

**NAPLES RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

December 11, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Naples Reserve Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

<https://naplesreservecdd.net/>

December 4, 2025

Board of Supervisors
Naples Reserve Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Naples Reserve Community Development District will hold a Regular Meeting on December 11, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Chair's Opening Remarks
4. Update: Superior Waterway Services, Inc. Lake Treatment Report
5. Discussion: Tree on 14689 Stillwater Way
6. Discussion: Disaster Debris Removal and Management
7. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
9. Acceptance of Unaudited Financial Statements as of October 31, 2025
10. Approval of August 14, 2025 Public Hearing and Regular Meeting Minutes

11. Other Business
12. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Bowman Consulting Group LTD*
 - C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 12, 2026 at 10:00 AM
 - QUORUM CHECK

SEAT 1	LISA WILD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	THOMAS MARQUARDT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	DEBORAH LEE GODFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	GREGORY INEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	ANNA HARMON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

13. Public Comments
14. Supervisors' Requests
15. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,


Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

4



Naples Reserve CDD

Lake Treatment Report

November-25

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1	Inspected			11/19	No Problems Noted
2	Inspected			11/19	No Problems Noted
3	Treated	Algae		11/5	Treated shoreline Algae
4	Treated	Algae		11/5	Treated shoreline Algae
5	Inspected			11/5	No Problems Noted
6	Treated	Algae		11/5	Treated shoreline Algae
7	Treated	Algae	Chara	11/19	Treated shoreline Algae/Chara
8	Treated	Algae	Chara	11/5	Treated shoreline Algae/Chara
9	Treated	Algae	Chara	11/5 and 11/19	Treated shoreline Algae/Chara
10	Treated	Algae	Chara	11/5 and 11/19	Treated shoreline Algae/Chara
11	Treated	Algae		11/12	Treated shoreline Algae
12	Treated	Algae		11/12	Treated shoreline Algae
13	Inspected			11/5	No Problems Noted
14	Treated	Naiad	Hydrilla	11/19	Treated lake for submersed weeds
15	Treated	Chara	Naiad	11/19	Treated lake for submersed weeds



Naples Reserve CDD

Lake Treatment Report

November-25



Naples Reserve CDD

Lake Treatment Report

November-25

Lake inspected was done on Dec 1st

Water levels are dropping leaving exposed banks and shallow water at shoreline. We are seeing an increase in algae along the lake banks, we are currenting treating as needed.

Lake 18 littorals plants were planted last month and they look good.



