

# **Grande Reserve Condominium Association, Inc.**

## **A Corporation not for profit**

**Notice** is hereby given that a meeting of the Board of Directors of Grande Reserve Condominium Association, Inc., will be held at the following date, time and place.

**DATE:** November 18, 2025  
**TIME:** 5:30 pm  
**PLACE:** Grande Reserve Clubhouse, 5714 Grande Reserve Way, Naples FL 34110  
& via zoom

### **AGENDA**

1. Call to Order
2. Proof of Notice
3. Establish a Quorum
4. Reading or Waiver of Previous Meeting Minutes held October 28, 2025.
5. Report of Officers:
  - President Report
  - Treasurers Report
6. Old Business
  - Landscape
    - Park B Project Update
  - Paving – Asphalt and Curb Repair
  - Website
  - ARB 303
  - Exercise Building Water Shut Off's
  - Paver Dip at Exit
  - Clubhouse Renovation Survey
7. New Business
  - ARB 804 – Flooring, ARB 601 - Bathroom Remodel
  - Director Resignation
  - 2025 CPA Audit Engagement
  - 2026 Budget Adoption
8. Questions/Comments from the membership on agenda items
9. Next Meeting
10. Adjournment

Join via zoom:

<https://us02web.zoom.us/j/81557918386?pwd=6UhtUGXGobV7so0vaRk3tSfb1wQRAg.1>

Meeting ID: 815 5791 8386

Passcode: 921296

One tap mobile

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Posted by Virginia Packman, CAM Advanced Property Management Services

