

Owner FAQ – Assessments and Collection Policy

This FAQ is provided to explain how assessments and the Association's Collection and Enforcement Policy work. The policy is based on Florida law and the Association's governing documents and applies uniformly to all owners.

Why does the Association enforce assessments strictly?

Assessments fund insurance, maintenance, utilities, reserves, and ongoing operations. When assessments are not paid on time, costs are shifted to owners who do pay. Uniform enforcement protects the financial stability of the Association and ensures fairness.

When are assessments considered late?

Assessments are due on the established due date. Any unpaid balance after that date is considered delinquent.

What late fees apply?

If an assessment remains unpaid fifteen (15) days after the due date, a one-time administrative late fee of \$25.00 is applied. Late fees are administrative charges, not fines.

When does interest begin to accrue?

If an assessment remains unpaid thirty (30) days after the due date, interest begins accruing on the unpaid balance at eighteen percent (18%) per year, as permitted by Florida law.

How are payments applied?

Payments are applied first to accrued interest, then to late fees, then to costs and attorney's fees, and finally to delinquent assessments, as required by Florida law.

What happens if I ignore notices?

Ignoring notices typically results in higher balances, referral to legal counsel, possible lien recording, and additional legal costs. Addressing delinquencies early provides more options and lower costs.

Can the Association record a lien or foreclose?

Yes. Florida law allows the Association to record a lien against a unit for unpaid assessments and to pursue foreclosure or a money judgment if delinquencies are not resolved.

Can I request a payment plan?

Yes. Owners experiencing temporary financial hardship may submit a written request for consideration under the Association's hardship payment plan policy. Requests must be submitted before lien action begins and require Board approval.

Does a hardship plan stop interest or enforcement?

No. Interest continues to accrue during any approved payment plan. Missed payments result in immediate default and resumption of enforcement actions.

Is this policy applied selectively?

No. The policy is applied uniformly to all units without exception. Notices and enforcement actions are issued automatically based on account status.

Who do I contact with questions about my account?

Questions regarding individual account balances or payment status should be directed to Association management.