

ANCHOR RESORT CO-OWNERS ASSOCIATION, INC.
14300 S. Padre Island Dr.
Corpus Christi, TX 78418

2024 Budget and Fee Schedules

Table of Contents

- 1. President's Certificate for Filing**
- 2. Monthly Owner Fees by Unit Type**
- 3. Unit Transfer Contingency Fee by Unit Type**
- 4. Board of Directors Approved 2024 Budget**

ANCHOR RESORT CO-OWNERS ASSOCIATION, INC.

14300 S. Padre Island Dr.

Corpus Christi, TX 78418

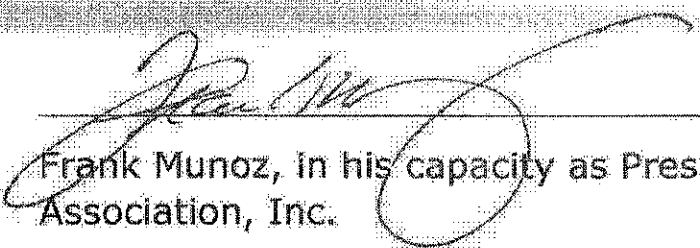
2024 Budget and Fee Schedules

Table of Contents

- 1. President's Certificate for Filing**
- 2. Monthly Owner Fees by Unit Type**
- 3. Unit Transfer Contingency Fee by Unit Type**
- 4. Board of Directors Approved 2024 Budget**

CERTIFICATE FOR FILING DEDICATORY INSTRUMENTS
OF ANCHOR RESORT CO-OWNERS ASSOCIATION, INC.

Anchor Resort Co-Owners Association, Inc. is the property owners association for the Anchor Resort condominium regime, formerly known as Puerto Del Padre Condominiums, the Declaration of which is filed under Document No. 944313 of the Records of the County Clerk of Nueces County, Texas and at Volume 17, Page 39 of the Condominium Records of Nueces County, Texas. Attached hereto is a true and correct copy of 2024 chart of monthly owner fees, 2024 chart of unit transfer contingency fund fees and 2024 approved budget as dedicatory instruments of the aforesaid condominium regime.

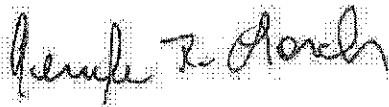

Frank Munoz, in his capacity as President of Anchor Resort Co-Owners Association, Inc.

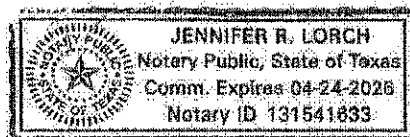
STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on the 6th day of December 2023, by Frank Munoz in his capacity as President of Anchor Resort Co-Owners Association, Inc.

Notary Public







Anchor Resort Condominiums & Marina C.O.A. FEE BREAKDOWN

1	Studio Garden w/ no kitchen bar	388 sq ft
2	Studio Garden w/ kitchen bar & w/ outside parking	388
3	Water View Studio Garden w/ underground parking	388
4	1st & 2nd Floor Amenity View Atrium House	660
5	1st & 2nd Floor Water View Atrium House	660
6	Amenity View Atrium House	846
7	1st Floor Water View Lanai & Atrium House	740
8	2nd Floor Water View w/ Elevator, Glass Lanai & Glass Atrium House	840
9	Water View Loft Penthouse	980

Condo Type	Base Maint	Utilities	Insurance	* Total
Type 1 - .475%	\$ 210.00	\$ 52.00	\$ 71.25	\$ 333.25
Type 2 - .515%	227.00	57.00	77.25	\$ 361.25
Type 3 - .576%	254.00	63.00	86.40	\$ 403.40
Type 4 - .906%	400.00	100.00	135.90	\$ 635.90
Type 5 - .938%	414.00	103.00	140.70	\$ 657.70
Type 6 - .978%	432.00	108.00	146.70	\$ 686.70
Type 7 - 1.0265%	453.00	113.00	153.98	\$ 719.98
Type 8 - 1.153%	509.00	127.00	172.95	\$ 808.95
Type 9 - 1.153%	509.00	127.00	172.95	\$ 808.95

*This is your total before Unit Electric & any Unit Work Orders are applied.

