

Statement of Loss

Claim # N/A

Mitchell Claims Service, Inc.

3807 Bimini Avenue
Cooper City, FL 33026
(O) 954-430-9904
(F) 954-430-0344

5/26/2025

Adjuster Jerri K. Dalcherone-Danowit
Phone (813) 598-2020

Insured Name City of Hallandale-clmt.-MEADOWBROOK TOWERS CONDOMINIUM "B" INC
Loss Address 33009
Phone Number (954) 457-1310
Other Phone
Ins Company

Ins Claim # N/A

Date of Loss 4/14/2024

Abstract of Coverage

Policy #	Effective		
Forms			
Coverage	Limit	Co-Insurance	Deductible
Dwelling	\$1,000,000.00		\$0.00
Other Structures	\$0.00		\$0.00
Contents	\$0.00		\$0.00

Coverage - Dwelling

Coverage \$1,000,000.00 Not Applicable

	RC Detail	ACV Detail	Value	Loss	Claim
Actual Cash Value		\$0.00	\$0.00		
Total Estimated Loss		\$156,489.05		\$156,489.05	
Less Depreciation		(\$19,943.66)			
ACV Loss		\$136,545.39			
Sub-Total		\$136,545.39			
Less Deductible Applied		(\$0.00)			
Adjusted Loss Amount		\$136,545.39			\$136,545.39

Total Loss & Claim	\$156,489.05	\$136,545.39
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Total Recoverable Depreciation	\$0.00
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A copy of this document does not constitute a settlement of this claim. The above figures are subject to insurance company approval.

Accepted by



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Insured: City of Hallandale-clmt.-MEADOWBROOK
TOWERS CONDOMINIUM "B" INC

Home: (954) 457-1310

Property:
33009

Claim Rep.: Jerri K. Dalcherone-Danowit

Business: (813) 598-2020

Claimant: MEADOWBROOK TOWERS CONDOMINIUM
"B" INC

Business: (954) 632-6769

Business: 233 NE 14th Avenue
Hallandale, FL 33009

Estimator: Jerri K. Dalcherone-Danowit

Business: (813) 598-2020

Claim Number: N/A

Policy Number:

Type of Loss:

Date Contacted: 4/15/2024 11:32 PM

Date of Loss: 4/14/2024 2:32 PM

Date Received: 4/15/2024 11:32 PM

Date Inspected: 4/18/2024 11:30 AM

Date Entered: 4/22/2024 3:29 PM

Price List: FLFL8X_APR24
Restoration/Service/Remodel

Estimate: 24-15092-CITYOFHALLA

A copy of this estimate does not constitute a settlement of this claim. Estimate totals are subject to Insurance company approval. This is a repair estimate only. The Insurance policy may contain provisions that will reduce any payment that might be made. This is not an authorization to repair. Authorization to repair or guarantee of payment must come from the owner of the property. No adjuster or appraiser has the authority to authorize repair or guarantee payment. The Insurer assumes no responsibility of repairs that might be made.

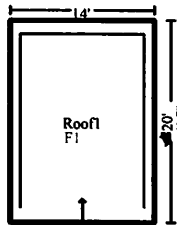
Pursuant to FL. Statute 817.234, "Any person who, knowingly and with intent to injure, defraud, or deceive any insurance company, file a statement of claim containing false, incomplete or misleading information is guilty of a felony in the third degree.

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24-15092-CITYOFHALLA**SKETCH1****General Conditions**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. general conditions fees*									
1.00 EA	7,450.00	0.00	1,490.00	8,940.00	0/NA	Avg.	0%	<0.00>	8,940.00
\$9,450 was bid by the contractor subtraction for insurance fees \$2,000.00=\$7,450									
Totals: General Conditions		0.00	1,490.00	8,940.00				0.00	8,940.00

