

**PINE RIDGE NORTH VILLAGE IV
CONDOMINIUM ASSOCIATION, INC.**

Financial Statements

***For the year ended
December 31, 2024***

HAFER

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc.

Opinion

We have audited the accompanying financial statements of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc. ("the Association"), which comprise the balance sheet as of December 31, 2024, and the related statement of revenues and expenses and changes in fund balances (deficit) and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc. as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of this report. We are required to be independent of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

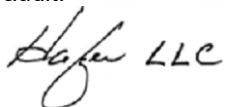
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



Palm Beach, Florida
July 28, 2025

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEET
December 31, 2024

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total Funds</u>
Assets			
Cash and cash equivalents	\$ 276,288	\$ 171,345	\$ 447,633
Certificates of deposit	-	325,105	325,105
Assessments receivable, net (Note 3)	69,244	-	69,244
Other receivables	16,962	-	16,962
Prepaid expenses	220,217	-	220,217
Utility deposits	25	-	25
	<u> </u>	<u> </u>	<u> </u>
Total assets	<u><u>\$ 582,736</u></u>	<u><u>\$ 496,450</u></u>	<u><u>\$ 1,079,186</u></u>
 Liabilities and fund balances (deficit)			
Accounts payable and accrued expenses	\$ 69,269	\$ -	\$ 69,269
Income taxes payable	4,193	-	4,193
Insurance payable (Note 6)	223,199	-	223,199
Prepaid assessments	73,219	-	73,219
Line of credit (Note 7)	596,039	-	596,039
Deferred revenue:			
Cable (Note 8)	18,857	-	18,857
Reserves (Note 9)	-	427,872	427,872
	<u> </u>	<u> </u>	<u> </u>
Total liabilities	984,776	427,872	1,412,648
Fund balances (deficit)	<u>(402,040)</u>	<u>68,578</u>	<u>(333,462)</u>
	<u> </u>	<u> </u>	<u> </u>
Total liabilities and fund balances (deficit)	<u><u>\$ 582,736</u></u>	<u><u>\$ 496,450</u></u>	<u><u>\$ 1,079,186</u></u>

The accompanying notes are an integral part of these financial statements.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES (DEFICIT)
For the year ended December 31, 2024

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total Funds</u>
Revenues			
Maintenance assessments	\$ 2,014,448	\$ 1,286,102	\$ 3,300,550
Cable income (Note 8)	6,857	-	6,857
Interest income	2,606	52,359	54,965
Other income	17,911	-	17,911
	<u>2,041,822</u>	<u>1,338,461</u>	<u>3,380,283</u>
Total revenues			
	<u>2,041,822</u>	<u>1,338,461</u>	<u>3,380,283</u>
Expenses			
Administration	1,158,866	-	1,158,866
Building operations and maintenance	292,746	-	292,746
Utilities	519,464	-	519,464
Special projects	545,546	-	545,546
Major repairs and replacements	-	1,286,102	1,286,102
	<u>2,516,622</u>	<u>1,286,102</u>	<u>3,802,724</u>
Total expenses			
	<u>2,516,622</u>	<u>1,286,102</u>	<u>3,802,724</u>
Excess (deficiency) of revenues over expenses	(474,800)	52,359	(422,441)
Fund balances, beginning	72,760	16,219	88,979
	<u>72,760</u>	<u>16,219</u>	<u>88,979</u>
Fund balances (deficit), ending	<u>\$ (402,040)</u>	<u>\$ 68,578</u>	<u>\$ (333,462)</u>

The accompanying notes are an integral part of these financial statements.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
For the year ended December 31, 2024

