

4848 Bermuda Ave A1, San Diego, CA 92107

Unit A1 Oceanus Homeowners Association Special Assessments 9/7/2024

1. Remodel Project Special Assessment:
 - a. Special Assessment per unit 2021: \$50,000
 - b. Total Special Assessment: \$650,000
 - c. Current Balance est.: \$641,090
 - d. Current Status: On hold until summer, 2025 pending completion of Southern Seawall Project.
 - e. Estimated Completion: Fall, 2025
2. Southern Seawall Project Special Assessment:
 - a. Special Assessment One per unit July 2024: \$24,000*
 - b. Total First Special Assessment: \$312,000
 - c. Current Balance est.: \$60,000 + \$240,000 3.25% SBA Loan approved*.
 - d. *Dues increase of \$82/month starting 7/1/2025 for SBA Loan repayment.
 - e. Current Status: Under contract and proceeding
 - f. Estimated Completion: May/June 2025
 - g. Special Assessment Two per unit: \$24,000 Estimated April 2025
 - h. Total Second Special Assessment: \$312,000