Preserve at Charlotte Harbor Condominium Association, Inc.
C/O 1st Choice Condo Management Services
PO BOX 511716
Punta Gorda, FL 33951
941-625-2255

December 11, 2025

To all Preserve at Charlotte Harbor unit owners,

Included in this packet are several items:

- Your first notice of the Annual Meeting that will be held on February 11, 2026.
- Candidate information sheet and intent to run for the Board of Directors forms. Deadlines for return are on the first notice. There are 2 positions up for re-election for 2026.
- The Proposed 2026 Budget

If you have any questions, please don't hesitate to contact my office and we will be glad to help you in any way we can.

Sincerely,

Kristianna Mrjenovich

Kristianna J Mrjenovich, C.A.M.
1st Choice Condo Management Service, Inc.

FIRST NOTICE OF DATE OF ANNUAL MEETING AND BOARD ELECTION OF PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION, INC. AND PROCEDURE FOR QUALIFYING FOR THE BOARD

TO ALL MEMBERS:

On February 12, 2026 at 3:00 P.M. , at Preserve At Charlotte Harbor Clubhouse, 5121 Melbourne Street, Pt Charlotte, FL 33980 the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" which Notice will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

On or before January 2, 2026 you must give written notice, either by mail or in person to the Association of your desire to run for the Board addressed to the Association's mailing address c/o 1st Choice Condo Management, PO BOX 511716 Punta Gorda, FL 33951. The attached "Notice of Intent to be a Candidate for the Board," may be used for that purpose. There are two positions up for re-election for 2026.

You may submit an Information Sheet, no larger than 8 ½ inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association on or before January 7, 2026 .

The Information Sheet and ballots will be mailed to voting members by January 12, 2026 if applicable.

BY ORDER OF THE BOARD OF DIRECTORS

Kristianna Mrjenovich, CAM

Agent for Preserve At Charlotte Harbor Condominium Association, Inc.

PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION

NOTICE OF INTENT
To be returned by 4:00 p.m. January 2, 2026

I, _____ hereby place my name in nomination as a candidate for the Board of Directors of Preserve at Charlotte Harbor Condominium Association, Inc.

_____ _____/_____/_____
(Signature) (Date)

*PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION CANDIDATE CERTIFICATION FORM

I, _____
(Print Name)

Understand that each director shall certify in writing to the secretary of the association, within 90 days of being elected or appointed to the board, that he or she has read the associations documents and will work to uphold such documents and policies to the best of their ability for PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION, INC. and the provisions of Chapter 718, The Florida Condominium Act, and any applicable rules.

This is available online at www.leg.state.fl.us/Statutes.org or by contacting the State of Florida at 800-226-9101.

Signed: _____
Signature of Candidate

Date:_____

*Required by Florida Statutes 718

CANDIDATE INFORMATION SHEET
(SUGGESTED BUT NOT REQUIRED)

NAME:_____ UNIT NO. _____

PERMANENT RESIDENT: _____ YES _____ NO

PERMANENT ADDRESS: _____

_____

LOCAL ADDRESS: _____

_____

PERSONAL BACKGROUND: _____

_____

_____

_____

PRIOR CONDOMINIUM EXPERIENCE: _____

_____

_____

_____

COMMENTS ABOUT BOARD CANDIDACY:_____

_____

_____

OTHER COMMENTS, GOALS, OBJECTIVES: _____

_____

_____

_____

Signature

PRESERVE AT CHARLOTTE HARBOR CONDO ASSOC. **2025 BUDGET MEETING**	**DATE:** 12/29/25 **TIME:** 10:00 AM **PLACE:** Clubhouse and ZOOM

AGENDA

1. Call to Order and Roll Call
2. Confirmation that the Association Fully Complied with the Requirements for Notice of this Meeting.
3. Old Business
   A. 2026 Budget
4. Adjournment

Hi there,

You are invited to a Zoom meeting.
When: Dec 29, 2025 10:00 AM Eastern Time (US and Canada)

Register in advance for this meeting:
https://us06web.zoom.us/meeting/register/uUFYEv3kQmOxtdHOI9LxJg

After registering, you will receive a confirmation email containing information about joining the meeting.

Copies of transcribed minutes will be available to all homeowners upon request.