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total Funds</u>
Cash flows from operating activities			
Excess (deficiency) of revenues over expenses	\$ (474,800)	\$ 52,359	\$ (422,441)
<u>Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash (used) by operating activities:</u>			
<u>Changes in assets and liabilities:</u>			
Assessments receivable	(63,116)	-	(63,116)
Other receivables	(16,962)	-	(16,962)
Prepaid expenses	(25,422)	-	(25,422)
Accounts payable and accrued expenses	69,026	(1,900)	67,126
Income taxes payable	4,193	-	4,193
Prepaid assessments	(25,215)	-	(25,215)
Deferred revenue:			
Cable	(6,857)	-	(6,857)
Reserves	-	(1,070,184)	(1,070,184)
Net cash (used) by operating activities	<u>(539,153)</u>	<u>(1,019,725)</u>	<u>(1,558,878)</u>
Cash flows from investing activities			
Maturities of certificates of deposit	-	159,827	159,827
Maturities of other investments	-	157,164	157,164
Net cash provided by investing activities	<u>-</u>	<u>316,991</u>	<u>316,991</u>
Cash flows from financing activities			
Proceeds from insurance payable	884,459	-	884,459
Payments on insurance payable	(667,338)	-	(667,338)
Proceeds from line of credit	596,039	-	596,039
Interfund borrowings	(95,666)	95,666	-
Net cash provided by financing activities	<u>717,494</u>	<u>95,666</u>	<u>813,160</u>
Net increase (decrease) in cash and cash equivalents	178,341	(607,068)	(428,727)
Cash and cash equivalents, beginning	<u>97,947</u>	<u>778,413</u>	<u>876,360</u>
Cash and cash equivalents, ending	<u><u>\$ 276,288</u></u>	<u><u>\$ 171,345</u></u>	<u><u>\$ 447,633</u></u>

Supplemental disclosures of cash flow information (Note 10)

The accompanying notes are an integral part of these financial statements.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1: Organization

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc. ("the Association") was incorporated under the laws of the State of Florida as a not-for-profit corporation on May 17, 1985. The Association is responsible for maintaining and preserving the common property of the Association in accordance with the terms of Chapter 718, Florida Statutes ("FS §718") and the provisions of its governing documents. The Association consists of four three-story buildings, fifteen two-story buildings, and villas containing a total of 400 residential units located in West Palm Beach, Florida.

NOTE 2: Summary of significant accounting policies

Fund accounting

The Association prepares its financial statements on the accrual basis of accounting and presents them using fund accounting, using separate funds for operations and future major repairs and replacements. Disbursements from the operating fund are generally for the day-to-day operations and non-recurring unanticipated expenditures of the Association and are made at the discretion of the Board of Directors. Disbursements from the replacement fund generally are made only for designated purposes.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

Short-term financial instruments

The carrying amount of the Association's financial instruments, which include cash and cash equivalents, assessments receivable, prepaid expenses, accounts payable and accrued expenses, and other assets and liabilities, approximate their fair values due to their short-term maturities.

Cash and cash equivalents

Cash and cash equivalents include all monies in banks including money market funds. Cash equivalents include highly liquid securities, including certificates of deposit, with original maturities of 90 days or less.

Certificates of deposit

Certificates of deposit consist of those certificates with original maturities of more than 90 days. The certificates are carried at cost plus any interest earned and reinvested. The Association, at least annually, assesses for any other-than-temporary impairment, and as of the date of these financial statements, the Association does not believe any impairment exists. The certificates have varying maturity dates and varying interest rates.

Owners' assessments and allowance for credit losses

Monthly assessments to owners are based upon a share of the budgeted operating expenses and future major repairs and replacements. The Association retains excess operating funds at the end of the year for use in future operating periods. Assessments receivable at the balance sheet date represent fees due from owners. Assessments paid in advance are included on the balance sheet as prepaid assessments. The Association's policy is to retain legal counsel and place liens or foreclose on units of members whose assessments are delinquent. When necessary, the Association's estimate of the allowance for credit losses is based on relevant information about past events, including historical experience, current conditions, and reasonable and supportable forecasts that affect the collectability of reported amounts.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 2: Summary of significant accounting policies (continued)

Property and equipment

Common property of the Association is accounted for in accordance with ASC 972-360 and prevalent industry practices. As such, real property and common area acquired from the developer and related improvements to such property are not reflected on the Association financial statements because those assets are owned by the unit owners in common, and not by the Association. The Association capitalizes, at cost, certain personal and real property which it purchases. Capitalized property and equipment are depreciated over the estimated useful lives of the assets using the straight-line method of depreciation.