**GRANDE RESERVE AT PELICAN STRAND**  
**2026 Proposed Budget**

|                     |                                    | 2024                 | 2024                 | 2025                 | 2025 Projected       | 2026 Proposed        | 2026               |
|---------------------|------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--------------------|
|                     |                                    | Budget               | Actual               | Budget               | Actual               | Budget               | Per Unit Qtrly.    |
| <b>Income</b>       |                                    |                      |                      |                      |                      |                      |                    |
| 5030                | Application Fees                   | \$ -                 | \$ 1,300.00          | \$ -                 | \$ 600.00            |                      | \$ -               |
| 5033                | Association Dues                   | \$ 627,099.00        | \$ 627,100.32        | \$ 619,335.00        | \$ 619,335.00        | \$ 680,302.00        | \$ 2,024.71        |
| 5040                | Late Fees/Charges                  | \$ -                 | \$ 3,795.50          | \$ -                 | \$ 632.00            |                      | \$ -               |
| 5180                | Miscellaneous Income               | \$ -                 | \$ -                 | \$ -                 | \$ 53.00             |                      | \$ -               |
| 5204                | Reserve Revenue                    | \$ 133,600.00        | \$ 133,600.32        | \$ 138,009.26        | \$ 138,009.00        | \$ 138,009.00        | \$ 410.74          |
| 5458                | Master Association Dues            | \$ 146,500.00        | \$ 146,499.36        | \$ 146,496.00        | \$ 146,496.00        | \$ 150,528.00        | \$ 448.00          |
| 4002                | Fee Reduction with Surplus Funds   |                      |                      |                      |                      | (65,000.00)          |                    |
| <b>Total Income</b> |                                    | <b>\$ 907,199.00</b> | <b>\$ 912,295.50</b> | <b>\$ 903,840.26</b> | <b>\$ 905,125.00</b> | <b>\$ 903,839.00</b> | <b>\$ 2,690.00</b> |
| <b>Expense</b>      |                                    |                      |                      |                      |                      |                      |                    |
| 6020                | Electricity                        | \$ 21,000.00         | \$ 19,947.39         | \$ 25,000.00         | \$ 19,527.00         | \$ 21,500.00         | \$ 63.99           |
| 6040                | Water-Sewer                        | \$ 68,700.00         | \$ 68,081.04         | \$ 71,000.00         | \$ 71,088.00         | \$ 78,925.00         | \$ 234.90          |
| 6177                | Mulch/Pine Straw                   | \$ 5,000.00          | \$ -                 | \$ 2,000.00          | \$ 2,000.00          | \$ -                 | \$ -               |
| 6179                | Tree & Shrub Replacement           | \$ 10,000.00         | \$ 3,190.00          | \$ 5,000.00          | \$ 300.00            | \$ 5,000.00          | \$ 14.88           |
| 6193                | Irrigation Repairs/Service         | \$ 20,500.00         | \$ 21,506.34         | \$ 23,000.00         | \$ 18,973.00         | \$ 15,000.00         | \$ 44.64           |
| 6199                | Landscape Contract                 | \$ 75,000.00         | \$ 67,857.08         | \$ 72,000.00         | \$ 73,560.00         | \$ 79,300.00         | \$ 236.01          |
| 6460                | Grounds Maint.                     | \$ 66,400.00         | \$ 39,694.67         | \$ -                 | \$ -                 |                      | \$ -               |
| 6205                | Holiday Decorations                | \$ 4,000.00          | \$ 4,890.00          | \$ 4,250.00          | \$ 4,250.00          | \$ 4,500.00          | \$ 13.39           |
| 6208                | Sod/Plants Replacement             | \$ 10,000.00         | \$ 1,468.83          | \$ 4,000.00          | \$ 4,277.00          | \$ 4,000.00          | \$ 11.90           |
| 6238                | Tree Trimming - Commons            | \$ -                 | \$ 5,606.00          | \$ -                 | \$ 7,015.00          | \$ 7,000.00          | \$ 20.83           |
| 6274                | Landscape Flowers                  | \$ -                 | \$ -                 | \$ 9,200.00          | \$ 3,110.00          | \$ 3,600.00          | \$ 10.71           |
| 6275                | Landscape Replacement              | \$ -                 | \$ -                 | \$ 20,000.00         | \$ 28,485.00         | \$ 75,000.00         | \$ 223.21          |
| 6343                | Building Maintenance               | \$ 10,000.00         | \$ 35,571.05         | \$ 20,000.00         | \$ 38,768.00         | \$ 25,000.00         | \$ 74.40           |
| 6473                | Janitorial Services                | \$ 5,100.00          | \$ 5,490.00          | \$ 5,500.00          | \$ 5,500.00          | \$ 5,300.00          | \$ 15.77           |
| 6480                | Fountain Repair                    | \$ -                 | \$ -                 | \$ -                 | \$ 477.00            | \$ 1,000.00          | \$ 2.98            |
| 6150                | Exterminating                      | \$ 10,600.00         | \$ 4,240.00          | \$ 10,000.00         | \$ 19,200.00         | \$ 18,000.00         | \$ 53.57           |
| 6351                | Pressure Washing                   | \$ 5,000.00          | \$ (85.00)           | \$ 5,000.00          | \$ 6,525.00          | \$ 7,000.00          | \$ 20.83           |
| 6401                | Fire Service Subcontract           | \$ 1,000.00          | \$ 3,783.14          | \$ 1,000.00          | \$ 5,657.00          | \$ 2,000.00          | \$ 5.95            |
| 6250                | Pool/Spa Maintenance               | \$ 6,900.00          | \$ 7,200.00          | \$ 9,000.00          | \$ 7,200.00          | \$ 7,560.00          | \$ 22.50           |
| 6251                | Pool/Spa Repairs                   | \$ 1,500.00          | \$ 5,854.83          | \$ 2,000.00          | \$ 3,704.00          | \$ 2,000.00          | \$ 5.95            |
| 6252                | Pool Permit                        | \$ -                 | \$ 875.35            | \$ 875.00            | \$ 875.00            | \$ 875.00            | \$ 2.60            |
| 6476                | Fountain Maintenance               | \$ 2,000.00          | \$ 6,873.56          | \$ 4,000.00          | \$ 4,478.00          | \$ 1,900.00          | \$ 5.65            |
| 6410                | Hurricane Expense                  | \$ -                 | \$ 2,644.50          | \$ -                 | \$ -                 |                      | \$ -               |
| 6225                | Paver Repair                       | \$ -                 | \$ -                 | \$ 5,000.00          | \$ 1,959.00          | \$ 1,000.00          | \$ 2.98            |
| 6284                | Clubhouse AC Maintenance & Repairs | \$ -                 | \$ -                 | \$ 1,500.00          | \$ -                 | \$ 500.00            | \$ 1.49            |
| 6422                | Clubhouse Furnishings              | \$ -                 | \$ -                 | \$ 5,000.00          | \$ -                 | \$ 33,300.00         | \$ 99.11           |
| 6423                | Clubhouse Windows                  | \$ -                 | \$ -                 | \$ 10,000.00         | \$ -                 | \$ 70,000.00         | \$ 208.33          |
| 6610                | Property Management Fees           | \$ 20,400.00         | \$ 20,400.00         | \$ 21,600.00         | \$ 21,600.00         | \$ 22,680.00         | \$ 67.50           |
| 6630                | Accounting/Tax Prep                | \$ 500.00            | \$ 5,595.00          | \$ 6,000.00          | \$ 7,050.00          | \$ 500.00            | \$ 1.49            |
| 6650                | Legal Fees                         | \$ 1,000.00          | \$ 16,119.06         | \$ 12,000.00         | \$ 13,669.00         | \$ 8,000.00          | \$ 23.81           |
| 6660                | Bank Charges                       | \$ -                 | \$ 5.00              | \$ -                 | \$ -                 |                      | \$ -               |
| 6679                | State Condominium Fees             | \$ -                 | \$ -                 | \$ -                 | \$ 125.00            | \$ 125.00            | \$ 0.37            |
| 6874                | Licenses/Fees                      | \$ 1,000.00          | \$ (928.75)          | \$ 1,000.00          | \$ 61.00             | \$ 61.00             | \$ 0.18            |
| 6062                | Zoom Storage                       |                      |                      |                      |                      | \$ 600.00            | \$ 1.79            |
| 7023                | Website Development/Hosting        | \$ -                 | \$ -                 | \$ 2,000.00          | \$ 1,500.00          | \$ 2,700.00          | \$ 8.04            |
| 7160                | Office Supplies                    | \$ 2,000.00          | \$ 2,667.05          | \$ 2,000.00          | \$ 4,598.00          | \$ 4,600.00          | \$ 13.69           |
| 6681                | Division and Corp. Fees            | \$ 400.00            | \$ -                 | \$ 400.00            | \$ 776.00            | \$ 776.00            | \$ 2.31            |
| 6682                | Contingency                        | \$ 199.00            | \$ -                 | \$ 12,510.00         | \$ 192.00            | \$ -                 | \$ -               |
| 7164                | Application Fee Expense            | \$ -                 | \$ 600.00            | \$ -                 | \$ 600.00            | \$ -                 | \$ -               |

