



December 31, 2025

**Notice of Board of Directors Meeting to Approve the 2026-27 Budget  
and Membership Meeting to Waive Reserves**  
**February 10, 2026 7:00 P.M. - Pine Island Ridge Country Club**

Dear Unit Owners,

For 2026 Florida Law mandates fully funded Structural Integrity Reserves. A Structural Integrity Reserve Study (SIRS) is a comprehensive assessment required for condominiums that are three stories or higher. It evaluates the condition of structural components, their expected lifespans, and the associated reserve funds for maintenance and repairs. Components evaluated include structural integrity, life-safety systems, and other critical components. Non-SIRS or General Reserves are not legally required in Florida but can still be established to enhance the amenities of the community such as pool furniture or landscaping improvements. These reserves are discretionary and not subject to the same legal requirements as mandatory reserves.

For the 2026-27 Budget, the State requires fully funded SIRS reserves but allows associations to either partial fund or waive General or Non-SIRS Reserves. With the upcoming assessment in August 2026, residents are already funding projects that would normally be allocated to General Reserves. **To avoid an average of \$39 per month increase in maintenance fees** the Board is providing owners with an option to waive the General Reserves at a duly called membership meeting. Included in this budget is a limited proxy for unit owners to vote for, or against, the collection of Reserve Funds.

***Please be aware that a majority of owners must vote for and approve to have General Reserves partially funded. If this does not occur your monthly assessment will be increased by an average of \$39 per month....***

Attached please find the proposed 2026-27 Pine Island Ridge Phase G Budget and read the enclosed package carefully. It contains a copy of the Association's proposed Operating Budget, Reserve Fund Proxy, and Budget Meeting Notice. Your monthly maintenance fees will **increase** on average of **\$3** per month entirely caused by **an increase in Structural Integrity Reserves**. Laundry usage will be increased from \$1.50 to \$2.00 per use based on the trends in other associations in the community.

You do not have to attend the meeting in person as you may submit your vote via the enclosed Limited Proxy prior to the meeting. Simply send your signed proxy to the management office via mail in the enclosed stamped envelope, fax, email or hand deliver. ***It is important that the enclosed proxy be filled out and returned to the office prior to the February 10 meeting. Please note that the proxy must be signed by the voting representative designated on the voting certificate.***

If you need any assistance please contact the Management Office at 954 472-0137, email at [office@pirphaseg.com](mailto:office@pirphaseg.com) or drop by the office Monday thru Friday 7:00am to 4:00pm.

**The Board of Directors  
Pine Island Ridge Condo G**



## **NOTICE TO ASSOCIATION MEMBERS OF A BUDGET and MEMBERSHIP MEETING OF THE BOARD OF DIRECTORS**

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida Condominium Act, that the Board of Directors of Pine Island Ridge Condominium G will meet at the following date, time and place:

**Date of Meeting: Tuesday February 10, 2026**

**Time of Meeting: 7:00 P.M.**

**Place of Meeting: Pine Island Ridge Country Club**

### **Agenda:**

1. Call to Order
2. Proof of Notice of Meeting
3. Certification of Quorum
4. New Business – Discussion and Approval of 2026-27 Budget
5. Adjournment



### LIMITED PROXY

The undersigned Owner/Voting Member for Unit Number/Address \_\_\_\_\_ of the Pine Island Ridge Condominium G Association, Inc. for this Limited Proxy hereby appoints \_\_\_\_\_ as my proxy holder (if left blank, the Treasurer of the Association shall be appointed), to appear for the purpose of obtaining a quorum and to represent and cast my vote in the manner I have specified below at the Membership Meeting to be held on **Tuesday, February 10, 2026 at 7:00 P.M.** at the Pine Island Ridge Country Club at 9400 Pine Ridge Drive, and all lawful adjournments of such Meeting held within ninety (90) days of the date for which this Meeting was originally called, if any, unless this Proxy is revoked in writing by the undersigned.

