

*Welcome
to
Southshore
At Fountain Lakes*

Professionally Managed by:



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

Sales Packet

PEGASUS PROPERTY MANAGEMENT

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

Dear Homeowner:

Welcome to your new home! We would like to take this opportunity to introduce Pegasus Property Management as the managing agent for your association and acquaint you with certain aspects of community living. 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 in order to ensure the smooth operation of the association. *Quarterly statements are typically mailed to the residents 20 days before the due date, and to the new owner in the event of a resale.*

Owner Information – We ask that you complete the enclosed unit owner questionnaire form and return it to our office so that we will have all the necessary information for billing purposes and in case of an emergency involving your home. You can also update your information directly on your web portal. Log-in information will be mailed/mailed following this notice.

Documents – Your seller should have provided you with a current and complete set of the association's documents. Please be sure to read your documents so that you become familiar with your rights and responsibilities as a homeowner. If you have any questions about your rights or the association's responsibilities, please call our office.

Rules and Regulations – All owners are supposed to read and agree to comply with the governing documents for their neighborhood association and for the Master association before purchasing their units. These governing documents include Rules and Regulations applicable to each association. The rules and regulations are meant to protect all members of the association. Rules will be enforced by the Board of Directors for the betterment of the whole community and to maintain a pleasant place for everyone in the association to live.

Leasing your unit – All leases must be in writing and a copy of the lease must be forwarded to our office along with the Associations' Lease Application and applicable fees. All leases must abide by your documents.

Meetings of the Association – One Annual Members Meeting is held for the purpose of electing the Board of Directors; one annual Budget Meeting is held by the Board of Directors for the purpose of approving the budget for the new year; Board of Directors Meetings will be held either as the documents require and/or as the Board deems necessary. All association's meetings are properly noticed according to your documents.

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.

IF YOU HAVE BILL PAY THROUGH YOUR BANK PLEASE MAKE SURE TO CHANGE THE ADDRESS TO:

Southshore at Fountain Lakes
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.

If you call our office to speak with your manager, please recognize your manager may not always be able to speak to you personally because there is work outside of the office, on property, attending association meetings, etc. However, all staff will do their best to return your call within 24 hours, or by the next business day. Prior to stopping by the office to see your manager, we ask that you first call to make an appointment so that we can establish a mutually convenient time for a meeting.

Welcome to your new home!

Thanks for your attention,
Pegasus Property Management

Southshore at Fountain Lakes Neighborhood Association, Inc.

C/O Pegasus Property Management
8840 Terrene Court, Unit 102
Bonita Springs, FL 34135
Phone: 239-454-8568
Fax: 239-454-5191
Sales@pegasuscam.com

PURCHASE APPLICATION

Mail or Drop off to:

**Southshore at Fountain Lakes Neighborhood Association, Inc
c/o Pegasus Property Management
8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
Telephone: (239) 454-8568 - Fax: (239) 454-5191**

Please submit application at least 20 days prior to closing date.

ATTACH THE FOLLOWING:

- ❖ **Copy of the Sales Contract**
- ❖ **\$150 Non-refundable Application Fee payable to: Pegasus Property Management**

Notice regarding PETS: There is a three (3) pet limit per household; no Pitbulls or exotic animals permitted

If current owner is a member of the Fountain Lakes Irrigation Co-op, please contact Pegasus Property Management for the FLIC estoppel, 239-454-8568

I (We) hereby apply for approval to purchase Address: _____

_____ in the Southshore at Fountain Lakes Neighborhood Association

Closing date _____ Title Company or Attorney: _____

1. Applicant: _____

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

• Home Address: _____

• Email: _____ Mobile: _____ Work: _____

• Employer: _____ Position Occupied: _____

2. Co-applicant: _____

• Home Address: _____

• Email: _____ Mobile: _____ Work: _____

• Employer: _____ Position Occupied: _____

SOUTHSHORE HOMEOWNERS ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

As of January 1st, 2026

Q: What are my voting rights in the homeowner's association?

A: Each unit shall have one full vote as a member of Southshore Homeowners Association.

Q: What restrictions exist in the homeowner's documents on my right to use my unit?

A: Each of the units shall be used as a single-family residence and for no other purpose.

Q: What restrictions exist on the leasing of my home?

A: Only entire units may be rented. The minimum lease period is 30 days, four times a year. All leases must be approved by the Master Association.

Q: How much are my assessments to the association and when are they due?

A: Assessments are \$455.00 due quarterly (January, April, July and October 1st)

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? Also, how much are my assessments?

