

There are no longer coupon booklets.

Your payments are Due

January, April, July and October 1st

In the amount of \$3,300

Statements of account will be sent
between the 17th and 21st prior to due
dates above.

Grand Bay
Condominium Association, Inc.
c/o Beachside Property Management
20 Marco Lake Drive Suite 9
Marco Island, FL 34145

RE: 2026 Payment Options for budgeted quarterly dues.

Beachside no longer drafts directly out of bank accounts via our office using your voided check/ACH form as of 8/1/23.

APPFOLIO PAYMENTS

- We offer the convenience of paying through AppFolio, where you can set up your monthly or quarterly association dues/fees to be withdrawn from your account automatically via e check or credit/debit card.
 - Credit/debit card is subject to a fee from the credit card processing company.
 - E check (entering your checking or saving routing/account number) is free.
 - One-time fees and most special assessment payments can also be paid in the AppFolio as a one-time non-recurring payment.
 - If you are interested in taking advantage of this service, please login to your AppFolio portal.

THROUGH YOUR BANKING INSTITUTION & MAIL IN YOURSELF

- If you pay your quarterly fees using online bill payment through your bank
 - Make sure that the check is payable to **GRAND BAY**
 - **UNIT NUMBER** is listed in the account/memo field.
 - Please make sure you send to the address as shown below.
 - Grand Bay
 - c/o Beachside Property Management
 - 20 Marco Lake Drive, Suite 9
 - Marco Island, FL 34145

PHYSICAL DROP OFF

- Payments may also be dropped off at your onsite office or our main office if you like.

If you have any questions, please feel free to contact our office.

Jim Bonfitto, CAM
Beachside Property Management
20 Marco Lake Drive Suite 9
Marco Island, FL 34145
239-331-2495
contact@beachsidepm.com

GRAND BAY CONDOMINIUM ASSOCIATION, INC.

2026 APPROVED BUDGET

01/01/26-12/31/26

DATE: 12/2/2025

EXPENSES		2026 Approved Budget
ADMINISTRATION		
Annual Filing Fee		62.00
License & Fees		1,125.00
Fees Payable to the Division		240.00
Office Supplies		3,680.00
Legal		4,000.00
Accounting & Tax Preparation		8,500.00
Management Fee		62,592.00
Miscellaneous Expenses		400.00
	SUBTOTAL	\$ 80,599.00
INSURANCE		
Property		32,310.00
Flood		23,485.00
Umbrella		5,891.00
General Liab, Crime, D&O		16,258.00
Wind		66,290.00
Workers Comp		554.00
	SUBTOTAL	\$ 144,788.00
BUILDING MAINTENANCE		
Building Mtce - In House Labor		18,000.00
Building Maintenance & Supplies		16,000.00
Janitorial		14,400.00
Elevators		8,000.00
Emergency Systems		8,500.00
	SUBTOTAL	\$ 64,900.00
UTILITIES		
Cable Television		58,604.00
Electric		13,650.00
Telephone		2,490.00
Trash & Recycling		6,580.00
Water & Sewer		61,250.00
	SUBTOTAL	\$ 142,574.00
GROUND MAINTENANCE		
Lawn Maintenance Contract		19,000.00
Plants, Mulch & Irrigation		20,000.00
Pest Control		7,000.00
	SUBTOTAL	\$ 46,000.00
POOL & SPA MAINTENANCE		
Pool Service Contract		10,000.00
Pool Repairs & Supplies		5,000.00
	SUBTOTAL	\$ 15,000.00
OTHER EXPENSES		
Contingency		3,598.00
Dock Maintenance		500.00
Interest Expense Roof Loan & Principal		106,080.00
	SUBTOTAL	\$ 110,178.00
RESERVE CONTRIBUTION		
Reserve Regular Contribution Engineer		50,676.00
Reserve SIRS Contribution Engineer		140,286.00
	SUBTOTAL	\$ 190,962.00
	TOTAL EXPENSES	\$ 795,001.00
INCOME		
Maintenance Assessments		494,959.00
Roof Loan Payment Assessments		106,080.00
Boat Slip Fees		3,000.00
Reserve Regular Assessments Engineer		50,676.00
Reserve SIRS Contribution Engineer		140,286.00
	TOTAL INCOME	\$ 795,001.00
	NUMBER OF UNITS	60
	FEE PER UNIT	
	ANNUAL	\$ 13,200.02
	QUARTERLY	\$ 3,300.00