Revenue recognition

Revenue is recognized when control of the promised goods or services is transferred to customers, in an amount that reflects the considerations we expect to be entitled to in exchange for those goods or services. The Association derives its revenue from operating assessments, reserve assessments, and other ancillary sources. The Association has applied FASB ASC 606-10-10-4 since all contracts with its customers have similar characteristics and the Association expects that the effects on the financial statements of applying this guidance would not differ materially from applying the guidance to the individual contracts.

The Association has identified the following performance obligations:

- *Operating assessments* – the performance obligation is the maintenance and management of the common area property and is met on a periodic basis throughout the year. Operating assessments revenue is recognized on a periodic basis, as billed, and it is probable it will be collected.
- *Reserve assessments* – the performance obligation is the expenditure of the assessed funds for the intended purpose. Reserve assessments revenue is recognized when the related expenditures are recognized, except for those related to capitalized property and equipment. Reserve assessments revenue related to capitalized property and equipment is recognized when the expenditures are made, and the property and equipment is placed in service.
- *Other ancillary revenues* – the performance obligation is delivery of the underlying services. Revenue is recognized as the services are rendered.

In evaluating whether collectability of an amount of consideration is probable, the Association must consider the customer's (owner's) ability and intention to pay that amount of consideration when it is due. In instances where the Association's collection of fees is not probable (delinquent owners, foreclosures, etc.), it cannot recognize revenue.

Deferred revenue

The Association recognizes revenue from members as the related performance obligations are satisfied. Deferred revenue is recorded when the Association has the right to receive payment in advance of the satisfaction of the performance obligations.

Interest earned

Interest earned by each fund is allocated to the appropriate fund. Income taxes on the interest earned are paid from the operating fund.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 2: Summary of significant accounting policies (continued)

Income taxes

The Association makes a yearly election to be taxed either under Internal Revenue Code ("IRC") §528 as a homeowners' association or under IRC §277 as a regular corporation. For 2024, the Association elected to be taxed under §528. Under this election, the Association is generally taxed only on non-exempt function income, such as interest earnings, at applicable rates. From time to time, certain temporary differences may arise between financial and taxable income, the overall effects of which are not material to the financial statements taken as whole. As such, the Association has not recorded deferred income taxes at the balance sheet date. The Association's policy on income statement classification of interest and penalties related to income tax obligations is to include such items as part of income tax expense. The Association's tax filings are generally subject to examination by taxing authorities for three years after the returns are filed.

NOTE 3: Assessments receivable, net

The Association's assessments receivable was as follows at December 31, 2024:

Assessments receivable	\$ 85,462
Less: allowance for credit losses	(16,218)
	<u>\$ 69,244</u>

NOTE 4: Concentration of credit risk

The Association maintains its cash and cash equivalents at various financial institutions whereby deposits are insured up to \$250,000 by the Federal Deposit Insurance Corporation. At December 31, 2024, the Association had uninsured deposits in the amount of \$86,912.

NOTE 5: Commitments and contingencies

Insurance windstorm deductible

In the event of a loss due to a hurricane the Association would be responsible for a per calendar year deductible of 5% of the total insured value of the property under the provisions of the hurricane loss insurance contract.

Litigation

The Association, from time-to-time, may become party to various legal actions normally associated with condominium associations, such as the collection of delinquent assessments and covenant compliance matters, the aggregate effect of which, in management's opinion, would not be material to the future financial condition of the Association.

Other commitments and contingencies

The Association has contracted with various vendors for various services to maintain the common property related to certain administration and building operations and maintenance expenses. These contracts are approved, as necessary, by the Board of Directors and have varying expiration dates and renewal terms.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 6: Insurance payable

During 2024, the Association financed its insurance premiums. The total amount financed was \$823,486 and is payable in monthly installments through March 2025. The financing is secured by any unearned premiums or other sums which may become collectible under the terms of the agreement. At December 31, 2024, the outstanding balance, including accrued interest, was \$223,199.

NOTE 7: Line of credit

During June 2024, the Association obtained a line of credit in the amount of \$700,000 and with a total term of 90 months to help fund a roof and gutter and painting project. The line of credit bears a fixed interest rate of 6.90%. On January 1, 2025, the loan converts to a term loan. Beginning January 1, 2025, the Association will make monthly payments of principal and interest through January 1, 2032, at which time all outstanding principal and interest is due in full. There is a pre-payment penalty of 2% if the loan is paid using proceeds from another lender within the first three years of the loan. The debt is collateralized by an assignment of rights to collect assessment and assignment of lien of rights. At December 31, 2024, the outstanding balance on the line of credit was \$596,039.

