindsford Master Association, Inc.
953 UNITS - Quarterly
APPROVED 2026 ANNUAL BUDGET

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

ACCOUNT	DESCRIPTION	2025 BUDGET	9/31/2025 ACTUAL	10/1-12/31/25 ESTIMATED	2025 Estimated	Variance	2026 BUDGET
REVENUE							
6300	Maint Fee Oper Income - Common	290,631.66	217,969.41	72,656.47	290,625.88	5.78	608,956.50
6300	Maint Fee Oper Income - Phase 1 & 2	591,187.75	443,390.85	147,796.95	591,187.80	(0.05)	412,043.32
6300	Maint Fee Oper Income - Phase 3	72,225.85	54,169.38	18,056.46	72,225.84	0.01	6,674.18
6850	Reserve - Common	10,817.52	8,113.14	2,704.38	10,817.52	0.00	10,760.87
6850	Reserve - Phase 1 & 2	64,043.93	48,033.00	16,011.00	64,044.00	(0.07)	39,456.52
6850	Reserve - Phase 3	8,675.90	6,507.00	2,169.00	8,676.00	(0.10)	9,782.61
6460	Owner Collection Fees	0.00	6,913.94	0.00	6,913.94	(6,913.94)	0.00
6490	My Q Income	0.00	3,545.00	0.00	3,545.00	(3,545.00)	0.00
6550	Capital Contribution	0.00	6,611.07	0.00	6,611.07	(6,611.07)	0.00
6600	Clubhouse Rental Income	0.00	3,250.00	0.00	3,250.00	(3,250.00)	0.00
6610	Barcode Decal Income	0.00	6,605.00	0.00	6,605.00	(6,605.00)	0.00
6800	Operating Intrest Income	0.00	1,387.45	0.00	1,387.45	(1,387.45)	0.00
6900	Reserve Interest	0.00	4,156.92	0.00	4,156.92	(4,156.92)	0.00
TOTAL REVENUE		1,037,582.61	810,652.16	259,394.26	1,070,046.42		1,087,674.00
ADMINISTRATIVE EXPENSES							
7010	Accounting Fees/CPA - Common	10,200.00	2,825.00	5,950.00	8,775.00	1,425.00	8,775.00
7050	Legal Fees - Common	10,000.00	11,307.00	3,769.00	15,076.00	(5,076.00)	10,000.00
7050	Legal Fees - Phase 1 & 2	0.00	5,475.00	1,825.00	7,300.00	(7,300.00)	5,000.00
7100	Other Professional Fees - Common	5,000.00	900.00	0.00	900.00	4,100.00	0.00
7100	Other Professional Fees - Phase 1 & 2	3,000.00	0.00	0.00	0.00	3,000.00	0.00
7200	Management Contract - Common	72,000.00	54,000.00	18,000.00	72,000.00	0.00	78,000.00
7250	Printing/Postage/Office Spls - Common	5,229.00	6,516.16	2,172.05	8,688.21	(3,459.21)	9,000.00
7300	Licenses & Fees - Common	62.00	61.25	0.00	61.25	0.75	62.00
7300	Licenses & Fees Phase 1 & 2	500.00	475.35	0.00	475.35	24.65	500.00
7350	Website Fees - Common	1,700.00	1,580.00	0.00	1,580.00	120.00	1,700.00
NEW	Social Committee - Phase 1 & 2	0.00	0.00	0.00	0.00	0.00	2,000.00
TOTAL ADMIN		137,691.00	164,334.48	58,780.96	223,115.44		115,037.00
INSURANCE							
7500	Insurance - Common	6,442.86	4,256.91	1,418.97	5,675.88	766.98	97,000.00
7500	Insurance - Phase 1 & 2	55,244.55	41,433.39	13,811.13	55,244.52	0.03	0.00
7500	Insurance - Phase 3	18,414.85	13,811.13	4,603.71	18,414.84	0.01	0.00
Total Insurance		80,102.26	59,501.43	19,833.81	79,335.24		97,000.00
