

Info Sheet

Grand Beach Resort 317

HOA

Grand Beach Resort COA – Bethany Tarrant – 251-281-8699 (office) – 276-445-8929 (cell)

\$794/monthly

Includes – association management, common area insurance/maintenance/taxes, trash, sewer, pool, cable, water, recreational facility upkeep

Assessment info –

2025 - insurance assessment total was \$1,504 and has been paid by the sellers

2026 – from the seller - With our lower premium, we did not have to assess for insurance.

The owners did however decide to keep the assessment and reclassify it as reserve building maintenance funding. Essentially, this means a 13th payment of \$794 will be due on 8/1/2026 to fund the maintenance reserve. As a board, we have proactively maintained and repaired assets to reduce our insurance premiums.

Expenses

Baldwin EMC - ~\$100/month

HO6 – Frontline Insurance - \$2,164.03/year

Rental Information

Poole & Associates – 251-948-8030 (office) – Jason Sanspree – 251-923-5634 –

jasonsanspree@poolevacationrentals.com – Kim Gautier – kimgautier@poolevacationrentals.com

Rental history on file – owners used it heavily and did not allow snowbirds or spring break renters

Amenities

BBQ Area

Pool

Hot Tub

Upgrades

2021-2022 Property gutted down to the studs. Replaced all the plumbing behind the walls and completely refurbished the unit. LVP Flooring, Granite Countertops, Lighting Fixtures, Plumbing Fixtures, Cabinets, Impact proof vinyl patio, Paint, Stainless Steel Appliances.

Installed a new water heater at the end of 2022

New HVAC unit 2023 with an annual maintenance policy for preventative that is paid through July of 2026. \$169 annual price to continue after 2026.

Impact vinyl windows 2024

Furniture was replaced in several rooms between 2022 and 2024

2025 Added Wainscot in the entry and cabinets in the bunk room