Main Level**Roof1**

279.83 Surface Area
67.98 Total Perimeter Length

2.80 Number of Squares

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
2. Metal roofing - corrugated - 24 gauge									
440.00 SF	11.74	0.00	1,033.12	6,198.72	0/75 yrs	Avg.	0%	<0.00>	6,198.72
includes 10% waste factor New material for code									
3. Modified bitumen roof - self-adhering									
4.40 SQ	654.44	0.00	575.90	3,455.44	7/20 yrs	Avg.	35%	<327.87>	3,127.57
4. Material Only Gravel stop									
67.98 LF	0.89	0.00	12.10	72.60	7/35 yrs	Avg.	20%	<12.10>	60.50
5. Material Only Step flashing									
15.00 LF	2.01	0.00	6.04	36.19	7/35 yrs	Avg.	20%	<6.03>	30.16
6. Material Only Aluminum sidewall/endwall flashing - mill finish									
54.00 LF	3.32	0.00	35.86	215.14	7/75 yrs	Avg.	9.33%	<16.73>	198.41
7. Roofing - Labor Minimum									
1.00 EA	1,052.84	0.00	210.56	1,263.40	0/NA	Avg.	0%	<0.00>	1,263.40
for stucco stop, flashing strip and stucco stop installation									
Totals: Roof1		0.00	1,873.58	11,241.49				362.73	10,878.76

Exterior Lighting

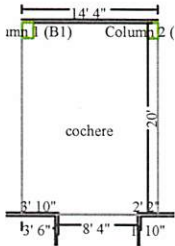
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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
8. recessed lighting and jbox*									
8.00 EA	807.28	0.00	1,291.64	7,749.88	0/NA	Avg.	50% [%]	<3,229.12>	4,520.76
Average life expectancy 20 years Average depreciation 5% per year Maximum depreciation 50%									
Totals: Exterior Lighting		0.00	1,291.64	7,749.88				3,229.12	4,520.76

Permits

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
9. Permits & Fees (Agreed Price)									
1.00 EA	7,782.23	0.00	0.00	7,782.23	0/NA	Avg.	0%	<0.00>	7,782.23
true fees for permits from receipts submitted from contractor									
Totals: Permits		0.00	0.00	7,782.23				0.00	7,782.23
Total: Main Level		0.00	3,165.22	26,773.60				3,591.85	23,181.75
Total: SKETCH1		0.00	4,655.22	35,713.60				3,591.85	32,121.75



cohere

Height: 8'

162.67 SF Walls
450.72 SF Walls & Ceiling
32.01 SY Flooring
20.33 LF Ceil. Perimeter

288.06 SF Ceiling
288.06 SF Floor
20.33 LF Floor Perimeter

Missing Wall 20' X 8' Opens into Exterior
Missing Wall 8' 4" X 8' Opens into ELEVATOR_HAL
Missing Wall 20' X 8' Opens into Exterior

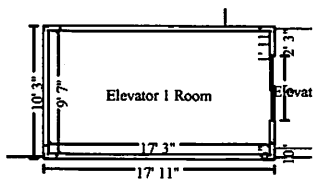
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
10. Materials for overhead cohere*									
1.00 EA	53,033.50	0.00	10,606.70	63,640.20	0/NA	Avg.	25% [%]	<13,258.38>	50,381.82
the average life span of a cohere is 80 years.									
11. labor for cohere*									
1.00 EA	31,869.05	0.00	0.00	31,869.05	0/NA	Avg.	0%	<0.00>	31,869.05
7% adjustment for labor per agreement with Risk Manager-\$34,267.80 * 93%=31,869.05									
Totals: cohere		0.00	10,606.70	95,509.25				13,258.38	82,250.87

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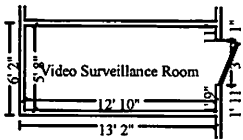
SKETCH2**Main Level****Main Level**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
12. Association Repairs with separate vendors*									
1.00 EA	0.00	0.00	0.00	0.00	0/NA	Avg.	0%	<0.00>	0.00
Total: Main Level		0.00	0.00	0.00				0.00	0.00