UTILITIES							
8010	Electricity - Street Lights - Common	9,135.00	6,343.82	2,114.61	8,458.43	676.57	116,000.00
8010	Electricity - Street Lights - Phase 1 & 2	98,400.00	66,463.14	22,154.38	88,617.52	9,782.48	0.00
8010	Electricity - Street Lights - Phase 3	15,876.00	11,578.35	3,859.45	15,437.80	438.20	0.00
8020	Electricity - Clubhouse Phase 1 & 2	34,297.20	20,139.79	6,713.26	26,853.05	7,444.15	31,000.00
8030	Electricity - Gatehouse Phase 1 & 2	720.00	381.74	127.25	508.99	211.01	600.00
8045	Electricity - Lake Fountains - Common	0.00	0.00	0.00	0.00	0.00	40,075.00
8045	Electricity - Lake Fountains - Phase 1 & 2	53,550.00	18,858.26	6,286.09	25,144.35	28,405.65	0.00
8045	Electricity - Lake Fountains - Phase 3	13,230.00	3,598.59	1,199.53	4,798.12	8,431.88	0.00
8050	Water/Sewer - Phase 1 & 2	32,100.00	24,213.54	8,071.18	32,284.72	(184.72)	35,000.00
8150	Cable TV/Internet - Phase 1 & 2	4,800.00	3,256.82	1,085.61	4,342.43	457.57	4,500.00
8260	Telephone - Gatehouse Phase 1 & 2	3,600.00	244.52	81.51	326.03	3,273.97	3,000.00
TOTAL UTILITES		265,708.20	155,078.57	51,692.86	206,771.43		230,175.00
LANDSCAPING & GROUNDS							
9010	Lawn Maintenance & Landscaping - Common	45,684.00	34,263.00	11,421.00	45,684.00	0.00	47,052.00
9010	Lawn Maintenance & Landscaping - Phase 1 & 2	32,400.00	24,300.00	8,100.00	32,400.00	0.00	33,372.00
9011	Maintenance - Water Monitoring - Common	4,800.00	3,825.00	1,275.00	5,100.00	(300.00)	5,100.00
9014	Street Signs - Common	0.00	0.00	0.00	0.00	0.00	2,000.00
9014	Street Signs - Phase 1 & 2	1,024.00	0.00	1,024.00	1,024.00	0.00	0.00
9015	Pine Straw - Common	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00
9015	Pine Straw Phase 1 & 2	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
9016	Landscape Lighting Repairs Phase 1 & 2	1,800.00	1,647.83	549.28	2,197.11	(397.11)	1,800.00
9017	Street Sweeping - Common	1,110.00	555.00	185.00	740.00	370.00	1,110.00
9018	Sidewalk/Curb Maintenance - Common	7,200.00	2,197.35	732.45	2,929.80	4,270.20	15,500.00
9018	Sidewalk/Curb Maintenance Phase 1 & 2	12,000.00	3,202.04	1,067.35	4,269.39	7,730.61	0.00
9018	Sidewalk/Curb Maintenance Phase 3	12,000.00	3,202.04	1,067.35	4,269.39	7,730.61	6,671.18
9019	Winkler Entrance Wall Maintenance	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00
9020	Landscape Replacement	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
9200	Landscape Replacement Phase 1&2	10,800.00	0.00	10,800.00	10,800.00	0.00	10,800.00
9025	Tree Work	12,000.00	13,946.31	4,648.77	18,595.08	(6,595.08)	21,000.00
9025	Tree Work - Phase 1 & 2	6,000.00	6,711.00	2,237.00	8,948.00	(2,948.00)	10,100.00

