



Lakeview Gardens at Miami Lakes Condominium Association

Special Assessment Notice

October 21, 2021

This letter is to inform all unit owners of Lakeview Gardens at Miami Lakes that a special assessment will be taking effect on November 15, 2021, for ten (10) years; a total of 120 payments. The purpose of this Assessment is for the removal of the mansards and the construction of the parapet walls & other improvements for all buildings. The total amount of the special assessment is \$2.5 million; we have included a breakdown of each unit type and the amount which each must pay according to the bylaws. November March 15, 2021, you will make your regular maintenance payment as usual and a **SEPARATE** check for the special assessment amount. You will have the option of making monthly installments or paying the full assessment amount when the assessment begins (NOT AT THE END). Keep in mind that if you after past due 60 days, your account will be referred to the attorney for collection. This check will be made payable to Lakeview Gardens at Miami Lakes and mailed to our office at:

New Horizons Property Management Solutions, LLC.
14411 Commerce Way
Suite# 316
Miami Lakes, FL 33016

If you have any question(s) and/or concern(s), please do not hesitate to contact our office at your earliest convenience.

Thank you,

New Horizons Property Management Solutions, LLC.

Representing the Board of Directors of Lakeview Gardens at Miami Lakes Condominium Association, Inc.

Esta carta es para informar a todos los propietarios de Lakeview Gardens at Miami Lakes que una tasación especial comenzara el 15 de noviembre de 2021 por diez (10) años; un total de 120 pagos. El propósito de esta tasación es para varios proyectos de los aleros y la contrición de los parapetos y otros proyectos de todos los edificios. El monto total de la tasación especial es de \$2.5 millones; hemos incluido un desglose de cada tipo de unidad y la cantidad que cada uno debe pagar de acuerdo con los estatutos del condominio. A partir del 15 de noviembre de 2021, realizará su pago de mantenimiento regular como de costumbre y un cheque **SEPARADO** para el monto de la tasación especial. Usted tendrá la opción de hacer cuotas mensuales o pagar el monto total de la tasación cuando comience (NO AL FINAL). Tenga en cuenta que, si se atrasan los 60 días, su cuenta será remitida al abogado para su cobro. Este cheque se pagará a Lakeview Gardens at Miami Lakes y se enviará por correo a nuestra oficina a:

New Horizons Property Management Solutions, LLC.
14411 Commerce Way
Suite# 316
Miami Lakes, FL 33016

Si tiene alguna pregunta(s) y/o inquietud(es), no dude en ponerse en contacto con nuestra oficina lo antes posible.

Gracias

New Horizons Property Management Solutions, LLC.

Representando a la Junta Directiva de Lakeview Gardens at Miami Lakes Condominium Association, Inc.

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14411 Commerce Way Suite# 316

Miami Lakes, FL 33016

Special Assessment Chart 2021

Percentage of Ownership	No. of Units	Unit Type	Unit Numbers	120 monthly payments each month for the following amount	Total of Amount of Assessment per Unit
.72561	20	I	A1001 A1005 A2001 A2006 A3001 A3006 B1001 B1005 B2001 B2006 B3001 B3006 B4001 B4006 D1001 D1005 D2001 D2006 D3001 D3006	\$151.17	\$18,140.25
.82139	20	II	A1002 A1006 A2002 A2007 A3002 A3007 B1002 B1006 B2002 B2007 B3002 B3007 B4002 B4007 D1002 D1006 D2002 D2007 D3002 D3007	\$171.12	\$20,534.75
.81143	20	III	A1003 A1007 A2003 A2008 A3003 A3008 B1003 B1007 B2003 B2008 B3003 B3008 B4003 B4008 D1003 D1007 D2003 D2008 D3003 D3008	\$169.05	\$20,285.75
.86583	10	IV	A1004 A2004 A3004 B1004 B2004 B3004 B4004 D1004 D2004 D3004	\$180.38	\$21,645.75
.73251	10	V	A1008 A2009 A3009 B1008 B2009 B3009 B4009 D1008 D2009 D3009	\$152.61	\$18,312.75
.61834	14	VI	A2005 A2010 A3005 A3010 B2005 B2010 B3005 B3010 B4005 B4010 D2005 D2010 D3005 D3010	\$128.82	\$15,458.50
.5034	56	VII	Entire C Building	\$104.88	\$12,585.00