**Elevator 1 Room****Height: 8'**

429.58 SF Walls	165.58 SF Ceiling
595.17 SF Walls & Ceiling	165.58 SF Floor
18.40 SY Flooring	53.70 LF Floor Perimeter
53.70 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
13. Repair to elevator base*									
1.00 EA	5,800.00	0.00	0.00	5,800.00	0/NA	Avg.	0%	<0.00>	5,800.00
per repair to elevator base from water intrusion									
Totals: Elevator 1 Room		0.00	0.00	5,800.00				0.00	5,800.00

**Video Surveillance Room****Height: 8'**

296.00 SF Walls	72.72 SF Ceiling
368.72 SF Walls & Ceiling	72.72 SF Floor
8.08 SY Flooring	37.00 LF Floor Perimeter
37.00 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
14. Commercial Grade 16 Channel NVR and cameras*									
14.00 EA	733.14	0.00	0.00	10,263.96	0/NA	Avg.	20% [%]	<2,052.79>	8,211.17
cameras were replaced within 2 years. Depreciation based on 10 year life 20% depreciation									
15. Labor for camera installation*									
14.00 EA	200.00	0.00	560.00	3,360.00	0/NA	Avg.	0%	<0.00>	3,360.00
Totals: Video Surveillance		0.00	560.00	13,623.96				2,052.79	11,571.17

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CONTINUED - Video Surveillance Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Room									
Landscaping curb box									
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
16. Material Only type D 6" curbing*									
40.00 LF	53.82	0.00	430.56	2,583.36	20/150 yrs	Avg.	13.33%	<287.04>	2,296.32
Average life expectancy 150 years									
Average depreciation 0.67% per year									
17. Material Only metal bollards*									
4.00 LF	471.00	0.00	376.80	2,260.80	60/150 yrs	Avg.	40%	<753.60>	1,507.20
Average life expectancy 150 years									
Average depreciation 0.67% per year									
18. Landscaping - Labor Minimum									
2.00 EA	81.06	0.00	0.00	162.12	0/NA	Avg.	0%	<0.00>	162.12
19. Plants - shrubs - evergreen - 5 gallon									
6.00 EA	118.08	24.36	0.00	732.84	0/NA	Avg.	0%	<0.00>	732.84
20. Topsoil (per CY)									
1.00 CY	34.08	2.39	0.00	36.47	0/NA	Avg.	0%	<0.00>	36.47
21. Mulching (per CY)									
1.00 CY	63.93	2.72	0.00	66.65	0/NA	Avg.	0%	<0.00>	66.65
Totals: Landscaping curb box		29.47	807.36	5,842.24				1,040.64	4,801.60
Total: Main Level		29.47	1,367.36	25,266.20				3,093.43	22,172.77
Total: SKETCH2		29.47	1,367.36	25,266.20				3,093.43	22,172.77
Line Item Totals: 24-15092-CITYOFHALLA		29.47	16,629.28	156,489.05				19,943.66	136,545.39

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

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Grand Total Areas:

4,127.33 SF Walls	1,818.49 SF Ceiling	5,945.83 SF Walls and Ceiling
1,818.49 SF Floor	202.05 SY Flooring	515.92 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	515.92 LF Ceil. Perimeter
1,818.49 Floor Area	1,965.21 Total Area	4,127.33 Interior Wall Area
3,605.58 Exterior Wall Area	601.00 Exterior Perimeter of Walls	
279.83 Surface Area	2.80 Number of Squares	67.98 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	156,489.05	100.00%	136,545.39	100.00%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	0.00	0.00%	0.00	0.00%
Total	156,489.05	100.00%	136,545.39	100.00%

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Summary for Dwelling

Line Item Total	139,830.30
Overhead	8,314.64
Profit	8,314.64
Material Sales Tax	29.47
Replacement Cost Value	\$156,489.05
Less Non-recoverable Depreciation	<19,943.66>
Actual Cash Value	\$136,545.39
Net Claim	\$136,545.39

Jerri K. Dalcherone-Danowit