I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as indicated below:

**Please indicate your choice below regarding the collection of 2025-26 Reserves:**

- I vote to waive the General Reserves for 2026-27 based on the proposed budget
- I vote to collect full Reserves in 2026-27

Dated: \_\_\_\_\_

Address and Unit Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Owner/Voting Member Signature: \_\_\_\_\_

Please return completed proxy to the Management Office on or before the budget meeting. This can be achieved by hand delivery, mail, fax or email to the Management Office at 954 472-0137, email the office at [office@pirphaseg.com](mailto:office@pirphaseg.com) or drop by the office Monday thru Friday 7:00 A.M. to 4:00 P.M.

# Pine Island Ridge Condo "G" Assn. Inc.

2026-27 Budget - April 1 to March 31

<b>Budget</b>				
	2026-27 w/ Partially Funded Reserves	2026-27 w/ Fully Funded Reserves	2025-26 Approved Budget	Difference with Partially Funded Reserves
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · Maintenance Income (Income)	5,157,511.33	5,454,311.33	5,128,020.87	29,490.46
4010 · Food/Beverage Assessment	127,400.00	127,400.00	127,225.00	175.00
4023 · Smart Cards	181,495.00	181,495.00	105,822.34	75,672.66
4040 · Special Assessment 2022 for 20 yrs.	559,245.12	559,245.12	629,344.00	-70,098.88
4045 · Special Assessment 2026 for 8 yrs.	509,178.48	509,178.48	0.00	509,178.48
4100 · Other Income				
4105 · Processing Fees	6,516.00	6,516.00	14,400.00	-7,884.00
4110 · Pool Keys	912.00	912.00	1,176.00	-264.00
4120 · Late Fees	22,776.00	22,776.00	15,732.00	7,044.00
4135 · Legal Fees	5,088.00	5,088.00	0.00	5,088.00
4140 · Cable Door Fee Income	0.00	0.00	80,000.00	-80,000.00
4145 · Condo Documents	100.00	100.00	204.00	-104.00
4155 · Estoppels	16,056.00	16,056.00	20,268.00	-4,212.00
4156 · Miscellaneous	6,072.00	6,072.00	43,356.00	-37,284.00
4100 · Other Income - Other	11,000.00	11,000.00	0.00	11,000.00
Prior Year Surplus	127,400.00	127,400.00	0.00	127,400.00
<b>Total 4100 · Other Income</b>	<b>195,920.00</b>	<b>195,920.00</b>	<b>175,136.00</b>	<b>20,784.00</b>
4200 · Interest - Unrestricted	9,996.00	9,996.00	1,200.00	8,796.00
<b>Total Income</b>	<b>6,740,745.93</b>	<b>7,037,545.93</b>	<b>6,166,748.21</b>	<b>573,997.72</b>
<b>Expense</b>				
<b>Administrative</b>				
6401 · Audit Fees	10,000.00	10,000.00	13,000.00	-3,000.00
6402 · Legal Fees	40,000.00	40,000.00	40,000.00	0.00
6403 · Reserve Study	8,600.00	8,600.00	5,000.00	3,600.00
6404 · Telephones	27,700.68	27,700.68	11,304.00	16,396.68
6405 · Postage & Office Supplies	18,120.00	18,120.00	17,748.00	372.00
6406 · Computer Equip & Software Contract	10,720.00	10,720.00	18,168.00	-7,448.00
6407 · Office Equip & Repairs	5,000.00	5,000.00	1,320.00	3,680.00
6408 · Info Svcs - Processing	3,864.00	3,864.00	16,212.00	-12,348.00
6411 · Employment Ads (Employment ads)	180.00	180.00	180.00	0.00
6413 · Miscellaneous	1,899.96	1,899.96	1,899.96	0.00
6414 · Pres. Contingency Fund	1,000.00	1,000.00	1,000.00	0.00
Special Assessment - 2022 for 20 years	559,245.12	559,245.12	629,344.00	-70,098.88
Special Assessment - 2026 for 8 years	509,178.48	509,178.48	0.00	509,178.48
<b>Total Administrative</b>	<b>1,195,508.24</b>	<b>1,195,508.24</b>	<b>755,175.96</b>	<b>440,332.28</b>

Pine Island Ridge Condo "G" Assn. Inc.

