

JENSEN BEACH CLUB

SPECIAL ASSESSMENT MEMBERS MEETING

March 04, 2024

Building 106 Pipe Break



**Building 107
Pipe Break**



**Building 107
Pipe Break**





**Building 108
Pipe Break**

**Building 108
Pipe Break**



MARCH 2024 SPECIAL ASSESSMENT CATEGORIES

Building 107 Pipe Break	\$150,357
Building 108 Pipe Break	\$79,650
Hallways Restoration Project	\$453,650
Insurance Deficit	\$216,422
Structural Law Restoration Project	\$441,377
TOTAL	\$1,341,456

All Amounts are Estimates, Being Confirmed as Work Progresses

BUILDING 107 ESTIMATED EXPENSES

Piping, Excavation, Backfill, Backflow Work	\$55,845
Concrete Removal & Placement	\$20,127
ServPro Water Cleanup	\$29,800
Drywall Repair	\$36,000
Painting & Floor Stamping	\$2,500
Landscaping	\$1,500
Contingency for Unknown Conditions & Closeout	\$4,585
TOTAL	\$150,357

BUILDING 108 ESTIMATED EXPENSES

Piping, Excavation, Backfill, Backflow Work	\$57,065
Concrete Removal & Placement	\$4,375
ServPro Water Cleanup	\$0
Drywall Repair	\$0
Painting & Floor Stamping	\$2,500
Landscaping	\$1,500
Fire Extinguishers in Fire Hose Cabinets	\$360
Contingency for Unknown Conditions	\$9,870
TOTAL	\$75,670

HALLWAYS RESTORATION PROJECT

Piping, Excavation, Backfill, Backflow Work	\$326,857
Concrete Removal & Placement	\$24,062
ServPro Water Cleanup	\$0
Drywall Repair	\$0
Painting & Floor Stamping	\$13,750
Landscaping	\$8,250
Fire Extinguishers in Fire Hose Cabinets	\$2,520
Engineering & Construction Mgmt Assistance	\$22,500
Contingency for Unknown Conditions & Closeout	\$59,691
TOTAL	\$457,630

INSURANCE DEFICIT

Total Cost for Common Insurance	\$496,422
Insurance Set Aside Amount	-\$250,000
2024 Common Insurance Budget	-\$230,000
SUBTOTAL	\$16,422
Replenish Insurance Set Aside Account for 2025	\$200,000
TOTAL	\$216,422

STRUCTURAL LAW RESTORATION PROJECT

Estimate for Phase 1 Repairs from CSM	\$421,377
Milestone Proposal Part C	\$4,000
Mechanical Study	\$11,500
Mechanical restoration work	\$4,500
TOTAL	\$441,377

SPECIAL ASSESSMENT PAID QUARTERLY

Q1 – April 2024	
Q2 – July 2024	
Q3 - October 2024	
Q4 - January 2025	
Condo's	\$1,701 per qtr, \$6,804 total
Villa's	\$2,193 per qtr, \$8,772 total