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. **<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**

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

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: _____

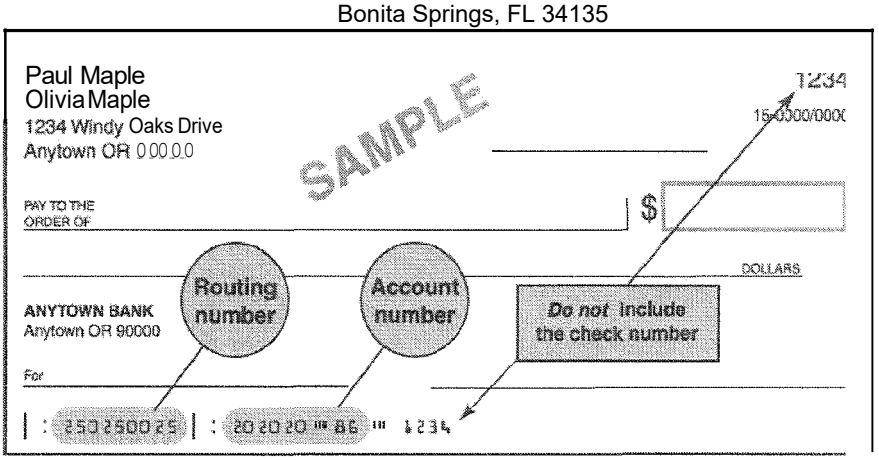
PLEASE CONFIRM THE INFORMATION FROM A CHECK.

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 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.

POOL RULES

250602_Rev Dated

- NO FOOD OR BEVERAGES IN THE POOL OR ON THE WET DECK. COMMERCIALLY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL DECK FOR POOL PATRON HYDRATION.
- NO GLASS OR ANIMALS ALLOWED IN THE FENCED POOL AREA.
- BATHING LOAD: 73 PERSONS.

POOL HOURS: DAWN TO DUSK – NO NIGHT SWIMMING

- SHOWER BEFORE ENTERING THE POOL.

POOL MAX. DEPTH: 5 FEET

NO DIVING

- WARNING: NO LIFEGUARD – SWIM AT OWN RISK.
- MEDICAL EMERGENCY: CALL 911.
- CHILDREN UNDER 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.
- KEEP WET DECK CLEAR OF OBSTRUCTIONS AT ALL TIMES.
- NO SMOKING OR VAPING.

SPA RULES

250602_Rev Dated

- MAXIMUM WATER TEMPERATURE 104 DEGREES (40 DEGREES CELCIUS).
- MAXIMUM USE TIME 15 MINUTES.
- CHILDREN UNDER 12 YEARS OF AGE MUST HAVE ADULT SUPERVISION.
- PREGNANT WOMEN, SMALL CHILDREN, PEOPLE WITH HEALTH PROBLEMS AND PEOPLE USING ALCOHOL, NARCOTICS OR OTHER DRUGS THAT CAUSE DROWSINESS SHOULD NOT USE SPA WITHOUT FIRST CONSULTING A DOCTOR.
- NO FOOD OR BEVERAGES IN THE SPA OR ON THE WET DECK. COMMERCIALLY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE SPA DECK FOR SPA PATRON HYDRATION.
- NO GLASS OR ANIMALS ALLOWED IN THE FENCED SPA AREA.
- BATHING LOAD: 9 PERSONS.

MAXIMUM DEPTH: 3’ 4”

SPA HOURS – DAWN TO DUSK – NO NIGHT USAGE.

- SHOWER BEFORE ENTERING THE SPA.
- WARNING: NO LIFEGUARD – USE SPA AT OWN RISK.
- MEDICAL EMERGENCY: CALL 911.
- KEEP SPA DECK CLEAR OF OBSTRUCTIONS AT ALL TIMES.

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.

PARKING POLICY for PHASE I & II AMENITIES CENTER

The parking lot at the Amenities Center is private property, owned and maintained by the Lindsford Master Association for the benefit of its members. <u>This lot is intended to provide parking for residents</u> <u>while they use the Amenities Center</u>. There are 45 spaces in this parking lot, four of which require a Florida disability parking permit. There are 717 households in Phase I & II that are entitled to park in the lot while using the Amenities Center. This lot is not intended to provide "overflow" or "alternative" parking or long-term storage for vehicles that should be parked in the owners' garages or driveways as provided in the Covenants. Do not leave a vehicle parked at the Amenities Center when you are not using the Amenities Center unless you have a permit. Residents have been unable to park in the lot to use the Amenities Center because of vehicles parked in the Center lot for extended periods of time. This Policy is intended to address these parking concerns and may be revised as necessary by the Board of Directors.

Parking in the Amenities Center lot while using the Center is available on a first-come-first-served basis. Overnight parking in the Amenities Center parking lot, however, is by permit only. This lot is available for overnight use, for example, when you have more guests visiting than you have parking spaces in your garage and driveway, or if you are having your driveway cleaned and sealed. The maximum time limit for an overnight parking permit is seven (7) consecutive days. Permits are not renewable on an ongoing basis, but residents may re-apply for an additional seven (7) day period if they still have unused "permits" available. Use of the overnight parking permit is limited to four (4) times per street address in each calendar year, unless otherwise approved in advance by the Board of Directors for extenuating circumstances.

Campers, boats, trailers, recreational vehicles and commercial vehicles of any kind (as defined in the Declaration of Covenants) may not be parked in the Amenities Center

parking lot at any time. These trailers, recreational and commercial vehicles must be parked within an enclosed residential garage or parked in off-site storage, as per the Covenants. They are subject to towing if parked in the Amenities Center parking lot. Commercial vehicles belonging to vendors performing services at the Amenities Center may park in the lot as needed.

Vehicles that are parked without a permit in the Amenities Center parking lot after the Amenities Center closes at 11:00 pm are parked illegally and will be tagged with a Violation Notice and recorded. In accordance with City of Fort Myers ordinances, if the vehicle remains in violation for twenty-four (24) hours, or if it is found illegally parked again in the Amenities Center parking lot within fourteen (14) days, it is subject to towing and removal at the vehicle owner's sole expense. Information about the towing company is posted at each entrance to the Amenities Center parking lot.

Subject to the terms of this policy, overnight parking permits are free and may be obtained from Pegasus by calling 239.262.1396 or by sending an email to Ashley Wamble (ashleyw@pegasuscam.com). The parking permit (a hangtag for the rear-view mirror) must be displayed so that the number and expiry date are clearly visible from the outside – otherwise, the vehicle will be considered to have an invalid or missing parking permit.

Approved: __March 17, 2022__

Board of Directors, Lindsford Master Association

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
FORT MYERS, FLORIDA

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 Maintenace - 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		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
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									
			Interest Earned		$4,245	$6,322	$8,462	$10,666	$11,893
			Ending Balance	**109,000.00**	$178,245	$249,567	$323,029	$398,695	$406,031

Inflation = 3.00%
Interest = 3.00%
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