REGULAR RESERVE

Table 7
Cash Flow Funding Table

Interest Rate	Inflation Rate
5.00%	2.60%

Number of units:	60
Current annual reserve contribution:	\$17,801
Estimated beginning balance:	\$61,192
Difference between current and calculated annual contributions:	-\$31,399

Year	Beginning Reserve Fund	Par Unit Reserve Contrib.	Total Reserve Contrib.	Expenses	Interest	Ending Balance of Reserve Fund
2025	\$61,192	\$820	\$49,200	\$36,875	\$3,676	\$77,193
* 2026	\$77,193	\$845	* \$50,676	\$0	\$6,393	\$134,262
2027	\$134,262	\$870	\$52,196	\$0	\$9,323	\$195,781
2028	\$195,781	\$896	\$53,762	\$216,009	\$1,677	\$35,211
2029	\$35,211	\$923	\$55,375	\$26,179	\$3,220	\$67,627
2030	\$67,627	\$951	\$57,036	\$10,915	\$5,687	\$119,436
2031	\$119,436	\$979	\$58,747	\$0	\$8,909	\$187,092
2032	\$187,092	\$1,008	\$60,510	\$18,910	\$11,435	\$240,127
2033	\$240,127	\$1,039	\$62,325	\$0	\$15,123	\$317,575
2034	\$317,575	\$1,070	\$64,195	\$59,844	\$16,096	\$338,022
2035	\$338,022	\$1,102	\$66,121	\$398,129	\$301	\$6,314
2036	\$6,314	\$1,135	\$68,104	\$0	\$3,721	\$78,139
2037	\$78,139	\$1,169	\$70,147	\$0	\$7,414	\$155,701
2038	\$155,701	\$1,204	\$72,252	\$0	\$11,398	\$239,350
2039	\$239,350	\$1,240	\$74,419	\$0	\$15,688	\$329,458
2040	\$329,458	\$1,278	\$76,652	\$28,805	\$18,865	\$396,170
2041	\$396,170	\$1,316	\$78,952	\$150,785	\$16,217	\$340,554
2042	\$340,554	\$1,355	\$81,320	\$24,443	\$19,872	\$417,302
2043	\$417,302	\$1,396	\$83,760	\$0	\$25,053	\$526,115
2044	\$526,115	\$1,438	\$86,272	\$58,831	\$27,678	\$581,234
2045	\$581,234	\$1,481	\$88,861	\$40,937	\$31,458	\$660,616
2046	\$660,616	\$1,525	\$91,526	\$0	\$37,607	\$789,750
2047	\$789,750	\$1,571	\$94,272	\$0	\$44,201	\$928,223
2048	\$928,223	\$1,618	\$97,100	\$360,927	\$33,220	\$697,616
2049	\$697,616	\$1,667	\$100,013	\$0	\$39,881	\$837,511
2050	\$837,511	\$1,717	\$103,014	\$41,746	\$44,939	\$943,718
2051	\$943,718	\$1,768	\$106,104	\$0	\$52,491	\$1,102,314
2052	\$1,102,314	\$1,821	\$109,287	\$31,596	\$59,000	\$1,239,005
2053	\$1,239,005	\$1,876	\$112,566	\$0	\$67,579	\$1,419,150
2054	\$1,419,150	\$1,932	\$115,943	\$99,992	\$71,755	\$1,506,855
2055	\$1,506,855	\$1,990	\$119,421	\$344,494	\$64,089	\$1,345,872
2056	\$1,345,872	\$2,050	\$123,004	\$0	\$73,444	\$1,542,320
2057	\$1,542,320	\$2,112	\$126,694	\$71,050	\$79,898	\$1,677,862
2058	\$1,677,862	\$2,175	\$130,495	\$0	\$90,418	\$1,898,774
2059	\$1,898,774	\$2,240	\$134,410	\$56,543	\$98,832	\$2,075,473
2060	\$2,075,473	\$2,307	\$138,442	\$412,786	\$90,056	\$1,891,185
2061	\$1,891,185	\$2,377	\$142,595	\$251,945	\$89,092	\$1,870,927
2062	\$1,870,927	\$2,448	\$146,873	\$40,842	\$98,848	\$2,075,806
2063	\$2,075,806	\$2,521	\$151,279	\$0	\$111,354	\$2,338,440
2064	\$2,338,440	\$2,597	\$155,818	\$34,014	\$123,012	\$2,583,256
2065	\$2,583,256	\$2,675	\$160,492	\$68,401	\$133,767	\$2,809,115
				\$2,884,999		

