

Pine Ridge North Village IV

Board of Director's Meeting

Monday, January 26, 2026, Clubhouse at 4:00 P.M.

AGENDA

- * Pledge of Allegiance
- * Roll Call
- * Approval of December 15, 2025, Board Meeting Minutes
- * Approval of January 19, 2026, Organizational Meeting Minutes
- * Open board discussion
- * Adjournment

**** No Open Forum ****

**3048-PINE RIDGE NORTH VILLAGE IV CONDO ASSOCIATION INC -
BudgetActuals
Proposed Operating Budget
January 1, 2026 - December 31, 2026**

GL_Account_Number	Description	Monthly/ApprovedBudget	Annual/ApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	147,620	1,771,438	147,036	1,764,437
40002-00	Reserve Income	15,642	187,701	16,731	200,772
40011	Late Fee Income	333	4,000	333	4,000
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	417	5,000	417	5,000
40033	Parking Income	42	500	0	0
40060	Gate/Key Cards	0	0	0	0
40065	Violation Fees	0	0	0	0
40070	Auto Decals	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	333	4,000	333	4,000
40081	Reserve Interest	0	0	0	0
40090	Miscellaneous Income	571	6,857	571	6,857
40115-01	Administrative Fee-- Reminder Letter	0	0	0	0
40115-02	Administrative Fee-- Demand Letter	0	0	0	0
40115-03	Administrative Fee-- ATP	0	0	0	0
41040	Social Committee	0	0	0	0
41042	Pool/Tennis Key	33	400	33	400
42020	Cable Income	20,024	240,282	19,583	235,000
	**TOTAL REVENUE	185,015	2,220,178	185,039	2,220,466
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	458	5,500	875	10,500

GL_Account_Number	Description	Monthly/ApprovedBudget	Annual/ApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50012-00	Bad Debts	250	3,000	167	2,000
50015	Bank Charges	0	0	0	0
50045-00	Legal Fees	1,000	12,000	1,000	12,000
50050-00	License, Taxes, Permit	167	2,000	250	3,000
50075	Office Supplies	625	7,500	625	7,500
50081	Printing and Postage	0	0	83	1,000
50089-00	Social Committee	0	0	0	0
50103	Loan Interest	9,100	109,200	9,000	108,000
	**TOTAL ADMINISTRATIVE	11,600	139,200	12,000	144,000
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	76,979	923,750	62,996	755,949
	**TOTAL PROPERTY INSURANCE	76,979	923,750	62,996	755,949
	**UTILITIES				
54050-00	Electricity	3,500	42,000	3,667	44,000
54070-00	Water & Sewer	17,917	215,000	18,500	222,000
54090	Fire Alarm Expenses/Repairs	417	5,000	500	6,000
54100-00	Telephone	308	3,700	333	4,000
	**TOTAL UTILITIES	22,142	265,700	23,000	276,000
	**CONTRACTS				
60013	Cable Television	20,024	240,282	19,583	235,000
60073	Irrigation Contract	650	7,800	650	7,800
60092	Lawn Service Common	8,304	99,645	8,304	99,645
61000	Management Services	19,167	230,000	22,667	272,000
61020	Pool/Spa Contract	700	8,400	700	8,400
	**TOTAL CONTRACTS	48,845	586,127	51,904	622,845
	**SALARIES AND BENEFITS				

GL_Account_Number	Description	Monthly/ApprovedBudget	Annual/ApprovedBudget	ProposedMonthly/Budget	ProposedAnnual/Budget
	**TOTAL SALARIES AND BENEFITS	0	0	0	0
	**REPAIRS/MAINTENANCE				
70045	R&M-Electrical	417	5,000	833	10,000
70060	R&M-General	2,500	30,000	3,392	40,700
70065	R&M-Golf Cart	833	10,000	667	8,000
70074	Lake / Waterway	250	3,000	250	3,000
70090	R&M-Plumbing	833	10,000	1,250	15,000
70095	R&M Fountain	167	2,000	167	2,000
70096-00	R&M - Pool/Indoor	417	5,000	1,083	13,000
70115	Camera / Alarm System	208	2,500	833	10,000
70132	Pest Control- Comm	667	8,000	2,000	24,000
70137	Landscaping/Irrig	0	0	2,667	32,000
70138	Tree Trim/Replace	833	10,000	1,000	12,000
70139	Tree, Plant and Shrub	250	3,000	667	8,000
70168	Monthly Pest Control	2,083	25,000	2,917	35,000
70176	Janitorial Supplies	167	2,000	250	3,000
70230-00	Irrigation Maint	183	2,200	433	5,200
70289-00	Contingency	0	0	0	0
	**TOTAL REPAIRS/MAINTENANCE	9,808	117,700	18,408	220,900
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0