2026-27 Budget - April 1 to March 31

	Budget			
	2026-27 w/ Partially Funded Reserves		2026-27 w/ Fully Funded Reserves	Difference with 2025-26 Approved Budget
				Partially Funded Reserves
<b>Country Club</b>				
<b>Monthly Dues@105.00 per Unit</b>	917,280.00	917,280.00	917,280.00	0.00
<b>6705 - F/B Coupons</b>	127,400.00	127,400.00	127,225.00	175.00
<b>Total Country Club</b>	1,044,680.00	1,044,680.00	1,044,505.00	175.00
<b>Insurance</b>				
<b>6301 - General Liability, Fire, Auto</b>	1,126,002.59	1,126,002.59	1,134,478.36	-8,475.77
<b>6302 - Flood</b>	0.00	0.00	56,676.00	-56,676.00
<b>Total Insurance</b>	1,126,002.59	1,126,002.59	1,191,154.36	-65,151.77
<b>Licenses, Fees, Taxes</b>				
<b>6501 - Income Tax - Federal</b>	3,725.00	3,725.00	3,675.00	50.00
<b>6503 - Fire - Lic. &amp; Inspections</b>	10,703.06	10,703.06	4,848.82	5,854.24
<b>6504 - Elevator - Lic. &amp; Fees</b>	2,835.00	2,835.00	2,310.00	525.00
<b>6505 - Miscellaneous</b>	102.00	102.00	102.00	0.00
<b>6506 - Annual fees (Annual fees)</b>	732.00	732.00	0.00	732.00
<b>Total Licenses, Fees, Taxes</b>	18,097.06	18,097.06	10,935.82	7,161.24
<b>Maintenance</b>				
<b>6101 - Supplies</b>	37,309.08	37,309.08	43,200.00	-5,890.92
<b>6102 - Equipment</b>	0.00	0.00	324.00	-324.00
<b>6103 - Washer &amp; Dryer Rprs.</b>	0.00	0.00	0.00	0.00
<b>6104 - Security Cameras (Security)</b>	0.00	0.00	7,860.00	-7,860.00
<b>6104.01 - Security Cameras ADT</b>	17,208.00	17,208.00	18,324.00	-1,116.00
<b>6105 - Elevator Service/Repairs</b>	49,018.00	49,018.00	115,000.00	-65,982.00
<b>6106 - Rubbish Removal</b>	193,812.89	193,812.89	185,381.22	8,431.67
<b>6106.01 Trash Room Sanitation</b>	20,764.80	20,764.80	19,152.00	1,612.80
<b>6107 - Exterminator</b>	30,888.58	30,888.58	33,511.69	-2,623.11
<b>6107.01 - White Fly Treatment</b>	10,943.60	10,943.60	13,517.50	-2,573.90
<b>6107.02 - Fertilizing</b>	24,781.80	24,781.80	20,400.00	4,381.80
<b>6108 - Janitorial</b>	237,893.37	237,893.37	209,172.00	28,721.37
<b>6109 - Lawn Maintenance</b>	87,549.84	87,549.84	85,680.00	1,869.84
<b>6110 - Outside Labor &amp; Svcs.</b>	182,823.15	182,823.15	182,823.15	0.00
<b>6111 - Repairs to Buildings</b>	0.00	0.00	0.00	0.00
<b>6113 - Beautification of Grounds</b>	2,000.00	2,000.00	10,008.00	-8,008.00
<b>6114 - Tree &amp; Lawn Fertilization</b>	1,500.00	1,500.00	0.00	1,500.00
<b>6115 - Tree Trimming</b>	51,372.00	51,372.00	36,000.00	15,372.00
<b>6117 - Storm clean up</b>	0.00	0.00	5,000.00	-5,000.00
<b>6119 - Elevator Telephone Svc.</b>	30,107.14	30,107.14	29,232.00	875.14
<b>6120 - Miscellaneous</b>	1,000.00	1,000.00	1,944.00	-944.00
<b>6121 - Removal of Abandoned Furniture</b>	0.00	0.00	588.00	-588.00
<b>Total Maintenance</b>	978,972.25	978,972.25	1,017,117.56	-38,145.31

Pine Island Ridge Condo "G" Assn. Inc.