**Naples Reserve CDD
Lake Treatment Report
November-25**



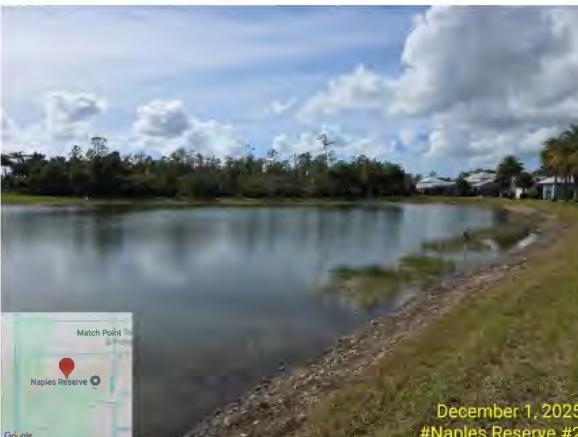
Lake 1

Notes/Comments

No problems noted

Action Needed

Routine maintenance



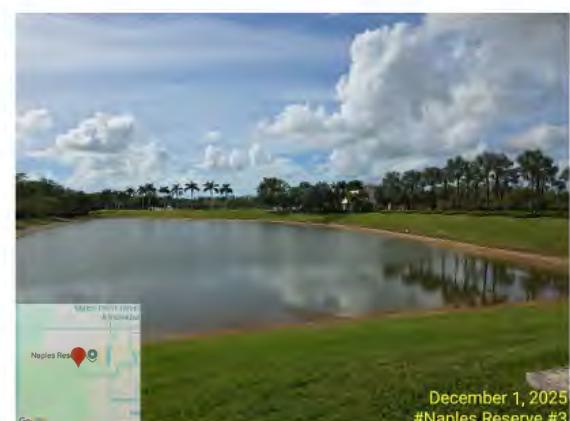
Lake 2

Notes/Comments

Minimal
Torpedograss

Action Needed

Monitor and treat as needed



Lake 3

Notes/Comments

No problems noted

Action Needed

Routine maintenance

**Naples Reserve CDD
Lake Treatment Report
November-25**



Lake 4

Notes/Comments

Minimal
Torpedograss

Action Needed

Monitor and treat as needed



Lake 5

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 6

Notes/Comments

Moderate
Torpedograss

Action Needed

Will be treated on the next scheduled service



Naples Reserve CDD Lake Treatment Report November-25



Lake 7

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 8

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 9

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Naples Reserve CDD

Lake Treatment Report

November-25



Lake 10

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 11

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 12

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Naples Reserve CDD

Lake Treatment Report

November-25



Lake 13

Notes/Comments

No problems noted

Action Needed

Routine maintenance



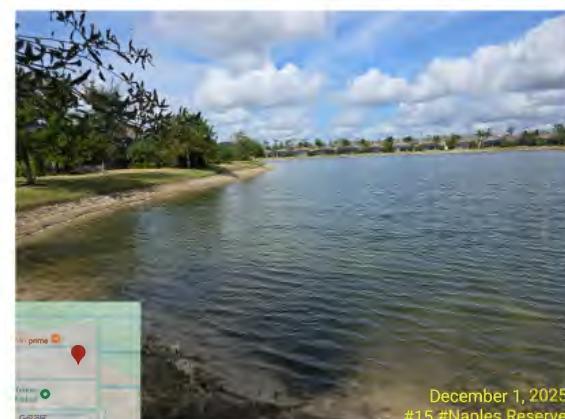
Lake 14

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 15

Notes/Comments

No problems noted

Action Needed

Routine maintenance

**Naples Reserve CDD
Lake Treatment Report
November-25**



Lake 16

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 17

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 18

Notes/Comments

No problems noted

Action Needed

Routine maintenance



**Naples Reserve CDD
Lake Treatment Report
November-25**



Lake 19

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 20

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 21

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Naples Reserve CDD

Lake Treatment Report

November-25



Lake 24

Notes/Comments

No problems noted

Action Needed

Routine maintenance

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE COLLIER COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Naples Reserve Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Naples Reserve Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Collier County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. GENERAL ELECTION SEATS. Seat 2, currently held by Thomas Marquardt, and Seat 5, currently held by Anna Harmon, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 11TH DAY OF DECEMBER, 2025.

**NAPLES RESERVE COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Naples Reserve Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Collier County Supervisor of Elections located at 3750 Enterprise Avenue, Naples Florida 34104, (239) 252-VOTE (8683). All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Naples Reserve Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information please contact the Collier County Supervisor of Elections.

**District Manager
Naples Reserve Community Development District**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

8A

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

David

District Manager

Jessie Sanchez

Print Name

8/08/24

Date

Tom Marquadt

Chair/Vice Chair, Board of Supervisors

Tom Marquadt

Print Name

8/08/24

Date

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

8B

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

Date

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2025	Total Governmental Funds
ASSETS				
Cash	\$ 1,001,378	\$ -	\$ -	\$ 1,001,378
Investments				
Reserve	-	558,594	-	558,594
Revenue	-	280,432	20,218	300,650
Prepayment	-	1,278	-	1,278
Cost of issuance	-	-	211,370	211,370
Interest	-	-	97,821	97,821
Due from general fund	-	6,411	5,935	12,346
Due from other	320	-	-	320
Total assets	\$ 1,001,698	\$ 846,715	\$ 335,344	\$ 2,183,757
LIABILITIES				
Liabilities:				
Due to debt service fund - series 2018	\$ 6,411	\$ -	\$ -	6,411
Due to debt service fund - series 2025	5,935	-	-	5,935
Developer advance	1,500	-	-	1,500
Total liabilities	13,846	-	-	13,846
FUND BALANCES:				
Restricted for Debt service	-	846,715	335,344	1,182,059
Assigned				
3 months working capital	213,817	-	-	213,817
Lake bank remediation	243,013	-	-	243,013
Unassigned	531,022	-	-	531,022
Total fund balances	987,852	846,715	335,344	2,169,911
Total liabilities and fund balances	\$ 1,001,698	\$ 846,715	\$ 335,344	\$ 2,183,757