2026 Proposed Budget for The Preserve at Charlotte Harbor

Account	Description	2025 Ten Month Projection	2025 Approved Budget	2026 Proposed Budget
INCOME				
6310	Operating Assessment	$1,152,000.00	$1,152,000.00	$1,152,000.00
6390	Interest - Operating	$79.00		
6395	Interest - Reserves	$32,262.76		
6410	Late Fees & Interest Charges	$75.00		
6420	Other Income - Pool and Gate Fobs	$25.00		
6920	Other Income - Misc.	$625.00		
	TOTAL INCOME	**$1,185,066.76**	**$1,152,000.00**	**$1,152,000.00**
ADMINISTRATIVE, LICENSE, & INSURANCE EXPENSE:				
7010	Management Fee	$19,584.00	$19,584.00	$19,584.00
7020	Tax Preparation	$350.00	$350.00	$350.00
7040	Bad Debt Expense	$0.00	$0.00	$0.00
7112	Fl Condo Fees (DBPR)	$384.00	$384.00	$384.00
7116	Chlt Cnty Permit - Pool/Spa	$625.00	$625.00	$625.00
7130	Bank Fees/Coupon Books	$192.00	$300.00	$250.00
7140	Office Administrative Expenses	$1,700.00	$2,000.00	$2,000.00
	Audit	$0.00	$0.00	$0.00
7160	Legal & Professional Fees	$687.00	$1,000.00	$1,000.00
7250	State of FL - Annual Report	$61.25	$62.00	$62.00
7805	Insurance - Property & Misc	$271,883.10	$313,586.00	$323,298.00
7810	Insurance - Flood	$42,982.45	$50,000.00	$55,000.00
7811	Appraisal	$400.00	$0.00	$0.00
7060	Payroll and Benefits	$42,180.24	$51,000.00	$59,290.00
7065	Payroll Expenses	$4,300.90	$6,000.00	$8,000.00
7860	Contingency/Misc Expenses	$0.00	$230.00	$1,194.00
	ADMINISTRATIVE, LIC & INSURANCE EXP:	**$385,329.94**	**$445,121.00**	**$471,037.00**
BUILDING MAINTENANCE & REPAIRS				
8010	Buildings and Clubhouse	$34,550.00	$18,015.00	$10,000.00
8011	Grounds	$852.00	$13,000.00	$5,000.00
8015	Pest Control	$4,476.00	$4,750.00	$4,500.00
	BUILDING MAINTENANCE & REPAIRS EXP:	**$39,878.00**	**$35,765.00**	**$19,500.00**
ELEVATOR				
8020	Elevator Contract	$28,051.00	$38,000.00	$41,106.00
8030	Elevator Maintenance	$48,382.00	$7,500.00	$5,000.00
8035	Elevator License	$750.00	$750.00	$750.00
8060	**ELEVATOR**	**$77,183.00**	**$46,250.00**	**$46,856.00**
LIFE SAFETY/PUMP HOUSE MAINTENANCE				
8350	Fire Alarm Monitoring	$3,600.00	$3,600.00	$3,600.00
8355	Fire Alarm Repairs & Maintenance	$18,377.00	$5,500.00	$5,500.00