GL_Account_Number	Description	Monthly/ApprovedBudget	Annual/ApprovedBudget	ProposedMonthly/Budget	ProposedAnnual/Budget
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	15,642	187,701	16,731	200,772
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	15,642	187,701	16,731	200,772
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0

GL_Account_Number	Description	Monthly/ApprovedBudget	Annual/ApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL EXPENSES	185,016	2,220,178	185,039	2,220,466
	Operating Net Income or Loss	-01	0	0	0

3048-PINE RIDGE NORTH VILLAGE IV CONDO ASSOCIATION INC - Proposed_Maintenance Schedule Of Proposed Maintenance January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Cable Income* (Per Unit)	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0801-5300		0.233800000	16	3.740800000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$6909.60
0802-5300		0.233800000	16	3.740800000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$6909.60
0803-Villa		0.288500000	8	2.308000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$4171.44
0804-Villa		0.288500000	6	1.731000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$3128.58
0805-5300		0.233800000	16	3.740800000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$6909.60
0806-220		0.224100000	24	5.378400000	\$416.00	\$329.51	\$37.49	\$48.96	\$415.96	\$9983.04
0807-Villa		0.288500000	8	2.308000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$4171.44
0808-Villa		0.288500000	6	1.731000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$3128.58
0809-Villa		0.288500000	8	2.308000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$4171.44
0810-5300		0.233800000	8	1.870400000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$3454.80
0810-5600		0.309000000	8	2.472000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$4440.00
0811-220		0.224100000	24	5.378400000	\$416.00	\$329.51	\$37.49	\$48.96	\$415.96	\$9983.04
0812-220		0.224100000	24	5.378400000	\$416.00	\$329.51	\$37.49	\$48.96	\$415.96	\$9983.04
0813-5300		0.233800000	8	1.870400000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$3454.80
0813-5600		0.309000000	8	2.472000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$4440.00
0814-5300		0.233800000	8	1.870400000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$3454.80
0814-5600		0.309000000	8	2.472000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$4440.00
0815-5300		0.233800000	12	2.805600000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$5182.20
0815-5600		0.309000000	4	1.236000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$2220.00
0816-Villa		0.288500000	8	2.308000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$4171.44
0817-Villa		0.288500000	8	2.308000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$4171.44
0818-5300		0.233800000	16	3.740800000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$6909.60
0819-220		0.224100000	24	5.378400000	\$416.00	\$329.51	\$37.49	\$48.96	\$415.96	\$9983.04
0820-5300		0.233800000	8	1.870400000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$3454.80

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Cable Income* (Per Unit)	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0820-5600		0.309000000	8	2.472000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$4440.00
0821-5300		0.233800000	16	3.740800000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$6909.60
0822-5300		0.233800000	16	3.740800000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$6909.60
0823-Villa		0.288500000	12	3.462000000	\$522.00	\$424.20	\$48.27	\$48.96	\$521.43	\$6257.16
0824-5300		0.233800000	12	2.805600000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$5182.20
0824-5600		0.309000000	4	1.236000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$2220.00
0825-5300		0.233800000	12	2.805600000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$5182.20
0825-5600		0.309000000	4	1.236000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$2220.00
0826-5300		0.233800000	8	1.870400000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$3454.80
0826-5600		0.309000000	8	2.472000000	\$555.00	\$454.34	\$51.70	\$48.96	\$555.00	\$4440.00
0827-5300		0.233800000	16	3.740800000	\$432.00	\$343.77	\$39.12	\$48.96	\$431.85	\$6909.60
Total			400	100.000000000						\$183351.48