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 749,267	0%
Interest	3,153	3,153	-	N/A
Total revenues	3,153	3,153	749,267	0%
EXPENDITURES				
Administrative				
Engineering	-	-	40,000	0%
Audit	-	-	7,200	0%
Legal	-	-	20,000	0%
Management, accounting, recording	4,538	4,538	48,960	9%
Debt service fund accounting	-	-	5,500	0%
Postage	-	-	500	0%
Insurance	7,894	7,894	9,000	88%
Trustee	-	-	5,300	0%
Trustee - second bond series	-	-	5,300	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	250	250	2,000	13%
Telephone	4	4	50	8%
Printing & binding	29	29	350	8%
Legal advertising	-	-	1,200	0%
Annual district filing fee	175	175	175	100%
Contingencies	232	232	1,500	15%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser	-	-	11,707	0%
Tax collector	-	-	15,610	0%
Total administration expenses	13,122	13,122	176,267	7%
Field Operations				
Operations management	625	625	7,500	8%
GIS Solutions	-	-	2,000	0%
Drainage / catch basin maintenance	-	-	10,000	0%
Litttotal plantings	-	-	2,500	0%
Other repairs and maintenance	-	-	550,000	0%
Lake maintenance / water quality	-	-	80,000	0%
Total field operations expenses	625	625	652,000	0%
Total expenditures	13,747	13,747	828,267	2%
 Excess (deficiency) of revenues over/(under) expenditures	 (10,594)	 (10,594)	 (79,000)	
Fund balance - beginning	998,446	998,446	745,869	
Fund balance - ending				
Assigned				
3 months working capital	213,817	213,817	213,817	
Lake bank remediation	243,013	243,013	243,013	
Unassigned	531,022	531,022	210,039	
Fund balance - ending	\$ 987,852	\$ 987,852	\$ 666,869	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 580,060	0%
Interest	2,647	2,647	-	N/A
Total revenues	2,647	2,647	580,060	0%
EXPENDITURES				
Debt service				
Principal	-	-	175,000	0%
Interest	-	-	379,216	0%
Total debt service	-	-	554,216	0%
Other fees and charges				
Property appraiser	-	-	9,063	0%
Tax collector	-	-	12,085	0%
Total other fees and charges	-	-	21,148	0%
Total expenditures	-	-	575,364	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,647	2,647	4,696	
 Net change in fund balances	 2,647	 2,647	 4,696	
Fund balances - beginning	844,068	844,068	848,641	
Fund balances - ending	\$ 846,715	\$ 846,715	\$853,337	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 447,495	0%
Interest	423	423	-	N/A
Total revenues	<u>423</u>	<u>423</u>	<u>447,495</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	180,000	0%
Interest	-	-	221,652	0%
Total debt service	<u>-</u>	<u>-</u>	<u>401,652</u>	0%
Other Fees and Charges				
Property appraiser	-	-	6,992	0%
Tax collector	-	-	9,323	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>16,315</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>417,967</u>	0%
Net change in fund balances	423	423	29,528	
Fund balances - beginning	334,921	334,921	96,729	
Fund balances - ending	<u>\$ 335,344</u>	<u>\$ 335,344</u>	<u>\$ 126,257</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Naples Reserve Community Development District held a Hearing and Regular Meeting on August 14, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present:

Thomas Marquardt	Chair
Anna Harmon	Assistant Secretary
Lisa Wild	Assistant Secretary
Gregory Inez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meagan Magaldi	District Counsel
Kevin Dowty (via telephone)	Bowman Consulting Group LTD
Shane Willis	Operations Manager
Heidi McIntyre	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:00 a.m.

Supervisors Wild, Marquardt, Inez and Harmon were present. Supervisor Godfrey was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chair's Opening Remarks

The Chair had no opening remarks

39 **FOURTH ORDER OF BUSINESS**40 **Public Hearing on Adoption of Fiscal Year**
41 **2025/2026 Budget**42 **A. Affidavit of Publication**43 **B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and**
44 **Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending**
45 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

46 Ms. Sanchez presented Resolution 2025-09. She reviewed the proposed Fiscal Year 2026
47 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
48 budget, and explained the reasons for any changes, including incorporation of the changes
49 requested by the Board at the last meeting. Also, at the request of the Board at the last meeting
50 fund balance is being used to limit the assessment increase to about \$50 per unit. She noted that
51 the Debt Service assessments decreased for five of the subdivisions for which the bonds were
52 refinanced, which resulted in a decrease in the overall assessments for those units, compared to
53 Fiscal Year 2025.

54 **On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the**
55 **Public Hearing was opened.**

56
57
58 No affected property owners or members of the public spoke.