8357	Fire Alarm Inspection	$1,286.00	$1,300.00	$1,710.00
8360	Fire Sprinkler Inspection	$875.00	$1,925.00	$2,625.00
8363	Fire Sprinkle Repairs & Maint	$29,000.00	$5,855.00	$2,500.00
8365	Fire Extinguisher/Emergency Light	$1,095.00	$305.00	$305.00
8370	Fire Pump Flow Test Inspection	$350.00	$350.00	$450.00
8375	Fire Pump Repairs & Maintenance	$0.00	$5,000.00	$2,500.00
8380	Domestic Water Pump Service Contract	$200.00	$800.00	$800.00
8408	Domestic Water Pump Repairs & Maint	$605.00	$750.00	$500.00
8410	Diesel Fire Pump Engine Service Contract	$200.00	$1,668.00	$1,668.00
8420	Backflow Inspections	$135.00	$135.00	$275.00
8425	Backflow Repairs & Maintenance	$0.00	$500.00	$0.00
	LIFE SAFETY/PUMP HOUSE MAINT. EXP.:	**$55,723.00**	**$27,688.00**	**$22,433.00**
GROUNDS MAINTENANCE & REPAIRS:				
8510	Grounds Landscape Contract	$25,855.20	$35,040.00	$35,040.00
8520	Landscape Improvements/Plants/Mulch	$40.00	$7,000.00	$5,000.00
8540	Pool Maintenance Contract/Supply/ Repair	$14,110.00	$18,000.00	$19,200.00
8541	Pool Equip, Pool Fence, Pool Furn Rep	$0.00	$3,000.00	$3,000.00
8545	Security/Pool Gate Equip Rep & Replace	$11,517.00	$750.00	$750.00
8547	Pool Gate Access Maintenance	$2,040.00	$2,040.00	$2,040.00
8549	Front Gate Contract	$3,560.00	$3,145.00	$1,544.00
8551	Front Gate Maintenance	$3,667.00	$2,000.00	$2,000.00
8550	Irrigation Repairs	$3,187.00	$3,600.00	$3,200.00
	GROUNDS MAINTENANCE & REPAIRS EXP:	**$63,976.20**	**$74,575.00**	**$71,774.00**
UTILITIES				
8910	Electricity	$26,192.00	$35,000.00	$33,000.00
8920	Water (Domestic)	$71,842.00	$80,000.00	$85,000.00
8925	Sewer	$50,651.00	$55,000.00	$60,000.00
8930	Cable	$89,730.00	$103,000.00	$103,000.00
	UTILITIES:	**$238,415.00**	**$273,000.00**	**$281,000.00**
RESERVE FUNDING				
9900	Reserves	$249,600.00	$249,600.00	$239,400.00
9980	Reserve Interest	$23,393.72	$0.00	$0.00
	RESERVE FUNDING	**$272,993.72**	**$249,600.00**	**$239,400.00**
	TOTAL EXPENSES	**$1,133,498.86**	**$1,151,999.00**	**$1,152,000.00**
	Proposed Qtrly Fees for 2026			$3,000.00

2026 Preserve Proposed Reserve Analysis

Item #	Item Description	Original Estimated Life (Yrs)	Estimated Balance As Of 12/31/25	Estimated Remaining Life (Yrs)	2026 Estimated Replacement Cost	Remaining Funding Requirement	Amount to Fully Fund	2026 Proposed Funding
5011	Painting	7	$ 348,945.68	2	$ 494,000.00	$145,054.32	$72,527.16	$72,527.16
5012	Flat Replacement	20	$ 342,302.78	13	$ 1,132,800.00	$ 790,497.22	$60,807.48	$60,807.48
	Metal Roof Replacement	40	$ -	19	$259,191	$ 259,191.00	$13,641.63	$13,641.63
5013	Clubhouse/Pool furn	10	$ 15,173.46	7	$ 25,000.00	$ 9,826.54	$1,403.79	$1,403.79
5014	Pool/Spa/Lg Equip/Deck/Fence	15	$ 12,116.67	10	$ 154,175.00	$ 142,058.33	$14,205.83	$14,417.50
5015	Non-Covered/Insur Deductibles	20	$ 58,203.36	18		$ (58,203.36)	$0.00	$0.00
5016	Paving (Seal Coating & Resurface)	15	$ 68,539.78	9	$ 135,000.00	$ 66,460.22	$7,384.47	$7,384.47
5017	Pump House Equipment Replace	15	$ 34,647.43	11	$ 64,900.00	$ 30,252.57	$2,750.23	$2,750.23
5018	Fire/Safety/Extinguishers/Alarms	25	$ 53,094.81	5	$ 186,000.00	$ 132,905.19	$26,581.04	$26,581.04
5019	Elevator	30	$ 183,299.21	18	$ 600,000.00	$ 416,700.79	$23,150.04	$23,150.04
5020	Plumbing	20	$ 26,717.90	14	$ 108,000.00	$ 81,282.10	$5,805.86	$5,805.86
	Entrance Gate and Cameras	10	$ 27,127.38	7	$ 55,000.00	$ 27,872.62	$3,981.80	$3,981.80
5025	Maintenance and Structural	20	$ 67,653.44	19	$ 199,684.50	$ 132,031.06	$6,949.00	$6,949.00
5060	Unallocated Interest		$ 77,812.67					
	Hurricane Ian Expenses		$ (60,052.63)					
			$ 1,255,581.94		$ 3,413,750.50	$2,175,928.60	$239,188.35	$239,400.00
							Monthly	$19,950.00

**** All unit owners should contact their insurance company to check the "Loss Assessment Coverage" in their policy. You will want to ensure that your coverage can cover the potential $10,454.03 special assessment that would be due in the event of a hurricane for 2026.****
The appraised value for 2025 is $33,452,898 and there is a 3% Deductible. (Deductible of $1,003,586.94)

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