Lindsford Master Association, Inc.
953 UNITS - Quarterly
APPROVED 2026 ANNUAL BUDGET

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

ACCOUNT NO.	DESCRIPTION	2025 BUDGET	9/31/2025 ACTUAL	10/1-12/31/25 ESTIMATED	2025 Estimated	Variance	2026 BUDGET
9030	Irrigation Repairs - Common	3,000.00	1,958.20	652.73	2,610.93	389.07	7,500.00
9030	Irrigation Repairs - Phase 1 & 2	3,600.00	0.00	500.00	500.00	3,100.00	0.00
9031	Irrigation Pump Station - Common	3,000.00	2,922.00	974.00	3,896.00	(896.00)	3,000.00
9035	Misc Grounds Maintenece - Dog Stations - Common	27,600.00	40,502.95	3,825.00	44,327.95	(16,727.95)	16,800.00
9036	Lake Maintenance - Common	19,468.80	0.00	0.00	0.00	19,468.80	50,482.50
9036	Lake Maintenance - Phase 1 & 2	10,800.00	14,322.41	4,774.14	19,096.55	(8,296.55)	0.00
9036	Lake Maintenance - Phase 3	6,105.00	7,726.82	2,575.61	10,302.43	(4,197.43)	0.00
9041	Fountain Maintenance - Common	0.00	0.00	0.00	0.00	0.00	20,000.00
9041	Fountain Maintenance - Phase 1 & 2	10,800.00	8,260.66	2,753.55	11,014.21	(214.21)	0.00
9041	Fountain Maintenance - Phase 3	6,600.00	5,617.49	1,872.50	7,489.99	(889.99)	0.00
TOTAL LANDSCAPING AND GROUND		258,791.80	175,160.10	82,034.72	257,194.82		273,287.68
CLUBHOUSE - PHASE 1 & 2							
9043	Clubhouse Janitorial	40,000.00	35,667.34	11,889.11	47,556.45	(7,556.45)	47,930.00
9045	Clubhouse Exterior Repairs	21,750.00	8,606.26	2,868.75	11,475.01	10,274.99	20,000.00
9046	Clubhouse Interior Repairs	21,750.00	18,334.15	6,111.38	24,445.53	(2,695.53)	25,000.00
9047	Clubhouse Pest Control	3,600.00	916.00	305.33	1,221.33	2,378.67	1,500.00
9049	Fitness Equipment Repairs	10,200.00	7,981.64	2,660.55	10,642.19	(442.19)	1,200.00
TOTAL CLUBHOUSE		97,300.00	71,505.39	23,835.13	95,340.52		95,630.00
POOL PHASE 1&2							
9050	Pool Contract	30,000.00	16,081.38	5,360.46	21,441.84	8,558.16	25,400.00
9059	Pool Equipment	27,252.00	17,756.36	5,918.79	23,675.15	3,576.85	23,000.00
TOTAL POOL		57,252.00	33,837.74	11,279.25	45,116.99		48,400.00
GATE ACCESS - PHASE 1 & 2							
9069	Gate Maintenance	5,000.00	30,654.88	10,218.29	40,873.17	(35,873.17)	20,000.00
9070	Remote Access Access Control/Cameras	6,000.00	9,052.75	3,017.58	12,070.33	(6,070.33)	10,000.00
9071	MY Q App Support	1,200.00	4,520.08	1,506.69	6,026.77	(4,826.77)	4,638.00
TOTAL GATE ACCESS		12,200.00	44,227.71	14,742.57	58,970.28		34,638.00
EXTERIOR AMENITIES - PHASE 1 & 2							
9060	Tennis Courts	3,600.00	1,075.27	358.42	1,433.69	2,166.31	3,600.00
9061	Basketball Courts	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00
9062	Bocce Ball Courts	3,600.00	153.27	51.09	204.36	3,395.64	3,600.00
9063	Tot Lot Equipment	3,600.00	21.27	7.09	28.36	3,571.64	3,600.00
9064	Tot Lot Mulch	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00
TOTAL EXTERIOR AMENITIES		18,000.00	1,249.81	416.60	1,666.41		18,000.00
OTHER EXPENSES							
9225	Holiday Decoration - Common	11,000.00	0.00	5,500.00	5,500.00	5,500.00	6,000.00
9410	Storm Damage - Common	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00
9410	Storm Damage - Phase 1 & 2	6,000.00	0.00	0.00	0.00	6,000.00	4,512.32
TOTAL EXPENSES		27,000.00	0.00	5,500.00	5,500.00		20,512.32
VOLUNTARY RESERVES - BOD DISCRETION							
7470	Voluntary Reserves - Common	15,000.00	22,219.32	7,406.44	29,625.76	(14,625.76)	30,000.00
7470	Voluntary Reserves - Phase 1 & 2	15,000.00	58,975.40	19,658.47	78,633.87	(63,633.87)	65,000.00
TOTAL EXPENSES		27,000.00	0.00	5,500.00	5,500.00		95,000.00
STATUTORY RESERVE							
6860	Reserve Contribution Transfer - Common	10,817.52	7,211.68	3,605.84	10,817.52	0.00	10,760.87
6860	Reserve Contribution Transfer Phase 1 & 2	64,043.93	42,695.92	21,348.01	64,043.93	0.00	39,456.52
6860	Reserve Contribution Transfer Phase 3	8,675.90	5,783.36	2,892.54	8,675.90	0.00	9,782.61
TOTAL RESERVE		83,537.35	55,690.96	27,846.39	83,537.35		60,000.00
Total Expenses		1,037,582.61					1,087,674.00
		2025 Annual	2025 Per Unit/Per Quarter		2026 Annual		
Total Common Expenses		290,631.66	76.24	Total Common Expenses	609,956.50		
Total Common Reserve		10,817.52	2.84	Total Common Reserve	10,760.87		
Total Phase 1&2 Operating		591,187.75	206.13	Total Phase 1&2 Operating	412,043.32		
Total Phase 1&2 Reserves		64,043.93	22.33	Total Phase 1&2 Reserves	39,456.52		
Total Phase 3 Operating		72,225.85	76.51	Total Phase 3 Operating	6,674.18		
Total Phase 3 Reserves		8,675.90	9.19	Total Phase 3 Reserves	9,782.61		
Total Combined Fees Phase 1 & 2		882,030.28	307.54	2026 Quarterly Fees - Phase 1 & 2		\$ 917,760.00	\$ 320.00
Total Combined Fees Phase 3		155,552.33	164.78	2026 Quarterly Fees - Phase 3		\$ 169,920.00	\$ 180.00