59 **On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor,**
60 **the Public Hearing was closed.**

61
62 **On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor,**
63 **Resolution 2025-09, Relating to the Annual Appropriations and Adopting the**
64 **Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30,**
65 **2026; Authorizing Budget Amendments; and Providing an Effective Date, was**
66 **adopted.**

67 **FIFTH ORDER OF BUSINESS**68
69 **Consideration of Resolution 2025-10,**
70 **Making a Determination of Benefit and**
71 **Imposing Special Assessments for Fiscal**
72 **Year 2025/2026; Providing for the**
73 **Collection and Enforcement of Special**
74 **Assessments, Including but Not Limited to**

Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

80

81 Ms. Sanchez presented Resolution 2025-10 and read the title.

82 On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor,
83 Resolution 2025-10, Making a Determination of Benefit and Imposing Special
84 Assessments for Fiscal Year 2025/2026; Providing for the Collection and
85 Enforcement of Special Assessments, Including but Not Limited to Penalties and
86 Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to
87 the Assessment Roll; Providing a Severability Clause; and Providing an Effective
88 Date, was adopted.

89

90

SIXTH ORDER OF BUSINESS

**Presentation of Audited Financial
Statements for the Fiscal Year Ended
September 30, 2024, Prepared by Carr,
Riggs & Ingram, LLC**

96 Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September
97 30, 2024 and noted the pertinent information. There were no findings, recommendations,
98 deficiencies on internal control or instances of non-compliance; it was a clean audit.

99 A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Financial
100 Statements for the Fiscal Year Ended September 30, 2024

101 On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor,
102 Resolution 2025-11, Hereby Accepting the Audited Financial Statements for the
103 Fiscal Year Ended September 30, 2024, was adopted.

104

105

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

110

111

112

113 the findings related to the 2025 Goals and Objectives.

113 the findings related to the 2025 Goals and Objectives

114 • Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives
115 Reporting

116 **On MOTION by Ms. Wild and seconded by Mr. Inez, with all in favor, the Goals**
117 **and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards**
118 **and authorizing the Chair to approve the findings related to the 2025 Goals and**
119 **Objectives Reporting, were approved.**

120

121

122 **EIGHTH ORDER OF BUSINESS****Ratification Items**

123

124 A. Napier Sprinkler Inc. Addendum to Agreement [Estimate #1210 Construction House on
125 Charthouse]
126 B. Napier Sprinkler Inc. Addendum to Agreement [Estimate #1218 Installation of
127 Landscaping Fabric]

128 Mr. Willis discussed a washout that needed to be repaired, as it was a safety matter.
129 Discussion ensued regarding the cause of the washout and the repairs.

130 **On MOTION by Ms. Wild and seconded by Ms. Harmon, with all in favor, the**
131 **Napier Sprinkler Inc. Addendum to Agreement related to Estimate #1210 for**
132 **Construction House on Charthouse and the Napier Sprinkler Inc. Addendum to**
133 **Agreement related to Estimate #1218 for Installation of Landscaping Fabric,**
134 **were ratified.**

135

136

137 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of June 30, 2025**

138

139

140 **On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, the**
141 **Unaudited Financial Statements as of June 30, 2025, were accepted.**

142

143

144 **TENTH ORDER OF BUSINESS****Approval of June 12, 2025 Regular Meeting
Minutes**

145

146

147 **On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor,**
148 **the June 12, 2025 Regular Meeting Minutes, as presented, were approved.**

