

Duval Square Condominium Association
1075, Duval Street, C-24
Key West FL 33040

November 19th, 2021

Dear Unit Owners,

Special Assessment December 2021

Following open discussions at the 2021 Budget Workshops held on September 25th and October 9th, the Board voted unanimously at the Special Meeting held on November 18th to approve the levy of a December 2021 Special Assessment to support infrastructure expenditures in the current fiscal year.

This Special Assessment will be for \$200,000.

The specific fiscal drivers of this Special Assessment have been provided to the Membership earlier, but to recap:

2021 Maintenance Expenditures in Excess of Budget	\$46,000
2020 Expansion Beam/Seal Project Excess vs. 2020 Special Assessment	\$95,000
Repairs TBD from September 2021 to Year End	\$59,000
Total	\$200,000

Individual unit Assessments are shown on the attached schedule.

Payments are due in full on or before December 8th, 2021.

Please make checks out to the Association and send to the office of our CPA, Pribramsky & Company, just as you are doing for monthly dues.

For those Members with ACH payments set up, please confirm whether or not you wish the Association to “ACH” your payments against this Assessment.

The governing documents of the Association specify the Late Fee at \$25.00 per month with an associated annual interest rate of 18%; to be applied to payments received after December 18th, 2021.

Your continued timely support of your Association will be much appreciated by all.

Sincerely,

The Board of Directors – Duval Square Condominium Association