Future estimated minimum principal maturities are as follows:

2025	\$ 62,589
2026	72,923
2027	78,192
2028	83,766
2029	89,892
Thereafter	208,677
	<u>\$ 596,039</u>

For the year ended December 31, 2024, the Association incurred and paid interest on the note in the amount of \$5,610.

NOTE 8: Deferred cable income

On June 1, 2020, the Association entered into a bulk cable contract with a cable provider. As consideration for entering into a seven-year contract, the cable provider agreed to pay the Association \$48,000. The Association is amortizing the revenue over the life of the contract. For the year ended December 31, 2024, the Association recognized \$6,857 as cable income. At December 31, 2024, the remaining balance of \$18,857 was recorded as deferred cable revenue and will be recognized over the remaining life of the contract.

NOTE 9: Future major repairs and replacements

The Association's governing documents and FS §718 require that the Association's annual budget include budgeted assessments for future major repairs and replacements (reserves), unless waived in whole or in part by a vote of the owners in accordance with the governing documents and Florida law. Accumulated funds are held in separate interest-bearing accounts and are generally not available for operating purposes.

Reserve funds are accumulated based on estimated current costs of the components of common property. Actual expenditures may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 9: Future major repairs and replacements (continued)

During 2024, the Board of Directors contracted with a reserve specialist to conduct a Structural Integrity Reserve Study ("SIRS") to estimate the useful lives, the remaining useful lives, and replacement costs of the SIRS common property component.

The Board of Directors has not contracted with a reserve specialist to conduct an independent study to estimate the useful lives, the remaining useful lives, and replacement costs of the non-SIRS common property component.

The schedules included in the required supplementary information on future major repairs and replacements is based upon estimates by the Board of Directors.

For the year ended December 31, 2024, the Association fully funded reserves in the amount of \$215,918 based on Board of Directors' estimates. For the year ending December 31, 2025, the Association estimates it is fully funding reserves in the amount of \$187,701 based on Board of Directors' estimates.

Components of the replacement fund are as follows:

	Deferred Revenue and Fund Balance, January 1, 2024	Additions	Interest Income	Expenses	Transfers ¹	Deferred Revenue and Fund Balance, December 31, 2024
Roofs	\$ 1,131,933	\$ 133,017	\$ -	\$ 1,264,950	\$ -	\$ -
Air conditioning	2,416	2,396	-	-	-	4,812
Dumpsters	6,966	5,510	-	8,065	5,443	9,854
Landscaping	26,195	-	-	10,148	675	16,722
Painting	180,346	21,984	-	-	38,000	240,330
Insurance ded.	-	5,000	-	-	-	5,000
Paving	72,954	19,503	-	-	-	92,457
Seal coating	36,000	9,000	-	-	-	45,000
Pool resurfacing	22,369	4,670	-	-	7,462	34,501
Pool heater	19,500	786	-	-	-	20,286
Pool pumps	(314)	3,279	-	-	607	3,572
Tennis courts	4,501	-	-	2,939	-	1,562
Carpets	11,409	10,773	-	-	-	22,182
Interest	-	-	52,359	-	(52,187)	172
	<u>\$ 1,514,275</u>	<u>\$ 215,918</u>	<u>\$ 52,359</u>	<u>\$ 1,286,102</u>	<u>\$ -</u>	<u>\$ 496,450</u>

A reconciliation of the table above to the balance sheet replacement fund reporting is as follows:

Deferred revenue	\$ 427,872
Fund balance	<u>68,578</u>
	<u>\$ 496,450</u>

¹ During 2024, the Board allocated interest to five components.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 9: Future major repairs and replacements (continued)

A schedule of deferred reserves revenue at December 31, 2024 is as follows:

Deferred revenue, beginning	\$ 1,498,056
Plus: amounts assessed	215,918
Less: amounts recognized as performance obligations have been satisfied	<u>(1,286,102)</u>
Deferred revenue, ending	<u>\$ 427,872</u>

