# Lindsford Master Homeowner's Association, Inc.

# Sale Packet 2026

PEGASUS
PROPERTY MANAGEMENT

**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 III**
**Please submit the application at least 30 days prior to the sale date.**

**ATTACH THE FOLLOWING:**
- **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. **<u>All dogs must be leashed when on property and dog waste must be picked up.</u>**

   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** |


**<u>Mailing Address</u>: 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

# ELECTRONIC PAYMENT AUTHORIZATION FORM

## AUTHORIZATION AGREEMENT

I hereby authorize Pegasus Property Management Inc. to initiate electronic debits to my account at the financial Institution named below. I also authorize Pegasus Property Management Inc. to credit my account if a debit entry is made in error.

Further, I agree not to hold Pegasus Property Management Inc. responsible for any delay or loss of funds due to incorrect or incomplete information supplied by me or by my financial institution.

This agreement will remain in effect until Pegasus Property Management Inc. receives a written notice of cancellation from me or my financial institution, or until I submit a new Electronic Payment Authorization form to Pegasus Property Management Inc.

IF YOU HAVE ACH SET UP FOR YOUR ASSOCIATION DUES, YOU STILL NEED TO SET UP ACH FOR YOUR FOUNTAIN LAKES IRRIGATION CO-OP DUES.

**Day of the month your account will be charged: 5th**

## ACCOUNT INFORMATION

Name of Financial Institution ____________________

Routing Number ____________________

Account Number ____________________

## ASSOCIATION INFORMATION

Association Name: ____________________

Property Address: ____________________

## OWNER INFORMATION

Owner Name: ____________________

Owner Signature: ____________________ Date: ____________________

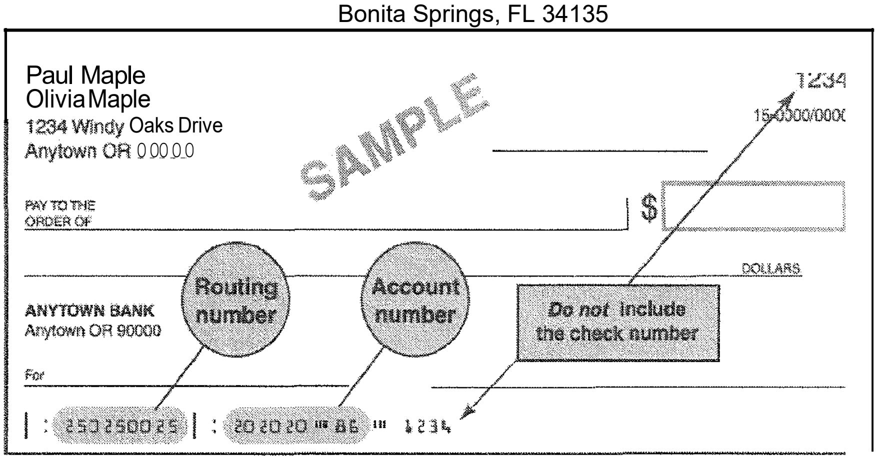
PLEASE CONFIRM THE INFORMATION FROM A CHECK.

Pegasus will not be responsible for incorrect information provided. If you would like to send a voided check along with this application please send it to Jennifer@pegasuscam.com or mail to:

Pegasus Property Management

8840 Terrene Ct #102

Bonita Springs, FL 34135



**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 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 1$^{st}$, April 1$^{st}$, July 1$^{st}$, and December 1$^{st}$.

**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.

To: Lindsford Master Association

From: Lindsford Phase 3 Homeowners' Assn . Date: 21 August, 2024
2024

Re: Implementation of Towing Policies

Please be advised that pursuant to the authority granted to the Phase 3 Board of Directors by Resolution dated 15 August 2024, the Lindsford Phase 3 Homeowners' Assn. intends to implement the following policies effective 1 October 2024 unless notified that the Master Assn is exercising its veto power on or before 22 September, 2024.

1. A contract for towing will be entered into with ABS Towing.
2. ABS Towing will be authorized to conduct random inspections of the streets within Phase 3 for parking violations.
3. Any vehicle parked on the streets or any part of said streets of Phase 3 between the hours of 11:00 PM and 6:00 AM shall be subject to towing.
4. Any vehicle parked in the cul-de-sacs at the end of Tilbor Circle and/or Crofton Court shall be subject to towing at any time of day.
5. Any vehice parked in contravention of state or local ordinance shall be subject to towing at any time of day.
6. Any vehicle parked blocking any portion of a sidewalk shall be subject to towing at anytime.
7. Any vehicle parked on any property owned by the Master Assn. or the Phase 3 Homeowners' Assn. not specifically designated for parking shall be subject to towing at anytime.

Approved by the Lindsford Phase 3 Homeowners' Assn. Board of Directors on 21 August, 2024.

s/ Kevin O'Connor, President

# 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/Showers: 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 NO | 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 Maintenace - 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 Maintenace - 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 |
| | | | | Annual Contribution | | $60,000 | $61,800 | $63,654 | $65,564 | $67,531 | $69,556 | $71,643 | $73,792 |
| 150,000.00 | 15 | 6 | Expeditures | C - Front Entry Paving | | $0 | $0 | $0 | $0 | $0 | $179,108 | $0 | $0 |
| 15,000.00 | 7 | 2 | Expeditures | C - Entry Monument Painting | | $0 | $15,914 | $0 | $0 | $0 | $0 | $0 | $0 |
| | | | | | | | | | | | | | |
| 305,000.00 | 15 | 6 | Expeditures | 1 & 2 - Paving | | $0 | $0 | $0 | $0 | $0 | $364,186 | $0 | $0 |
| 100,000.00 | 30 | 19 | Expeditures | 1 & 2 - Clubhouse Roof | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 50,000.00 | 15 | 15 | Expeditures | 1 & 2 - Pool Resurfacing | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 50,000.00 | 10 | 2 | Expeditures | 1 & 2 - Pool Deck | | $0 | $53,045 | $0 | $0 | $0 | $0 | $0 | $0 |
| 75,000.00 | 10 | 10 | Expeditures | 1 & 2 - Pool Pumps & Pool Heaters | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 25,000.00 | 7 | 7 | Expeditures | 1 & 2 - Exterior Painting | | $0 | $0 | $0 | $0 | $0 | $0 | $30,747 | $0 |
| | | | | | | | | | | | | | |
| 150,000.00 | 15 | 9 | Expeditures | 3 - Paving | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 920,000.00 | | | | | | | | | | | | | |
| Inflation = 3.00% | | | | Interest Earned | | $14,370 | $15,594 | $16,909 | $19,354 | $21,932 | $16,496 | $10,499 | $12,534 |
| Interest = 3.00% | | | | Ending Balance | **449,000.00** | $523,370 | $531,805 | $612,368 | $697,286 | $786,748 | $329,507 | $380,902 | $467,229 |
| 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 |
| Expeditures | 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 |
| Expeditures | 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 | $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 | $104,544 | $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 |