



Sunrise Gardens Association, Inc.
c/o South Florida Property Management and Consultants, LLC
5600 S.W. 135th Avenue, Suite # 108
Miami, Florida 33183
Office: 786-409-4771 - Fax: 786-580-5128
Email: mainoffice@soflmanagement.com

EMERGENCY SPECIAL ASSESSMENT

Sunrise Gardens Association, Inc.
("Association")

TO ALL ASSOCIATION MEMBERS:

Notice is hereby given in accordance with the Association's By-Laws that an emergency Board Meeting will take place on Friday, September 11, 2026 at 10:00am at the main entrance of the building (519 SW 2nd St.) The purpose of the Meeting is for the Board to vote on the adoption of an emergency special assessment **in the amount of \$17,062.50** to fund the cost of repairs needed in the building. A breakdown can be found in Exhibit "A" attached to this notice.

Sunrise Gardens Association, Inc.

By: _____
Nery Perez

Dated: August 28, 2026



Sunrise Gardens Association, Inc.
 c/o South Florida Property Management and Consultants, LLC
 5600 S.W. 135th Avenue, Suite # 108
 Miami, Florida 33183
 Office: 786-409-4771 - Fax: 786-580-5128
 Email: mainoffice@soflmanagement.com

EMERGENCY SPECIAL ASSESSMENT

Adoption of a Special Assessment

Exhibit "A"

Sunrise Gardens Association, Inc.

Proposed 6 months Special Assessment

Projects	Amount
55 ft of fence (brown)	\$2,475.00
4 Dark Gray Awnings	\$2,500.00
Lift rental for Awnings installation	\$300.0
Tree Trim	\$5,000.00
4 lights for parking lot	\$600.00
Painting 3 Entrance ramps and in front of stairs with non-slip paint	\$2,050.00
Emergency exit lights	\$600.00
Concrete under stairs	\$800.00
Materials and supplies	\$675.00
Bad Debt (unit 201)	\$1,312.50
Collection fee	\$750.00
TOTAL	\$17,062.50

Lump Sum \$1551.14 per unit

<u>6 monthly payments</u>	<u>Monthly Amount</u>
6 Months	\$258.52

STARTING

October 1, 2026 thru March 1, 2026