

Perdido Sun Condominium Association  
13753 Perdido Key Dr  
Pensacola, FL. 32507

October 4, 2024

Dear Perdido Sun Owners:

Subject: Special Assessment Notification

On July 27, 2024, the Board of Directors of Perdido Sun Condominium has voted unanimously to implement a special assessment to cover the remaining costs associated with our window replacement project, as well as the sealing and painting of the building due to hurricane Sally wind loss September 16, 2020.

### Overview of Costs

The total cost for these projects is **\$4,084,943.55**, which includes:

**Window Replacement:** \$3,142,703.00  
**Sealing and Painting:** \$599,148.00  
**Project Management Fees (BECI):** \$156,000.00  
**Contingency:** \$187,092.55

After utilizing insurance proceeds and reserves allocated for painting, we find it necessary to assess the remaining balance of **\$921,107.44**.

### Assessment Breakdown

The special assessment for each unit type is as follows:

**1 Bedroom Units:** \$8,289.97  
**2 Bedroom Units:** \$11,095.16  
**3 Bedroom Units:** \$19,343.26

### Payment Plan

To assist with this financial obligation, we are offering a payment plan consisting of three equal payments:

1br \$8289.97 / 3 payments = \$2763.32 each  
2br \$11095.16 / 3 payments = \$3698.39 each  
3br \$19343.26 / 3 payments = \$6447.75 each

**First Payment:** Due **October 1, 2024**  
**Second Payment:** Due **February 1, 2025**  
**Final Payment:** Due **April 1, 2025**

### Next Steps:

Please ensure that your payments reach Perdido Sun by the due date above.  
Thank you for your understanding and continued support as we work to maintain the quality and value of our community.

Sincerely,  
Perdido Sun Board of Directors