A: Yes, Fountain Lakes Community Association is the Master Association. Assessments to the master are included in the Southshore quarterly fees.

Q: Am I required to pay rent or land use fees for recreational or other community facilities?

A: No.

Q: Is the neighborhood association or other mandatory membership association involved in any court cases in which it may face liability more than \$100,000? If so, identify each such case.

A: No.

Q: Is there a Capital Contribution or other fees associated with purchase?

A: Yes, a capital contribution to the Master Association of \$2,500 is collected at closing.

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.

PROVIDED BY:

Pegasus Property Management
8840 Terrene Court, Suite 102
Bonita Springs, FL 33623
Phone: 239-454-8568 Fax: 239-454-5191

**SOUTHSHORE AT FOUNTAIN LAKES
28 UNITS-QUARTERLY
ADOPTED 2026 ANNUAL BUDGET**

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

ACCOUNT NO.	DESCRIPTION	2025 BUDGET	7/30/2025 ACTUAL	8/1-12/31/25 ESTIMATED	2025 Estimated	Variance	2026 BUDGET	PER QUARTER	PER UNIT/QTR
	REVENUE								
6300	REGULAR ASSESSMENT FEE	48,720.00	28,420.00	20,300.00	48,720.00	0.00	50,960.00	12,740.00	455.00
6450	LATE FEE	0.00	171.91	0.00	171.91	(171.91)	0.00	0.00	0.00
6650	MISC INCOME	0.00	4,000.00	0.00	4,000.00	0.00	0.00	0.00	0.00
6800	INTEREST	0.00	3.38	0.00	3.38	(3.38)	0.00	0.00	0.00
6950	PRIOR YEAR SURPLUS	0.00	0.00	0.00	0.00		706.25	0.00	0.00
	TOTAL REVENUE	48,720.00	32,595.29	20,300.00	52,895.29		51,666.25	12,740.00	455.00
	EXPENSES								
7050	LEGAL	500.00	0.00	500.00	500.00	0.00	500.00	125.00	4.46
7200	MANAGEMENT FEE	6,900.00	4,025.00	2,875.00	6,900.00	0.00	6,900.00	1,725.00	61.61
7250	OFFICE EXPENSE	450.00	434.77	187.50	622.27	(172.27)	1,140.00	285.00	10.18
7300	ANNUAL DIVISION FEE/TAXES	336.25	336.25	0.00	336.25	0.00	336.25	84.06	3.00
7450	CONTINGENCY	33.75	0.00	0.00	0.00	33.75	0.00	0.00	0.00
7470	MASTER FEE	39,200.00	22,666.64	16,333.33	38,999.97	200.03	41,440.00	10,360.00	370.00
7500	INSURANCE	1,300.00	719.88	492.80	1,212.68	87.32	1,350.00	337.50	12.05
	TOTAL EXPENSES	48,720.00	28,182.54	20,388.63	48,571.17		51,666.25	12,916.56	461.31
	PER UNIT PER QTR	\$ 435.00					\$ 455.00		
	PER UNIT PER MONTH	\$ 145.00					\$ 151.67		
	PER UNIT PER YEAR	\$ 1,740.00					\$ 1,820.00		

Southshore Homeowners 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: _____

Southshore Address: _____

Local Phone #: _____ Cell Phone #: _____ Northern Phone # _____

Email Address(s): _____

Northern Address: _____

City: _____ State: _____ Zip Code: _____

Pursuant to Section 720.303, 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 **Southshore Homeowners Association Inc** 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.

YES / NO (Circle One) I hereby agree and consent to be duly notified for **Fountain Lakes Community Association Inc**, 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.

Please return to Heather@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

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 in the event that 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.

Day of the month your account will be charged: 5TH

ACCOUNT INFORMATION

Name of Financial Institution _____

Routing Number _____

Account Number _____

ASSOCIATION INFORMATION

Association Name: _____

Address: _____

OWNER INFORMATION

Customer Name: _____

Customer 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 reception@pegasusc.com or mail to:

Address: **Pegasus Property Management**
8840 Terrene Ct #102
Bonita Springs, FL 34135

A sample check form with the following details:

- Payee:** Paul Maple, Olivia Maple, 1234 Windy Oaks Drive, Anytown OR 00000
- Amount:** \$1234 (written as 1234 and 15-0000/0000)
- Bank:** ANYTOWN BANK, Anytown OR 90000
- Routing number:** 250250025
- Account number:** 2020208511234
- Check number:** 1234
- Annotations:** "SAMPLE" watermark, "Do not include the check number" box, and arrows pointing to routing and account numbers.