149

150

151 **ELEVENTH ORDER OF BUSINESS****Other Business**

152

186

187

188

189

190 Secretary/Assistant Secretary

Chair/Vice Chair

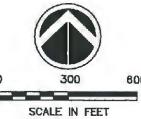
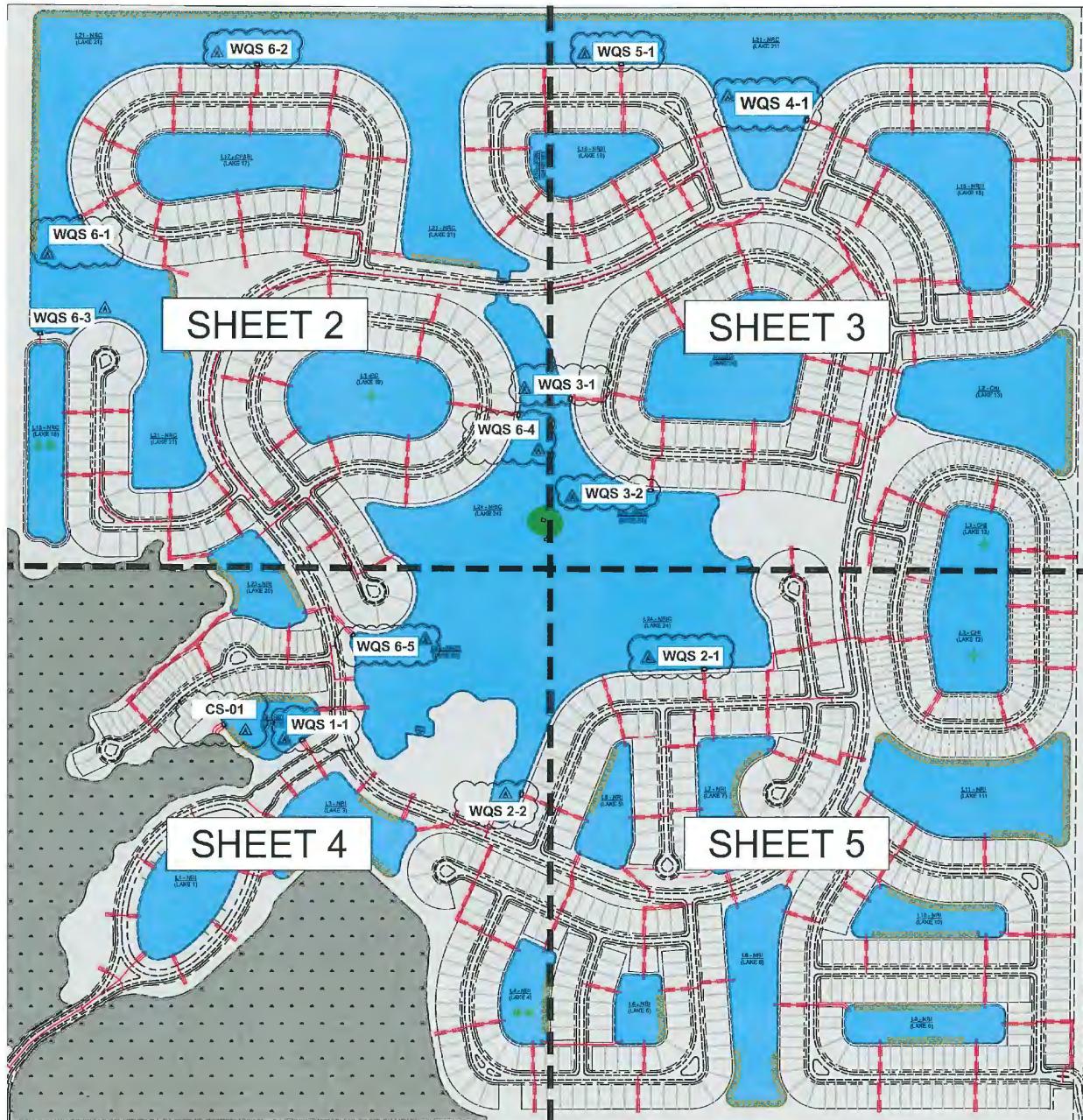
**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

B



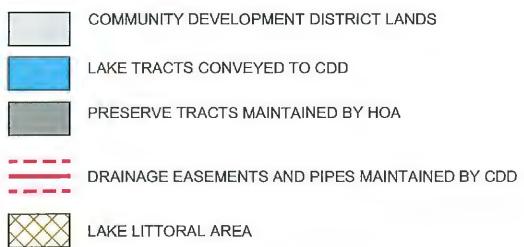
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1	5.5	
2	2.7	.46
3	4.6	.79
4	2.6	.23
5	2.6	.23
6	1.9	.16
7	4.1	.42
8	6.1	.53
9	3.5	.68
10	3.2	.74
11	9.1	1.28
12	7.5	
13	8.8	.54
14	9.2	
15	7.5	
16	3.5	
17	6.7	
18	4.0	
19	7.0	
20	3.2	.35
21	61.1	5.00
24	50.0	
TOTAL	214.4	11.41

NOTES:

1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)



▲		
▲		
▲		
▲		
▲	ADDED WCS's & WQS's	5/22
LETTER	REVISIONS	DATE

NAPLES RESERVE

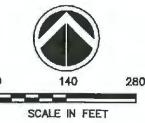
DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=300'



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
	SEE PLOTSTAMP	5008-1
	PROJECT NO.	SHEET NO.
DATE _____	2013.030	1 OF 5



SCALE IN FEET

LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)



COMMUNITY DEVELOPMENT DISTRICT LANDS



Lake Tracts Conveyed to CDD



PRESERVE TRACTS MAINTAINED BY



DRAINAGE EASEMENT



PLAT

C.H.I
C.P.& B.I.
N.R.C.
N.R.I.C.
N.R.I
N.R.II
N.R.III
P.C.
S.C.

