

**Lake Beach Club Condominium
Special Assessment for Elevator Modernization**

Decription	Cost
Austen Electric Inc.	\$ 38,631.00
Prestige Elevator Base Contract	\$ 57,820.00
Prestige Elevator Furnish and install Visual Camera per MB Code	\$ 4,815.00
King Phone Service	\$ 1,431.00
5% Contingency	\$ 5,134.85
Sub Total	\$ 107,831.85
Management Fee	\$ 4,000.00
Project Total	\$ 111,831.85

List of Unit Numbers		Cost Per Unit	# of units	Sub Total
201,301,401,501	941 Sq. Ft.	\$2,868.50	4	\$11,474.00
202	1096 Sq. Ft.	\$3,340.99	1	\$3,340.99
302,402	846 Sq. Ft.	\$2,578.91	2	\$5,157.81
303,403	796 Sq. Ft.	\$2,426.49	2	\$4,852.98
503	1646 Sq. Ft.	\$5,017.59	1	\$5,017.59
204,304,404,504	750 Sq. Ft.	\$2,286.26	4	\$9,145.06
205,305,405,505	822 Sq. Ft.	\$2,505.75	4	\$10,022.98
206,306,406,506	926 Sq. Ft.	\$2,822.77	4	\$11,291.10
207,307,407,507	890 Sq. Ft.	\$2,713.03	4	\$10,852.13
208,308,408,508	750 Sq. Ft.	\$2,286.26	4	\$9,145.06
209,309,409,509	866 Sq. Ft.	\$2,639.87	4	\$10,559.49
210,310,410,510	860 Sq. Ft.	\$2,621.58	4	\$10,486.33
211,311,411,511	860 Sq. Ft.	\$2,621.58	4	\$10,486.33

\$111,831.85

Bldg. Total Sq. Ft. 36,686
x Factor \$ 3.04835223 This Assessment
Total Assessment \$ **111,831.85**

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

Payment due date April 1, 2025. 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.