2026-27 Budget - April 1 to March 31

Budget					
	2026-27 w/ Partially Funded Reserves	2026-27 w/ Fully Funded Reserves	2025-26 Approved Budget	Difference with Partially Funded Reserves	
<b>Payroll</b>					
<b>6000 · Payroll wages</b>			465,280.00		4,160.00
<b>6000 · Payroll wages</b>	469,440.00	469,440.00			
<b>6030 · FICA/MED Company Exp</b>	46,944.00	46,944.00	46,528.00		416.00
<b>Total Payroll</b>	516,384.00	516,384.00	511,808.00		4,576.00
<b>Phase "G" Rec. Covenants</b>					
<b>6601 · Cable TV</b>	373,249.28	373,249.28	409,624.02		-36,374.74
<b>6603 · Satellite Electricity</b>	22,271.97	22,271.97	19,988.99		2,282.98
<b>6604 · Satellite Water/Sewer</b>	23,728.53	23,728.53	13,175.67		10,552.86
<b>6605 · Pool Service &amp; Supplies</b>	10,000.00	10,000.00	9,874.84		125.16
<b>6608 · Furniture/Fixtures</b>	1,000.00	1,000.00	1,000.00		0.00
<b>6610 · Pool License</b>	672.00	672.00	648.00		24.00
<b>6611 · Unit taxes</b>	2,916.00	2,916.00	2,916.00		0.00
<b>6612 · Pool Repairs (Pool Repairs)</b>	3,000.00	3,000.00	11,604.00		-8,604.00
<b>Total Phase "G" Rec. Covenants</b>	436,837.78	436,837.78	468,831.52		-31,993.74
<b>Transportation</b>					
<b>6201 · Capital Expenditures</b>	0.00	0.00	1,000.00		-1,000.00
<b>6203 · Gas - truck &amp; carts</b>	4,992.00	4,992.00	2,088.00		2,904.00
<b>6205 · Repairs - truck &amp; carts</b>	3,684.00	3,684.00	1,440.00		2,244.00
<b>Total Transportation</b>	8,676.00	8,676.00	4,528.00		4,148.00
<b>Utilities - Buildings</b>					
<b>6425 · Water/Sewer</b>	723,636.00	723,636.00	694,308.00		29,328.00
<b>6450 · Electricity</b>	112,812.00	112,812.00	110,712.00		2,100.00
<b>Total Utilities - Buildings</b>	836,448.00	836,448.00	805,020.00		31,428.00
<b>6614 · Popular Association Bank Interest</b>	0.00	0.00	0.00		0.00
<b>6800 · Monthly Pooled Reserves</b>	580,400.00	877,200.00	360,000.00		220,400.00
<b>Total Expense</b>	6,742,005.93	7,038,805.93	6,169,076.22		572,929.71
<b>Net Ordinary Income</b>	-1,260.00	-1,260.00	-2,328.01		1,068.01
<b>Other Income/Expense</b>					
<b>6010 · Popular Bank Interest (Interest)</b>					
<b>6140 · Interest Unrestricted-Popular</b>	1,140.00	1,140.00	2,028.00		-888.00
<b>6141 · Interest Unrestricted-P-Bank</b>	120.00	120.00	300.00		-180.00
<b>Total 6010 · Popular Bank Interest (Interest)</b>	1,260.00	1,260.00	2,328.00		-1,068.00
<b>Total Other Income</b>	1,260.00	1,260.00	2,328.00		-1,068.00
	<b>-0.00</b>	<b>-0.00</b>	<b>-0.01</b>		<b>0.01</b>

PINE ISLAND RIDGE CONDOMINIUM "G" ASSOCIATION, INC.