NOTE 10: Supplemental disclosures of cash flow information

Cash paid for interest	<u>\$ 5,610</u>
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Non-cash financing activities during 2024 were as follows:

Cost of insurance coverage acquired via financing agreements	\$ 890,537
Cash paid related to financing agreements (down payments)	<u>(67,051)</u>
Liabilities assumed	<u>\$ 823,486</u>

NOTE 11: Subsequent events

Legislative update

During 2025, the Florida Legislature passed House Bill 913, which amended Florida's Condominium and Cooperative Acts. Provisions of the new law include, but are not limited to, the following:

- Reserves:
 - Reserves must now include any item that has a deferred maintenance expense or replacement cost that exceeds \$25,000 or the inflation-adjusted amount determined by the Division, whichever is greater, in lieu of the previous \$10,000 threshold.
 - An association's reserve accounts may be pooled for two or more required components. However, reserve funding for Structural Integrity Reserve Study (SIRS) components may only be pooled with other SIRS components.
 - The reserve funding indicated in the proposed annual budget must be sufficient to ensure that available funds meet or exceed projected expenses for all components in the reserve pool based on the reserve funding plan or schedule of the most recent SIRS.
 - A vote of the membership is not required for the Board of Directors to change from pooling to straight-line method or straight-line to pooling method of accounting.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 11: Subsequent events (continued)

Legislative update (continued)

- Funding SIRS reserves:
 - SIRS reserves may be funded by regular assessments, special assessments, special assessments, lines of credit or loans.
 - A special assessment, line of credit or loan requires the approval of a majority vote of the total voting interest of the Association.
 - For a budget adopted on or before December 31, 2028, if the Association has completed a milestone inspection within the previous two calendar years, the Board, upon approval of a majority of the total voting interests of the Association, may temporarily pause, for a period of no more than two consecutive annual budgets, reserve fund contributions or reduce the amount of reserve funding for the purpose of funding repairs recommended by the milestone inspection.
 - An association that has paused reserve contributions must have a SIRS performed before the continuation of reserve contributions in order to determine the association's reserve funding needs and to recommend a reserve funding plan.
- SIRS requirements:
 - A residential condominium association or cooperative association must have a SIRS completed at least every 10 years for each building that is at least three habitable stories as determined by the Florida Building Code.
 - A SIRS must now include any item that has a deferred maintenance expense or replacement cost that exceeds \$25,000 or the inflation-adjusted amount determined by the Division, whichever is greater, in lieu of the previous \$10,000 threshold.
 - Condominium associations existing on or before July 1, 2022, must have a SIRS completed by December 31, 2025, for each building that is three stories or higher in height.

Management has evaluated subsequent events through July 28, 2025, the date the financial statements were available to be issued.



INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

To the Board of Directors
PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc.

Report on the Financial Statements

We have audited the financial statements of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, Inc. ("the Association") as of and for the year ended December 31, 2024, and our report thereon dated July 28, 2025, which expressed an unmodified opinion on those financial statements, appears on Page 1.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of operating expenses compared to budget on Page 14, which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information, except for the portion marked "unaudited," was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide assurance on it.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of Future Major Repairs and Replacements on Pages 15 and 16 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Palm Beach, Florida
July 28, 2025

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF OPERATING EXPENSES COMPARED TO BUDGET
For the year ended December 31, 2024