REFERENCE

CORAL HARBOR PHASE I
CRANE POINT & BIMINI ISLE
NAPLES RESERVE CIRCLE
NAPLES RESERVE ISLAND CLUB
NAPLES RESERVE PHASE I
NAPLES RESERVE PHASE II
NAPLES RESERVE PHASE III
PARROT CAY
SUTTON CAY

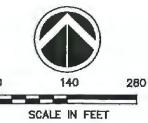
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MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 5



LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

- Community Development District Lands
- Lake Tracts Conveyed to CDD
- Preserve Tracts Maintained by HOA
- Drainage Easements and Pipes
- Maintained by CDD
- Lake Littoral Area

PLAT

C.H.I
C.P. & B.I.
N.R.C.
N.R.I.C.
N.R.I
N.R.II
N.R.III
P.C.
S.C.

REFERENCE

CORAL HARBOR PHASE I
CRANE POINT & BIMINI ISLE
NAPLES RESERVE CIRCLE
NAPLES RESERVE ISLAND CLUB
NAPLES RESERVE PHASE I
NAPLES RESERVE PHASE II
NAPLES RESERVE PHASE III
PARROT CAY
SUTTON CAY

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2. THE DEVELOPMENT IS ZONED 'RPUD'.

▲		
▲		
▲		
▲	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'



950 Encore Way
Naples, FL. 34110
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Florida Certificate of
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CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS

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SEE PLOTSTAMP	5008-3	
PROJECT NO.		
DATE	2013.030	3 OF 5

MATCHLINE - SEE SHEET 2



LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

- Community Development District Lands
- Lake Tracts Conveyed to CDD
- Preserve Tracts Maintained by HOA
- Drainage Easements and Pipes
- Maintained by CDD
- Lake Littoral Area

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
C.P. & B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

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- THE DEVELOPMENT IS ZONED 'RPUD'.

▲		
▲		
▲		
▲	ADDED WCS's & WQS's	5/22
LETTER	REVISIONS	DATE

NAPLES RESERVE

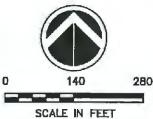
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Naples, FL 34110
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CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS

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DATE _____	5008-04	DATE _____	4 OF 5



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4



LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

COMMUNITY DEVELOPMENT DISTRICT LANDS

LAKE TRACTS CONVEYED TO CDD

PRESERVE TRACTS MAINTAINED BY HOA

DRAINAGE EASEMENTS AND PROPERTY MAINTAINED BY CDD

 LAKE LITTORAL AREA

PLAT

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

REFERENCE

CORAL HARBOR PHASE I
CRANE POINT & BIMINI ISLE
NAPLES RESERVE CIRCLE
NAPLES RESERVE ISLAND CLUB
NAPLES RESERVE PHASE I
NAPLES RESERVE PHASE II
NAPLES RESERVE PHASE III
PARROT CAY
SUTTON CAY

NOTES:

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2. THE DEVELOPMENT IS ZONED 'RPUD'.

	ADDED WCS's & WQS's	5/22
LEADER	RELATIONSHIP	DATE

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE 1 1/4	HORIZONTAL SCALE 1" = 140'



950 Encore Way
Naples, FL 34119
Phone: (239) 254-2000
Florida Certificate of
Authorization No.177

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

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	SEE PLOTSTAMP	5008-5
	PROJECT NO.	SHEET NO.
DATE _____	2013.030	5 OF 5

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

D

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025 CANCELED	Regular Meeting	10:00 AM
December 11, 2025	Regular Meeting	10:00 AM
February 12, 2026	Regular Meeting	10:00 AM
March 12, 2026	Regular Meeting	10:00 AM
May 14, 2026	Regular Meeting	10:00 AM
June 11, 2026	Regular Meeting	10:00 AM
August 13, 2026	Regular Meeting	10:00 AM
September 10, 2026	Regular Meeting	10:00 AM