*Includes a 3.0% Increase per year and Special Assessment in 2025

SIRS RESERVE

Table 3
Cash Flow Funding Table

Interest Rate	Inflation Rate
5.00%	2.60%

Number of units:	60
Current annual reserve contribution:	\$46,199
Estimated beginning balance:	\$158,808
Difference between current and calculated annual contributions:	-\$90,001

Year	Beginning Reserve Fund	Par Unit Reserve Contrib.	Total Reserve Contrib.	Expenses	Interest	Ending Balance of Reserve Fund
2025	\$158,808	\$2,270	\$136,200	\$257,600	\$1,870	\$39,279
2026	\$39,279	\$2,338	\$140,286	\$0	\$8,978	\$188,543
2027	\$188,543	\$2,408	\$144,495	\$221,062	\$5,599	\$117,574
2028	\$117,574	\$2,480	\$148,829	\$0	\$13,320	\$279,724
2029	\$279,724	\$2,555	\$153,294	\$0	\$21,651	\$454,669
2030	\$454,669	\$2,632	\$157,893	\$612,355	\$10	\$218
2031	\$218	\$2,710	\$162,630	\$0	\$8,142	\$170,990
2032	\$170,990	\$2,792	\$167,509	\$0	\$16,925	\$355,424
2033	\$355,424	\$2,876	\$172,534	\$368	\$26,379	\$553,969
2034	\$553,969	\$2,962	\$177,710	\$264,573	\$23,355	\$490,461
2035	\$490,461	\$3,051	\$183,041	\$0	\$33,675	\$707,178
2036	\$707,178	\$3,142	\$188,533	\$0	\$44,786	\$940,496
2037	\$940,496	\$3,236	\$194,189	\$391,887	\$37,140	\$779,938
2038	\$779,938	\$3,334	\$200,014	\$0	\$48,998	\$1,028,950
2039	\$1,028,950	\$3,434	\$206,015	\$0	\$61,748	\$1,296,713
2040	\$1,296,713	\$3,537	\$212,195	\$220,446	\$64,423	\$1,352,885
2041	\$1,352,885	\$3,643	\$218,561	\$316,648	\$62,740	\$1,317,538
2042	\$1,317,538	\$3,752	\$225,118	\$889,555	\$32,655	\$685,755
2043	\$685,755	\$3,865	\$231,871	\$476	\$45,858	\$963,008
2044	\$963,008	\$3,980	\$238,828	\$0	\$60,092	\$1,261,927
2045	\$1,261,927	\$4,100	\$245,992	\$203,180	\$65,237	\$1,369,977
2046	\$1,369,977	\$4,223	\$253,372	\$0	\$81,167	\$1,704,516
2047	\$1,704,516	\$4,350	\$260,973	\$0	\$98,274	\$2,063,764
2048	\$2,063,764	\$4,480	\$268,802	\$378,973	\$97,680	\$2,051,273
2049	\$2,051,273	\$4,614	\$276,867	\$0	\$116,407	\$2,444,547
2050	\$2,444,547	\$4,753	\$285,173	\$189,970	\$126,987	\$2,666,737
				\$3,947,093		

*Includes a 3.0% increase per year