Lindsford Master Association, Inc.
Statutory Reserves

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

REPLACEMENT COST	ESTIMATED USEFUL LIFE (YEARS)	Remaining Life as of 12/31/2025		2025	2026	2027	2028	2029	2030	2031	2032	2033
			Beginning Balance		\$449,000	\$523,370	\$531,805	\$612,368	\$697,286	\$786,748	\$329,507	\$380,902
150,000.00	15	6	Annual Contribution		\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556	\$71,643	\$73,792
15,000.00	7	2	C - Front Entry Paving		\$0	\$0	\$0	\$0	\$0	\$179,108	\$0	\$0
			C - Entry Monument Painting		\$0	\$15,914	\$0	\$0	\$0	\$0	\$0	\$0
305,000.00	15	6	1 & 2 - Paving		\$0	\$0	\$0	\$0	\$0	\$364,186	\$0	\$0
100,000.00	30	19	1 & 2 - Clubhouse Roof		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50,000.00	15	15	1 & 2 - Pool Resurfacing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50,000.00	10	2	1 & 2 - Pool Deck		\$0	\$53,045	\$0	\$0	\$0	\$0	\$0	\$0
75,000.00	10	10	1 & 2 - Pool Pumps & Pool Heaters		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25,000.00	7	7	1 & 2 - Exterior Painting		\$0	\$0	\$0	\$0	\$0	\$0	\$30,747	\$0
150,000.00	15	9	3 - Paving		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
920,000.00												
			Interest Earned		\$14,370	\$15,594	\$16,909	\$19,354	\$21,932	\$16,496	\$10,499	\$12,534
			Ending Balance	449,000.00	\$523,370	\$531,805	\$612,368	\$697,286	\$786,748	\$329,507	\$380,902	\$467,229

