
COURTSIDE COMMONS

October 22, 2025

Dear Courtside Commons Residents,

In accordance with Sunshine Law, enclosed is the notice of the upcoming Board of Directors' meeting where the proposed 2026 annual budget will be considered for adoption.

Best regards,

A handwritten signature in blue ink that reads "Natalie Artimez, CAM". The signature is fluid and cursive, with the initials "CAM" written in a slightly different style than the first name.

Natalie Artimez, CAM

For the Board of Directors of Courtside Commons

COURTSIDE COMMONS OF WYNDEMERE CONDOMINIUM ASSOCIATION, INC.
Notice of Board of Directors Meeting

TO: ALL MEMBERS OF THE BOARD OF DIRECTORS
ALL UNIT OWNERS

NOTICE is hereby given, that a meeting of the Board of Directors of Courtside Commons of Wyndemere Association, Inc. will be held at the date and place noted below.

DATE: November 5, 2025
HOUR: 8:30 AM
PLACE: Wyndemere Homeowners Office
98 Wyndemere Way
Naples, FL 34105

Join Zoom Meeting

<https://us02web.zoom.us/j/85438960636?pwd=wGUuT9LKRgfbJrolJbNArCbwsie4U1.1>

Meeting ID: 854 3896 0636

Passcode: 857172

One tap mobile

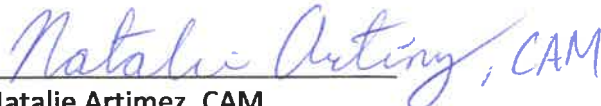
+13052241968

+19292056099 US (New York)

AGENDA

1. Call Meeting to Order
2. Certify Quorum/Proof of Notice
3. Approval of Minutes from October 14, 2025
4. Consideration and adoption of 2026 Annual Budget
5. Old business
 - a. Termites
6. New Business
 - a. Other
7. Next Meeting Date
8. Adjournment

By:


Natalie Artimez, CAM
Community Associations Manager

Dated: October 22, 2025

COURTSIDE COMMONS OF WYNDEMERE CONDOMINIUM ASSOCIATION, INC.
PROPOSED ANNUAL BUDGET
FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

	2026 Budget		2025 Budget	
	Total Annual	Quarterly per Unit	Total Annual	EOY Projected
Revenue				
Association Maintenance Dues	380,442	1,794.54	361,979	361,979
Late Fees	0	0.00	0	263
Rental Application Fees	0	0.00	0	400
Miscellaneous Income	0	0.00	0	0
Interest Income	0	0.00	0	832
Reserve Interest Income	3,900	0.00	0	3,150
Reserves Income	91,068	429.57	90,585	90,585
Total Income	475,411	2,224.11	452,564	457,210
	2026 Budget		2025 Budget	
	Total Annual	Quarterly per Unit	Total Annual	Projected Expenses
Lawn Maintenance	61,320	289.25	52,000	59,003
Irrigation Repairs	5,871	27.69	5,500	5,700
Plants, Flowers & Landscape	8,000	37.74	4,000	23,194
Tree Trimming	7,488	35.32	6,500	7,270
Mulch	6,313	29.78	5,800	6,903
Bldg. Repair / Maintenance	5,898	27.82	20,000	5,726
Pavers Repairs / Maintenance	1,000	4.72	1,000	0
Dryer Vent Cleaning	1,045	4.93	1,000	0
Cleaning-Common Areas	13,200	62.26	17,700	21,315
Cleaning – BBQ Area	1,750	8.25	0	0
Power Washing – Pavers/Exterior	3,900	18.40	0	0
Refuse Removal	3,200	15.09	3,600	3,900
Pest Control-Interior/Exterior	4,400	20.75	4,360	4,750
Termite Treatments	8,106	38.24	4,000	44,300
Safety Equipment R/M	621	2.93	1,500	603
Utilities-Electric	2,427	11.45	2,500	2,356
Utilities-Water & Sewer	36,720	173.21	35,500	35,650
Bank Service Fees	0	0.00	25	128
Financials - Audit/Review	6,800	32.08	0	0
Management Fee	12,720	60.00	12,720	12,720
Legal Fees	4,000	18.87	1,500	3,000
Licenses	62	0.29	62	62
Condo Fee (DBPR)	212	1.00	212	212
Insurance	167,890	791.93	180,000	170,562
Contingencies	17,500	82.55	2,500	540
Total Operating Costs	\$ 380,442	\$ 1,794.54	\$ 361,979	\$ 407,894
Less Common Surplus				
Net Operating Assessments	\$ 380,442	\$ 1,794.54	\$ 361,979	\$ 407,894
Reserve Funding Requirement	91,068	429.57	90,585	
Total Reserve Contributions	91,068	429.57	90,585	
Total Operating Costs	471,511	2,224.11	452,564	2,134.74
Carport Assessment	0	0.00	60,000	
Total Operating Costs with Carport	471,511	2,224.11	512,564	2,634.74

APPROVED FOR THE ASSOCIATION BY:

(Name and Date)

Master Association Dues		854.12
Master Reserve Fund		112.13
Cable TV/Internet		260.97
Total Master Fees per Qtr.	\$ -	1,227.22

Total 2026 Assessments Excluding WHOA **\$ 2,224.11**

Please be advised that WHOA will adopt its budget on November 18, 2025. Once we receive the WHOA fees, an updated budget will be shared with all residents.

**Courtside Commons Condominium Association
 Reserves Calculation for 2026**

	Estimated Useful Life	Replacement Cost	Remaining Useful Life	Fund Balance 12/31/2024	Ytd. Contributions 2025	Ytd. Disbursements 2025	Estimated Fund Balance 2025	Additional Reserve	2026 Funding Required
Roof Reserve									
Bldg. 100-600 & Carports	15	514,000	12	69,149	34,219	0	103,368	410,632	34,219
Roof Totals		514,000		69,149	34,219	0	103,368	410,632	34,219
Paving Reserve									
Bldg. 100-600	20	116,000	5	46,719	11,548		58,267	57,733	11,547
Paving Totals		116,000		46,719	11,548	0	58,267	57,733	11,547
Painting Reserve									
Bldg. 100-600 & Carports	9	150,000	6	35,156	16,406	0	51,562	98,438	16,406
Painting Totals		150,000		35,156	16,406	0	51,562	98,438	16,406
Emergency Catastrophic Loss Fund									
Bldg. 100-600 & Carports	6	106,000	2	92,765	4,412	0	97,177	8,823	4,412
ECLF Totals		106,000		92,765	4,412		97,177	8,823	4,412
Deferred Maintenance									
Bldg. 100-600	20	480,000	19	0	24,000	(9,190)	14,810	465,190	24,484
Building Decks Totals				0	24,000		14,810	465,190	24,484
Reserve Interest									
Reserve Interest Totals				4,586			3,150		
				4,586			7,720		
Estimated Reserve Balance 12/31/2025							332,904		
Total 2026 Reserve Funding Requirement									91,068

PU/PQtr \$ 429.57