3048-PINE RIDGE NORTH VILLAGE IV CONDO ASSOCIATION INC

Straight Line Reserve Analysis Worksheet

January 1, 2026 - December 31, 2026

GLCode	Type	Short_Desc ription	CostOfRepl acement	Use-Full-life	EstimatedU setulRemai ningLife	ReservesY TD	MonthlyFundin g	ReservesEOY	EstimatedE xpenses	BalanceTo BeFunded	AnnualRes erve	MonthlyRes erve	FundingPer centage
30003-80	SIRS Reserves	Roof	\$300,000	20	19	\$10,000	\$5,000	\$15,000	\$0	\$285,000	\$15,000	\$1,250	100
30003-40	SIRS Reserves	Fire System	\$63,000	25	13	\$3,000	\$1,500	\$4,500	\$0	\$58,500	\$4,500	\$375	100
30003-20	SIRS Reserves	Electrical	\$46,000	25	24	\$1,224	\$612	\$1,836	\$0	\$44,164	\$1,840	\$153	100
30000-380a	Reserves	Engineerin g Study	\$15,000	10	9	\$1,000	\$500	\$1,500	\$0	\$13,500	\$1,500	\$125	100
30000-50n	Reserves	Paving/Sea lling	\$56,000	6	1	\$45,000	\$11,000	\$56,000	\$0	\$0	\$0	\$0	100
30000-158d	Reserves	Fire/Alarm Equipment	\$11,000	6	4	\$1,464	\$732	\$2,196	\$0	\$8,804	\$2,201	\$183	100
30000-25g	Reserves	Insurance Deductible	\$20,000	1	1	\$6,664	\$832	\$7,496	\$0	\$12,504	\$12,504	\$1,042	100
30007-00	Reserves - Phase III	Repaving	\$385,000	25	19	\$97,332	\$9,752	\$107,084	\$0	\$277,916	\$14,627	\$1,219	100
30006-00	Reserves - Phase II	Reserves - Pool/Spa Heaters/Filt ers	\$35,000	7	5	\$18,783	\$0	\$18,783	\$7,590	\$23,807	\$4,761	\$397	100
30005-00	Reserves	Reserves - Pool/Spa Pumps	\$0	0	0	\$3,812	\$0	\$3,812	\$0	(\$3,812)	\$0	\$0	100
30000-45w	Reserves	Pool Filters/Heat ers	\$0	0	0	\$260	\$0	\$260	\$0	(\$260)	\$0	\$0	100
30000-32c	Reserves	Landscapin g	\$32,383	25	1	\$21,163	\$11,220	\$32,383	\$0	\$0	\$0	\$0	100
30000-104f	Reserves	Walkway/St airs/Railing s	\$60,000	10	4	\$27,222	\$2,520	\$29,742	\$0	\$30,258	\$7,564	\$630	100
30000-91a	Reserves	Electrical	\$46,000	25	24	\$0	\$0	\$0	\$0	\$46,000	\$1,916	\$160	100
30000-46b	Reserves	Pumps	\$12,000	5	1	\$240	\$4,052	\$4,292	\$0	\$7,708	\$7,708	\$642	100
30000-172d	Reserves	Fence	\$100,000	25	22	\$4,368	\$2,184	\$6,552	\$0	\$93,448	\$4,247	\$354	100