Monthly Maintenance

Building #1 (40 units)	Unit Type	# of ea. Type	% Apt.	Monthly Maintenance			Monthly Increase	Percent Increase
				2025-26	2026-27			
101, 201, 301, 401	J	4	1.95361%	\$ 523.06	\$ 526.08	\$	3.02	0.58%
102, 202, 302, 402	K	4	2.06227%	\$ 535.88	\$ 538.98	\$	3.10	0.58%
103, 203, 303, 403	L	8	2.36152%	\$ 570.92	\$ 574.22	\$	3.30	0.58%
104, 204, 304, 404								
106, 206, 306, 406	M	8	2.65882%	\$ 605.53	\$ 609.04	\$	3.51	0.58%
108, 208, 308, 408								
105, 205, 305, 405	N	8	2.65882%	\$ 605.53	\$ 609.04	\$	3.51	0.58%
107, 207, 307, 407								
109, 209, 309, 409	O	8	2.81290%	\$ 623.48	\$ 627.09	\$	3.61	0.58%
110, 210, 310, 410								
<b>TOTAL ONE BUILDING</b>		<b>40</b>	<b>100.00000%</b>					
Building #1 - Poinciana Place								

Buildings (40 units)	Unit type	# of ea. type	% Apt.	Monthly Maintenance			Monthly Increase	Percent Increase
				2025-26	2026-27			
101, 201, 301, 401	J	24	1.88409%	\$ 514.94	\$ 517.92	\$	2.98	0.58%
102, 202, 302, 402	K	24	1.98887%	\$ 527.33	\$ 530.38	\$	3.05	0.58%
103, 203, 303, 403	L	48	2.27748%	\$ 561.09	\$ 564.34	\$	3.25	0.58%
104, 204, 304, 404								
106, 206, 306, 406	M	48	2.56421%	\$ 594.42	\$ 597.86	\$	3.44	0.58%
'108, 208, 308, 408								
105, 205, 305, 405	N	48	2.56421%	\$ 594.42	\$ 597.86	\$	3.44	0.58%
107, 207, 307, 407								
109, 209, 309, 409	P	48	3.15762%	\$ 664.08	\$ 667.92	\$	3.84	0.58%
110, 210, 310, 410								
<b>TOTAL SIX BUILDINGS</b>		<b>240</b>	<b>100.00000%</b>					

Building #6	9460 Poinciana Place
Building #7	9470 Poinciana Place
Building #8	9480 Poinciana Place
Building #9	9325 Lagoon Place
Building #12	9330 Lagoon Place
Building #12A	9340 Lagoon Place

PINE ISLAND RIDGE CONDOMINIUM "G" ASSOCIATION, INC.

Monthly Maintenance

Building #1 (40 units)	Unit Type	# of ea. Type	% Apt.	Monthly Maintenance		Monthly Increase	Percent Increase
				2025-26	2026-27		
101, 201, 301, 401	J	4	1.95361%	\$ 523.06	\$ 526.08	\$ 3.02	0.58%
102, 202, 302, 402	K	4	2.06227%	\$ 535.88	\$ 538.98	\$ 3.10	0.58%
103, 203, 303, 403	L	8	2.36152%	\$ 570.92	\$ 574.22	\$ 3.30	0.58%
104, 204, 304, 404							
106, 206, 306, 406	M	8	2.65882%	\$ 605.53	\$ 609.04	\$ 3.51	0.58%
108, 208, 308, 408							
105, 205, 305, 405	N	8	2.65882%	\$ 605.53	\$ 609.04	\$ 3.51	0.58%
107, 207, 307, 407							
109, 209, 309, 409	O	8	2.81290%	\$ 623.48	\$ 627.09	\$ 3.61	0.58%
110, 210, 310, 410							
<b>TOTAL ONE BUILDING</b>		<b>40</b>	<b>100.00000%</b>				
<b>Building #1 - Poinciana Place</b>							

Buildings (40 units)	Unit type	# of ea. type	% Apt.	Monthly Maintenance		Monthly Increase	Percent Increase
				2025-26	2026-27		
6, 7, 8, 9, 12, 12A	J	24	1.88409%	\$ 514.94	\$ 517.92	\$ 2.98	0.58%
101, 201, 301, 401							
102, 202, 302, 402	K	24	1.98887%	\$ 527.33	\$ 530.38	\$ 3.05	0.58%
103, 203, 303, 403	L	48	2.27748%	\$ 561.09	\$ 564.34	\$ 3.25	0.58%
104, 204, 304, 404							
106, 206, 306, 406	M	48	2.56421%	\$ 594.42	\$ 597.86	\$ 3.44	0.58%
'108, 208, 308, 408							
105, 205, 305, 405	N	48	2.56421%	\$ 594.42	\$ 597.86	\$ 3.44	0.58%
107, 207, 307, 407							
109, 209, 309, 409	P	48	3.15762%	\$ 664.08	\$ 667.92	\$ 3.84	0.58%
110, 210, 310, 410							
<b>TOTAL SIX BUILDINGS</b>		<b>240</b>	<b>100.00000%</b>				

