Good evening, everyone.

Tonight, we are passing Pine Ridge's 2027 budget. It addresses our current needs while preparing for the years ahead.

Pine Ridge continues to grow. As we approach 4,000 homes, our community becomes more complex, our responsibilities expand, and requests for services increase. The Board knows that maintaining our current level of service while meeting changing needs requires us to keep evaluating how we use Association resources.

Pine Ridge is in a strong financial position, and the Board has taken steps to preserve that strength.

Our Capital Reserves meet the requirements of the current Capital Reserve Plan. In 2027, it will be time to revisit and update that plan. These funds are set aside for the future maintenance of our community's assets and amenities. They are invested in certificates of deposit, and the interest is reinvested in the reserves. This helps offset some of future costs that would otherwise fall totally on funding from annual income.

Our Operating Funds are also strong. They include the remaining balance of this year's budget and an amount approximately one-third of next year's projected operating budget. This gives us an operating safety net, which along with our insurance coverage, helps us meet planned obligations and respond to unexpected needs.

We have maintenance to catch up on in the coming year. Some projects—including painting the Community Center, maintaining the parking lot, and refurbishing the southern, or upper, tennis courts—will be funded from Capital Reserves. Other needs, including organizational improvements, water and erosion control, and tree replacement, will be funded from Operating Funds.

The Board determined that an increase in Association dues was necessary to maintain our financial footing and keep pace with rising

costs. In 2026, monthly dues ranged from $9.33 to $18.66. In 2027, they will range from $11.57 to $23.14.

This increase addresses inflation and supports the organizational improvements needed to meet members' service and operational expectations, as well as upcoming non-capital maintenance.

Dues are a predictable expense that members can plan for, and their impact on household budgets is low. Our goal is to continue funding the Association in this predictable, low-impact way keeping our finances strong—so that sudden, unplanned special assessments are never needed.

The Deed Restrictions cap dues at $13.20 to $26.40 per month. Raising that cap would require a membership referendum. As dues approach the cap, future Boards will need to revisit how Association operations are funded. Pine Ridge is financially sound today, and taking a proactive approach will help preserve that strength for the future.

Our goal is straightforward: maintain our level of service, increase enforcement of our existing deed restrictions, meet the growing demands of our community, while striving to control costs at the same time.

As Pine Ridge grows and our responsibilities expand, we will continue looking for ways to improve how we operate and make the best use of the resources entrusted to us by Membership.

Thank you.

President’s Message
11/18/2026