GL Code	Type	Short Description	Cost/Replacement	Useful Life	Estimated Useful Remaining Life	Reserves YTD	Monthly Funding	Reserves EOY	Estimated Expenses	Balance To Be Funded	Annual Reserve	Monthly Reserve	Funding Percentage
30000-45b	Reserves	Pool/Spa - Refinishing	\$50,000	7	2	\$42,005	\$3,752	\$45,757	\$0	\$4,243	\$2,121	\$177	100
30000-108	Reserves	Clubhouse	\$35,000	10	5	\$4,813	\$0	\$4,813	\$0	\$30,187	\$6,037	\$503	100
30000-106	Reserves	Dumpsters	\$16,000	8	4	(\$3,074)	\$6,000	\$2,926	\$0	\$13,074	\$3,268	\$272	100
30000-70	Reserves	Tennis Court	\$15,000	12	11	\$894	\$416	\$1,310	\$0	\$13,690	\$1,244	\$104	100
30000-51	Reserves	Pool Furniture	\$20,000	8	7	\$1,664	\$832	\$2,496	\$0	\$17,504	\$2,500	\$208	100
30000-50	Reserves	Paving	\$0	0	0	\$4,876	\$0	\$4,876	\$0	(\$4,876)	\$0	\$0	100
30000-33	Reserves	Mailboxes	\$50,000	30	14	\$2,224	\$1,112	\$3,336	\$0	\$46,664	\$3,333	\$278	100
30000-20	Reserves	Fire System	\$237,000	25	13	\$11,288	\$5,644	\$16,932	\$0	\$220,068	\$16,928	\$1,411	100
30000-60	Reserves	Roof	\$1,700,000	20	19	\$37,914	\$9,582	\$47,496	\$0	\$1,652,504	\$86,973	\$7,248	100
30000-40	Reserves	Paint- Exterior	\$240,330	9	1	\$240,330	\$0	\$240,330	\$0	\$0	\$0	\$0	100
		Totals	\$3,544,713			\$584,466	\$77,242	\$661,708	\$7,590	\$2,890,595	\$200,772	\$16,731	

3048-PINE RIDGE NORTH VILLAGE IV CONDO ASSOCIATION INC SIRS Straight Line Reserve Analysis Worksheet January 1, 2026 - December 31, 2026

GL Code	Type	Short_Desc ription	CostOfRepl acement	UseFulLife	EstimatedU sefulRemai ningLife	ReservesY TD	MonthlyFundin g	ReservesEOY	EstimatedE xpenses	BalanceTo BeFunded	AnnualRes erve	MonthlyRes erve	FundingPer centage
30003-80	SIRS Reserves	Roof	\$0	0	0	\$10,000	\$0	\$10,000	\$0	(\$10,000)	\$0	\$0	100
30003-40	SIRS Reserves	Fire System	\$0	0	0	\$3,000	\$0	\$3,000	\$0	(\$3,000)	\$0	\$0	100
30003-20	SIRS Reserves	Electrical	\$0	0	0	\$1,224	\$0	\$1,224	\$0	(\$1,224)	\$0	\$0	100
	Totals		\$0			\$14,224	\$0	\$14,224	\$0	(\$14,224)	\$0	\$0	

Pine Ridge North Village 4

Board of Directors Board of Directors

Projects and Activities - 2026

Pages	Topics
1	Current Issues
2	First Residential Management
3	Major Projects
4	Open Issues and Other Projects

Position	Board Members
President	Phil Lombardo
Treasurer	Dan Flohn
Vice President 1	Joe
Vice President 2	Marc Poncelet
Secretary	Roberto
Director	Angela

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Item	Date Entered	Project	Next Steps	Owner	Others Involved	Comments
1	1/15/2026	New Pool Lights	Get estimate			Estimated ~ \$2,000
2	1/15/2026	Entrance Fountain Repair	Need to investigate vendors			Should we consider a brand new entrance (rocks, marble, fountain, etc..)?
3	1/15/2026	Move clubhouse bookshelf out of hallway	Move to outside lanai near the bookclub area	Volunteers?		
4	1/15/2026	Landscaping - right side and across from the clubhouse, and roadside by 817 and 809		Volunteers or Lance?		
5	1/15/2026	Clubhouse New Doors		Volunteers or FSR?		
6	1/15/2026	Clubhouse new base moulding		Volunteers or vendors?		Remove, Plish Floors, Install new prepainted mouldings
7	1/15/2026	Security Cameras in additional areas	Need to determine locations, and whether we'll have fiber/t-mobile, or use line of sight microwave signals	Marc		Start investigating in February
8	1/15/2026	Repaint Mailboxes	Estimate cost of paint, duration	Volunteers or maintenance team?		Currently considering removing package mailboxes (two larger mailboxes on a stand).
9	1/15/2026	Speed humps	Investigate the law, the process to get approvals (permits if any), investigate vendors (humps, and vendors that do end-to-end)	Dan	Marc, and TBD	Speed is still an issue in several areas - for example down the middle (from Clubhouse down to the south side) people (including vendors) zipping downs at 20+ miles an hour. The placement of the original speed bumps are still visible - consider using those same locations. Consider rumble strips versus speed humps (may not require permits from Greenacres for rumble strips)