	Actual	Budget (Unaudited)	Variance Favorable (Unfavorable)
Administration			
Accountant fees	\$ 12,425	\$ 5,000	\$ (7,425)
Annual condo fees	61	-	(61)
Bank charges	300	-	(300)
Fees and licenses	1,800	2,000	200
Income taxes	4,193	-	(4,193)
Insurance	871,909	1,027,245	155,336
Legal fees	14,037	8,000	(6,037)
Loan expense	19,215	-	(19,215)
Loan interest	5,610	-	(5,610)
Management fees	203,479	186,400	(17,079)
Office supplies	7,541	-	(7,541)
Printing and postage	3,897	6,500	2,603
Reserve study	13,450	12,400	(1,050)
Social expenses	949	-	(949)
	<u>1,158,866</u>	<u>1,247,545</u>	<u>88,679</u>
Building operations and maintenance			
Cleaning and paper goods	-	2,000	2,000
Contingency	10,449	-	(10,449)
Electrical supplies and repairs	5,140	5,000	(140)
Entrance fountain	647	2,000	1,353
General repairs	83,756	25,000	(58,756)
Golf cart repair	8,995	10,000	1,005
Irrigation and sprinklers	13,985	10,000	(3,985)
Janitorial supplies	618	-	(618)
Lake and waterway contract	3,060	2,900	(160)
Landscape contract	94,821	94,900	79
Landscape fertilizer and fungicide	19,200	28,800	9,600
Pest control	9,228	3,000	(6,228)
Plumbing	3,964	10,000	6,036
Pool repairs	10,129	5,000	(5,129)
Pool service	9,300	6,300	(3,000)
Security cameras	1,584	2,500	916
Tree trimming	14,925	25,000	10,075
Tree, plant, and shrub	2,945	3,500	555
	<u>292,746</u>	<u>235,900</u>	<u>(56,846)</u>
Utilities			
Alarm system	10,083	2,400	(7,683)
Cable TV	231,055	230,832	(223)
Electricity	44,591	41,400	(3,191)
Sanitation	870	5,300	4,430
Telephone	3,613	2,966	(647)
Water and sewer	229,252	205,000	(24,252)
	<u>519,464</u>	<u>487,898</u>	<u>(31,566)</u>
Special projects	<u>545,546</u>	<u>15,500</u>	<u>(530,046)</u>
Total expenses	<u><u>\$ 2,516,622</u></u>	<u><u>\$ 1,986,843</u></u>	<u><u>\$ (529,779)</u></u>

See auditor's report on supplementary information.

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF FUTURE MAJOR REPAIRS AND REPLACEMENTS (UNAUDITED)
December 31, 2024

The following schedule represents estimates by the Board of Directors over various dates, which is based upon estimates of replacement costs provided to management by vendors. The schedule provides information about SIRS component of common property.

<u>SIRS component</u>	<u>Estimated Useful Life (years)</u>	<u>Estimated Remaining Life (years)</u>	<u>Estimated Replacement Cost</u>	<u>Statutory Funding December 31, 2025</u>	<u>Approved Budgeted Funding December 31, 2025</u>
Roofs	20	20	\$ 2,000,000	\$ 100,000	\$ 100,000
Fire alarm system	25	14	300,000	21,429	21,429
Electric closets	25	25	46,000	1,840	1,840
			<u>\$ 2,346,000</u>	<u>\$ 123,269</u>	<u>\$ 123,269</u>

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PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF FUTURE MAJOR REPAIRS AND REPLACEMENTS (UNAUDITED)
December 31, 2024

The following schedule represents estimates by the Board of Directors over various dates, which is based upon estimates of replacement costs provided to management by vendors. The schedule provides information about non-SIRS component of common property.

<u>Non-SIRS component</u>	<u>Estimated Useful Life (years)</u>	<u>Estimated Remaining Life (years)</u>	<u>Estimated Replacement Cost</u>	<u>Statutory Funding December 31, 2025</u>	<u>Approved Budgeted Funding December 31, 2024</u>
Air conditioning	10	6	\$ 18,000	\$ 2,198	\$ 2,198
Dumpsters	8	4	18,000	2,037	3,008
Landscaping	25	5	50,000	6,656	6,655
Painting	9	1	240,385	-	-
Paving	25	20	385,000	14,627	14,627
Seal coating	6	1	45,000	-	-
Pool resurfacing	7	2	50,000	7,750	11,250
Pool heater	7	6	25,000	786	785
Pool pumps	5	2	12,000	4,214	714
Tennis courts	12	12	15,000	1,120	1,250
Hallways/stairs	10	5	60,000	7,564	7,564
Insurance deductible	2	2	10,000	2,500	2,500
Villa fences	25	23	100,000	4,348	4,348
Pool furniture/awning	8	8	20,000	2,500	2,500
SIRS study	10	10	15,000	1,500	1,500
Fire extinguishers	6	5	11,000	2,200	2,200
Mail boxes	30	15	50,000	3,333	3,333
			<u>\$ 1,124,385</u>	<u>\$ 63,333</u>	<u>\$ 64,432</u>

See auditor's report on supplementary information.