GULF HIGHLANDS BEACH RESORT

DUES ASSESSMENT CALCULATIONS
ANNUAL BUDGET 2025 - FINAL -

12/5/2024
8:43 PM

COA ADJUSTMENTS

GL #		MONTHLY	# MONTHS		
43861	WOW! Cable/Internet	$ 37,471.50	12	$ 449,658.00	WiFi / Internet is HOA Only
43294	Terminix - HOA			$ 51,904.00	Townhouse Coverage (no COA)
43298	Repair / Gangboxes			$ 10,000.00	Townhouse Gangboxes (no COA)
			TOTAL COA CREDITS	$ 511,562.00	COA NOT ASSESSED / HOA ONLY
			OTHER INCOME REDUCTION	$ 158,958.00	OTHER INCOME REDUCES ASSESSMENTS FOR COA & HOA
			TOTAL OTHER INCOME & COA CREDITS	$ 670,520.00	

GROSS ANNUAL EXPENSES & RESERVES FROM BUDGET	$ 3,709,616.51			
LESS TOTAL OTHER INCOME & COA CREDITS	$ 670,520.00			
ANNUAL EXPENSES & RESERVES NET OF CREDITS ALL UNITS ASSESSED	$ 3,039,096.51	797	$ 3,813.17	COA & HOA PER UNIT PRORATA
HOA ONLY MEMBER ASSESSED (WOW, Terminix & Gangboxes)	$ 511,562.00	757	$ 675.78	HOA ONLY PER UNIT PRORATA
			$ 4,488.95	HOA TOTAL PER UNIT PRORATA

	ANNUAL	QUARTERLY	QUARTERLY PER UNIT *	MONTHLY PER UNIT **	
40	$ 152,526.80	$ 38,131.70	$ 953.29	$ 317.76	COA UNITS
757	$ 3,398,131.71	$ 849,532.93	$ 1,122.24	$ 374.08	HOA UNITS
OTHER INCOME	$ 158,958.00				
	$ 3,709,616.51				

DIFFERENCE	$ -
IN BALANCE	$ 3,709,616.51

* Please note all Dues assessments are invoiced Quarterly

** The "Monthly" is for reference only!