Building #6	9460 Poinciana Place
Building #7	9470 Poinciana Place
Building #8	9480 Poinciana Place
Building #9	9325 Lagoon Place
Building #12	9330 Lagoon Place
Building #12A	9340 Lagoon Place

PINE ISLAND RIDGE CONDOMINIUM "G" ASSOCIATION, INC.

Monthly Maintenance

Building #3 (64 units)	Unit type	# of ea. type	% Apt.	Monthly Maintenance		Monthly Increase	Percent Increase
				2025-26	2026-27		
105, 205, 305, 405	J	8	1.23591%	\$ 526.05	\$ 529.09	\$ 3.04	0.58%
107, 207, 307, 407							
106, 206, 306, 406	K	8	1.30464%	\$ 538.87	\$ 541.99	\$ 3.12	0.58%
108, 208, 308, 408							
109, 209, 309, 409	L	16	1.49396%	\$ 574.34	\$ 577.66	\$ 3.32	0.58%
110, 210, 310, 410							
111, 211, 311, 411							
112, 212, 312, 412							
102, 202, 302, 402	M	12	1.68204%	\$ 609.38	\$ 612.91	\$ 3.53	0.58%
104, 204, 304, 404							
114, 214, 314, 414							
101, 201, 301, 401	N	12	1.68204%	\$ 609.38	\$ 612.91	\$ 3.53	0.58%
103, 203, 303, 403							
115, 215, 315, 415							
116, 216, 316, 416	O	4	1.77951%	\$ 627.76	\$ 631.39	\$ 3.63	0.58%
117, 217, 317, 417	P	4	2.07131%	\$ 682.45	\$ 686.40	\$ 3.95	0.58%
<b>TOTAL ONE BUILDING</b>		<b>64</b>	<b>100.000000%</b>				
<b>Building #3</b>	<b>9430 Poinciana Place</b>						

Buildings (64 units)	Unit type	# of ea. type	% Apt.	Monthly Maintenance		Monthly Increase	Percent Increase
				2025-26	2026-27		
106, 206, 306, 406	J	48	1.22165%	\$ 523.06	\$ 526.08	\$ 3.02	0.58%
108, 208, 308, 408							
105, 205, 305, 405	K	48	1.28958%	\$ 535.88	\$ 538.98	\$ 3.10	0.58%
107, 207, 307, 407							
109, 209, 309, 409	L	96	1.47672%	\$ 570.92	\$ 574.22	\$ 3.30	0.58%
110, 210, 310, 410							
111, 211, 311, 411							
112, 212, 312, 412							
103, 203, 303, 403	M	72	1.66264%	\$ 605.96	\$ 609.47	\$ 3.51	0.58%
114, 214, 314, 414							
115, 215, 315, 415							
101, 201, 301, 401	N	72	1.66264%	\$ 605.96	\$ 609.47	\$ 3.51	0.58%
102, 202, 302, 402							
104, 204, 304, 404							

PINE ISLAND RIDGE CONDOMINIUM "G" ASSOCIATION, INC.

Monthly Maintenance

Buildings 2, 4, 5, 10, 11, 14 (64 units)	Unit type	# of ea. type	% Apt.	Monthly Maintenance		Monthly Increase	Percent Increase
				2025-26	2026-27		
116, 216, 316, 416	P	48	2.04741%	\$ 677.75	\$ 681.67	\$ 3.92	0.58%
117, 217, 317, 417							
<b>TOTAL SIX BUILDINGS</b> 384 100.00000%							

Building #2 9420 Poinciana Place  
Building #4 9440 Poinciana Place  
Building #5 9450 Poinciana Place  
Building #10 9235 Lagoon Place  
Building #11 9230 Lagoon Place  
Building #14 9311 Orange Grove Dr.