

**Lake Beach Club Condominium
Special Assessment for Flat Roof Replacement**

Decription	Cost
Flat Roof Replacement (vendor selected is Best Roofing)	\$ 180,924.76
AC Removal, install new racks and reinstall AC Units	\$ 74,976.00
Engineered Stamped Drawings	\$ 2,857.14
	\$ -
10% Contingency	\$ 25,875.79
Sub Total	\$ 284,633.69
Management Fee	
Project Total	\$ 284,633.69

List of Unit Numbers		Cost Per Unit	# of units	Sub Total
201,301,401,501			4	
	941 Sq. Ft.	\$7,300.89		\$29,203.54
202			1	
	1096 Sq. Ft.	\$8,503.48		\$8,503.48
302,402			2	
	846 Sq. Ft.	\$6,563.81		\$13,127.63
303,403			2	
	796 Sq. Ft.	\$6,175.88		\$12,351.76
503			1	
	1646 Sq. Ft.	\$12,770.73		\$12,770.73
204,304,404,504			4	
	750 Sq. Ft.	\$5,818.98		\$23,275.94
205,305,405,505			4	
	822 Sq. Ft.	\$6,377.61		\$25,510.43
206,306,406,506			4	
	926 Sq. Ft.	\$7,184.51		\$28,738.03
207,307,407,507			4	
	890 Sq. Ft.	\$6,905.20		\$27,620.78
208,308,408,508			4	
	750 Sq. Ft.	\$5,818.98		\$23,275.94
209,309,409,509			4	
	866 Sq. Ft.	\$6,718.99		\$26,875.95
210,310,410,510			4	
	860 Sq. Ft.	\$6,672.44		\$26,689.74
211,311,411,511			4	
	860 Sq. Ft.	\$6,672.44		\$26,689.74

\$284,633.69

Bldg. Total Sq. Ft. 36,686
x Factor \$ 7.75864608 This Assessment
Total Assessment \$ **284,633.69**

REMINDER TO ALL OWNERS: PAYMENTS ARE TO BE MADE ON TIME AS FOLLOWS:

Payment due date is April 24, 2026. You can send your payment in at an earlier time.

Please send the correct amount to avoid the 5% late fee. Any payments received for the incorrect amount or past the due date of (TBD) will automatically be levied a late fee. This Special Assessment payment must be paid, submitted, and received as a separate payment from the payment due for the normal Quarterly Maintenance payments.

“Special assessment and installments thereon, not paid when due shall bear interest from the date due until paid at the highest rate allowed by the Florida usury laws. In the event a Unit Owner shall be more than 30 days delinquent in the payment of any assessment or fee, an administrative late fee of the greater of \$25.00 or 5 % of the delinquent assessment or fee shall be added on thereto, and the Board of Directors, may upon five (5) days written notice to the Unit owner, declare due and payable all assessments applicable to such Unit for the fiscal year of the Association in which the delinquency occur or, if the delinquency shall occur in the last quarter of any fiscal year”.

Thank you for your support and cooperation.
LakeBeach Club Board of Directors.