Inflation = 3.00%

Interest = 3.00%

Annual Increase = 1.00%

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 20

		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance		\$467,229	\$339,875	\$327,226	\$418,888	\$443,397	\$543,527	\$610,885	\$642,261	\$731,978	\$851,664	\$977,872	\$932,906	\$930,191
Annual Contribution		\$76,006	\$78,286	\$80,635	\$83,054	\$85,546	\$88,112	\$90,755	\$93,478	\$96,282	\$99,171	\$102,146	\$105,210	\$108,367
Expenditures	C - Front Entry Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,044
	C - Entry Monument Painting	\$19,572	\$0	\$0	\$0	\$0	\$0	\$0	\$24,071	\$0	\$0	\$0	\$0	\$0
	1 & 2 - Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$567,390
	1 & 2 - Clubhouse Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,351	\$0	\$0
	1 & 2 - Pool Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$77,898	\$0	\$0	\$0	\$0	\$0	\$0
	1 & 2 - Pool Deck	\$0	\$0	\$0	\$71,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1 & 2 - Pool Pumps & Pool Heaters	\$0	\$100,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,458	\$0
	1 & 2 - Exterior Painting	\$0	\$0	\$0	\$0	\$0	\$37,815	\$0	\$0	\$0	\$0	\$0	\$0	\$46,507
3 - Paving		\$195,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned		\$11,928	\$9,859	\$11,026	\$12,743	\$14,585	\$17,060	\$18,519	\$20,309	\$23,404	\$27,037	\$28,238	\$27,533	\$16,137
Ending Balance		\$339,875	\$327,226	\$418,888	\$443,397	\$543,527	\$610,885	\$642,261	\$731,978	\$851,664	\$977,872	\$932,906	\$930,191	\$161,754

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 20

		2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Beginning Balance		\$161,754	\$182,656	\$274,778	\$93,720	\$220,329	\$354,450	\$496,420	\$588,533	\$745,524	\$566,490
Annual Contribution		\$111,618	\$114,966	\$118,415	\$121,968	\$125,627	\$129,395	\$133,277	\$137,276	\$141,394	\$145,636
Expenditures	C - Front Entry Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	C - Entry Monument Painting	\$0	\$29,604	\$0	\$0	\$0	\$0	\$0	\$0	\$36,409	\$0
	1 & 2 - Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1 & 2 - Clubhouse Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1 & 2 - Pool Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,363	\$0
	1 & 2 - Pool Deck	\$95,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1 & 2 - Pool Pumps & Pool Heaters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,045	\$0
	1 & 2 - Exterior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$57,198	\$0	\$0	\$0
	3 - Paving	\$0	\$0	\$304,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned		\$5,090	\$6,760	\$5,446	\$4,641	\$8,494	\$12,574	\$16,034	\$19,715	\$19,389	\$19,179
Ending Balance		\$182,656	\$274,778	\$93,720	\$220,329	\$354,450	\$496,420	\$588,533	\$745,524	\$566,490	\$731,305

Lindsford Master Association, Inc.
Voluntary Reserves

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

REPLACEMENT COST	ESTIMATED USEFUL LIFE (YEARS)	Remaining Life as of 12/31/2025		2025	2026	2027	2028	2029	2030
			Beginning Balance		\$109,000	\$178,245	\$249,567	\$323,029	\$398,695
			Annual Contribution		\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
45,000.00	20	20	1 & 2 - Community Room Upgrades		\$0	\$0	\$0	\$0	\$0
60,000.00	10	5	1 & 2 - Pool Furniture Replacement		\$0	\$0	\$0	\$0	\$69,556
55,000.00	25	25	1 & 2 - Dock Replacement		\$0	\$0	\$0	\$0	\$0
50,000.00	20	10	1 & 2 - Community Center Exterior Upgrades		\$0	\$0	\$0	\$0	\$0
60,000.00	10	7	1 & 2 - Gym Equipment		\$0	\$0	\$0	\$0	\$0
100,000.00	20	10	1 & 2 - Gate & Access Control & Camera Replacements		\$0	\$0	\$0	\$0	\$0
145,000.00	25	14	1 & 2 - Sports Courts Replacements		\$0	\$0	\$0	\$0	\$0
75,000.00	18	14	1 & 2 - AC Major Repairs or Replacements		\$0	\$0	\$0	\$0	\$0
20,000.00	25	14	1 & 2 - Guardhouse		\$0	\$0	\$0	\$0	\$0
20,000.00	10	10	1 & 2 - Pool Lifts and Equipment		\$0	\$0	\$0	\$0	\$0
605,000.00									
Inflation = 3.00%			Interest Earned		\$4,245	\$6,322	\$8,462	\$10,666	\$11,893
Interest = 3.00%			Ending Balance	109,000.00	\$178,245	\$249,567	\$323,029	\$398,695	\$406,031
Annual Increase = 1.00%									