Base Maintenance- General Repairs, Expenses of Operation, Payroll, Special Projects

Utilities- Common Area Electric, Water, Trash, Basic Cable



ANCHOR RESORT CO-OWNERS ASSOCIATION, INC.

14300 S. PADRE ISLAND DR.

CORPUS CHRISTI, TX 78418

**Unit Transfer Contingency Fee
Schedule of Fees by Condo Type
2024**

Condo Type	Percentage of Ownership		Fee Amount
1	0.475		999.75
2	0.515		1,083.75
3	0.576		1,210.20
4	0.906		1,907.70
5	0.938		1,973.10
6	0.978		2,060.10
7	1.0265		2,159.94
8	1.1530		2,426.85
9	1.1530		2,426.85

ANCHOR RESORT CO-OWNERS ASSOCIATION, INC.
2024 BUDGET

Ordinary Income/Expense			2024
			Budget
Income			
1		Maintenance Assessments	530,000
2		Common Area Utilities	132,000
3		Unit Electric	68,000
4		Common Area Insurance	180,000
5		Interest Income	10,000
6		Pool Pass Replacement	1,200
7		Boat Slip Electric	250
8		Boat Slip Rentals	500
9		Maintenance Labor	3,000
10		Assessment Discount	(53,000)
11		Discount Forfeits	4,000
12		Late Fee - Owners	500
13		Unit Transfer Fees	20,000
14		Returned Check Charges	100
15		Owner Fines	1,000
16		Rental Impact Fee	20,000
17		Vending	
18		Sunrise Vending	100
19		Laundry	100
21		Miscellaneous Income	
23		Total Income	917,750
24		Expense	
25		Accounting	10,000
26		Auto & Delivery	2,400
27		Background Checks	200
28		Bad Debts	500
29		Bank Charges	
30		Board Expenses	3,000
31		Depreciation Expense	3,800
32		Elevator	15,000
33		Elevator Waste Disposal	8,000
34		Employee Expenses	2,400
35		Fire System Monitoring / Repair	1,000
36		Grounds Maintenance	22,000
37		Insurance	
38		Crime	472
39		D&O	3,743
40		Flood	22,632
41		Gen Liability	18,256

42			Property	35,433	
43			Umbrella	4,617	
44			Windstorm	79,133	
45			W/S Buyback	14,296	
46			Workers Comp	1,417	180,000
48			Landscape	8,500	
49			Legal Fees	5,000	
50			Licenses, Permits & Fees	250	
51			Maintenance & Repairs		
52			Common Area	50,000	
53			Pool	19,000	
54			Tools & Equipment	5,000	
56			Office Supplies	7,500	
57			Owners Meeting	1,500	
58			Owner Relations		
59			Payroll		
60			P/R-Front Desk	34,500	
61			P/R-Maintenance	149,380	
62			P/R-Manager	70,000	
63			Payroll - Other		
64			P/R-Taxes	20,124	
65			P/R-Paid Time Off	6,000	
66			P/R-Holiday	3,000	283,004
68			Pest Control	8,500	
69			PIPOA Annual Fees	3,100	
70			Postage	1,100	
71			Property Taxes	250	
72			Security	44,000	
73			Telephone	3,250	
74			Temporary Labor	1,500	
75			Uniforms	1,000	
76			Unit Expenses		
77			Purchased	10,000	
78			Billed	(10,000)	
80			Utilities		
81			Cable/Internet	39,000	
82			Electricity	83,000	
83			Natural Gas	6,000	
84			Water/Sewer	52,000	
85			Waste Disposal	20,000	200,000
87			Total Expense	890,754	
88			Net Ordinary Income	26,996	

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2023044286

eRecording - Real Property

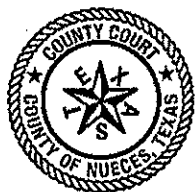
CERTIFICATE

Recorded On: December 06, 2023 04:03 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$41.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

Kara Sands

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023044286
Receipt Number: 20231206000134
Recorded Date/Time: December 06, 2023 04:03 PM
User: Lisa C
Station: CLERK07

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT