

Dear Beach House Owners,

On 8/1/24 the Beach House Board of Directors levied a Special Assessment to all units within the association. The purpose of the Special Assessment is to pay for the complete modernization of the elevator unit by Rightway, a licensed elevator contractor. The breakdown of project costs, individual share, and individual costs are as follows: Each unit will owe 3 payments on the dates listed. These amounts will populate in the online portal on the 1st of each month. Coupons from Truist have been ordered and will arrive at your address on file, but the first (and all) payment is due 9/1/24 regardless if coupons are received in time or not.

Modernization - \$150K. Contingency- \$17K Fire Components- \$43K

Cumulative Total Assessment- \$210K

10 units at 4.4553% share, 10 units at 4.1703% share, 2 units at 6.872% share.

10 Units: (201,204,301,304, 401,404,501,504,601,604)

@ 4.4553% per unit. \$9,356.13 total/unit

Sept 1. 35%= \$3,274.65 per unit

Oct 1. 35%= \$3,274.65 per unit

Nov 1. 30%= \$2,806.84 per unit

10 units: (202,203,302,303,402,403,502,503,602,603)

@ 4.1703% per unit

Total due \$8,757.63/unit

Sept 1. 35%= \$3,065.17 per unit

Oct 1. 35%= \$3,065.17 per unit

Nov 1. 30%= \$2,627.29 per unit

2 units: 701/704

@ 6.872%= Total due \$14,431.20 /unit

Sept 1. 35%= \$5050.92 per unit

Oct 1. 35%= \$5050.92 per unit

Nov 1. 30%= \$4,329.36 per unit

Thank-You,

Luke Heath -TVPM

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