



Message to all condominium owners of Hawaiian Gardens Phase 7

Subject: Special assessment

Hello everyone.

Now that the necessary work to replace the ceiling of the Club House ceiling is completed, it is time to summarize the total costs of this project:

Description	Amount
Expenses 2023	23 690 \$
Less : Club NS contribution	(3 750 \$)
Total 2023	19 940 \$
Expenses 2024	42 227 \$
Penalties	5 513 \$
Total 2024	47 740 \$
Grand Total	67 680 \$

Given that project costs are now known and complete, the Phase board of director approved at the meeting of March 17 to apply a special assessment to cover its expenses which was not budgeted. The assessment will be applied as follow:

- One room : \$ 305
- Two rooms : \$ 381

Payment of this special fee must be **received before May 1, 2024**. For those who make the payment of their condo fees via Direct Payment (ACH), it will be taken directly from your bank account, around May 15, 2023.

For those paying their condo fees by check, please send your payment to the following address: Hawaiian Gardens Association Inc 4705 NW 35th Street, Lauderdale Lakes, Florida, 33319

Note that the special assessment is required for all owners.

A \$25 administration fee will be required for any delay in the first month and thereafter a 10% annual interest charge will be applied.

Special thanks to those who had to manage this project considering a difficult context.

Gilles Babin
Treasurer HG7