2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
\$406,031	\$484,187	\$563,581	\$646,463	\$731,832	\$749,139	\$837,589	\$928,691	\$1,022,527	\$1,114,300	\$1,118,824	\$1,218,363	\$1,319,402
\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,478	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$67,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$73,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,171	\$0
\$0	\$0	\$0	\$0	\$134,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,326	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,629	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,252	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$26,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$13,156	\$14,394	\$17,882	\$20,369	\$19,503	\$23,449	\$26,103	\$28,836	\$26,773	\$33,002	\$34,540	\$36,038	\$40,557
\$484,187	\$563,581	\$646,463	\$731,832	\$749,139	\$837,589	\$928,691	\$1,022,527	\$1,114,300	\$1,118,824	\$1,218,363	\$1,319,402	\$1,424,959

2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
\$1,424,959	\$1,533,682	\$1,562,632	\$1,675,486	\$1,791,725	\$1,911,452	\$2,034,771	\$1,917,393	\$2,040,889	\$2,166,092	\$2,297,050	\$2,431,936	\$2,443,317
\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
\$0	\$81,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$125,627	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$115,158	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,363	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,277	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242,726	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$36,122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,545	\$0
\$43,724	\$45,225	\$47,854	\$51,240	\$54,727	\$58,319	\$58,406	\$58,497	\$60,203	\$65,958	\$69,886	\$67,744	\$74,275
\$1,533,682	\$1,562,632	\$1,675,486	\$1,791,725	\$1,911,452	\$2,034,771	\$1,917,393	\$2,040,889	\$2,166,092	\$2,297,050	\$2,431,936	\$2,443,317	\$2,582,591

Lindsford Master Association, Inc.
Voluntary Reserves

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

REPLACEMENT COST	ESTIMATED USEFUL LIFE (YEARS)	Remaining Life as of 12/31/2025						
			2025	2026	2027	2028	2029	2030
			Beginning Balance	\$0	\$30,450	\$61,814	\$94,118	\$104,544
			Annual Contribution		\$30,000	\$30,000	\$30,000	\$30,000
15,000.00	20	14	C - Monument Signs	\$0	\$0	\$0	\$0	\$0
100,000.00	30	15	C - Irrigation Pumps & Decoders	\$0	\$0	\$0	\$0	\$0
120,000.00	20	14	C - Mailbox Clusters	\$0	\$0	\$0	\$0	\$0
20,000.00	10	4	C - Fences at Winkler and Alderman	\$0	\$0	\$0	\$22,510	\$0
255,000.00								
Inflation = 3.00%			Interest Earned	\$450	\$1,364	\$2,304	\$2,936	\$3,586
Interest = 3.00%			Ending Balance	0.00	\$30,450	\$61,814	\$94,118	\$138,130

2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
\$138,130	\$172,724	\$208,356	\$245,056	\$282,858	\$321,794	\$361,897	\$403,204	\$445,750	\$251,605	\$131,469	\$165,863	\$201,289
\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,689	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,797	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,511	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,252	\$0	\$0	\$0	\$0
\$4,594	\$5,632	\$6,701	\$7,802	\$8,936	\$10,104	\$11,307	\$12,546	\$10,306	\$5,661	\$4,394	\$5,426	\$6,489
\$172,724	\$208,356	\$245,056	\$282,858	\$321,794	\$361,897	\$403,204	\$445,750	\$251,605	\$131,469	\$165,863	\$201,289	\$237,778

2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
\$237,778	\$275,361	\$314,072	\$353,944	\$395,013	\$437,313	\$439,617	\$483,255	\$528,203	\$574,499	\$622,184	\$671,299	\$721,888
\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$40,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$7,583	\$8,711	\$9,872	\$11,068	\$12,300	\$12,960	\$13,638	\$14,948	\$16,296	\$17,685	\$19,116	\$20,589	\$22,107
\$275,361	\$314,072	\$353,944	\$395,013	\$437,313	\$439,617	\$483,255	\$528,203	\$574,499	\$622,184	\$671,299	\$721,888	\$773,995