|                 |                                                                                                                                                        |                    |                     |                    |                       |                |              |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|--------------------|-----------------------|----------------|--------------|
| 7024            | Beneficial Ownership (Fincen)                                                                                                                          | \$ -               | \$ 425.00           | \$ 500.00          | \$ -                  |                | \$ -         |
| 6837            | Insurance                                                                                                                                              | \$ 278,400.00      | \$ 244,349.56       | \$ 245,000.00      | \$ 179,147.00         | \$ 171,000.00  | \$ 508.93    |
| 9003            | Reserve Expense                                                                                                                                        | \$ 133,600.00      | \$ 133,600.00       | \$ 138,009.26      | \$ 138,009.00         | \$ 138,009.26  | \$ 410.74    |
| 9010            | Master Association Dues                                                                                                                                | \$ 146,500.00      | \$ 146,496.00       | \$ 146,496.00      | \$ 146,496.00         | \$ 150,528.00  | \$ 448.00    |
| 9023            | Project Oversight Fee                                                                                                                                  | \$ -               | \$ 1,527.27         | \$ 2,000.00        | \$ -                  |                | \$ -         |
| Total Expense   |                                                                                                                                                        | \$ 906,699.00      | \$ 875,543.97       | \$ 903,840.26      | \$ 840,751.00         | \$ 968,839.26  | \$ 2,883.45  |
| Surplus/Deficit |                                                                                                                                                        | \$ 500.00          | \$ 36,751.53        | \$ -               | \$ 64,374.00          | \$ (65,000.26) | \$ (193.45)  |
|                 |                                                                                                                                                        |                    |                     |                    |                       |                |              |
|                 |                                                                                                                                                        |                    |                     |                    |                       |                |              |
|                 | Estimated Budget Requires the following assessments for individual units:                                                                              |                    |                     |                    |                       |                |              |
|                 | Total Assessments                                                                                                                                      | Share              | Annually            | Quarterly          |                       |                |              |
|                 | \$ 903,839.00                                                                                                                                          | 1/84th             | \$ 10,759.99        | \$ 2,690.00        |                       |                |              |
|                 |                                                                                                                                                        |                    |                     |                    |                       |                |              |
|                 |                                                                                                                                                        |                    |                     |                    |                       |                |              |
|                 | PROPOSED RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE                                                                                    |                    |                     |                    |                       |                |              |
|                 |                                                                                                                                                        | ESTIMATED          | ESTIMATED           | ESTIMATED          | ESTIMATED             | REMAINING      | FUNDING      |
|                 |                                                                                                                                                        | LIFE               | COST TO             | REMAINING          | BALANCE               | UNFUNDED       | REQUIRED     |
|                 | ASSET                                                                                                                                                  | WHEN NEW           | REPLACE             | LIFE AS OF 2026    | AS OF 12/31/2025      | BALANCE        | IN 2026      |
| 4448            | Reserves - Pooled                                                                                                                                      |                    |                     |                    | \$416,499.00          |                | \$138,009.26 |
|                 | TOTAL                                                                                                                                                  |                    | \$0.00              |                    | \$416,499.00          | \$0.00         | \$138,009.26 |
|                 |                                                                                                                                                        |                    |                     |                    |                       |                |              |
|                 | DEDUCTIBLE DISCLOSURE per Florida Statute 718.111,11,c,3                                                                                               |                    |                     |                    |                       |                |              |
|                 | Assessment Authority - Special Assessment                                                                                                              |                    |                     |                    |                       |                |              |
|                 | The board shall establish the amount of deductibles based upon the level of available funds and predetermined assessment authority at a board meeting. |                    |                     |                    |                       |                |              |
|                 | Total property values                                                                                                                                  | Wind Deductible-2% | Other Perils Deduct | Available Reserves | Estimated Cost / Unit |                |              |
|                 | \$29,653,829                                                                                                                                           | \$593,077          | \$5,000             | \$0                | \$7,060               |                |              |
|                 |                                                                                                                                                        |                    |                     |                    |                       |                |              |

10/30/2025