

December 16, 2019

RE: 2020 Homeowner Association Dues of \$60.64
Property located at:

Dear Association Member:

The 2020 Homeowner's Assessment is due by January 31, 2020 in the amount of \$60.64. This amount reflects an increase of 5% over last year's dues. If your assessment is not paid until after January 31, 2020, there is a 6% late fee (\$3.64) and 18% Interest (\$10.81) making the payment \$74.69. Please make your check payable to Meadow Cove Homeowners Association or MCHOA. A self-addressed envelope has been provided for convenience, or mail your payment to P.O. Box 360348, Melbourne, FL 32936.

The 2020 Meadow Cove Annual Homeowners' Meeting will be held on January 21, 2020 at 7:00 pm at the Northside Presbyterian Church. All homeowners are encouraged to attend.

We all share the expenses to keep our neighborhood entrances lit, irrigated, and mowed. We also share the cost for upkeep to the pond and perimeter fencing, as well as liability insurance. Even though your Board serves as volunteers, there are certain administrative expenses such as paper, ink, stamps, bank fees, etc.

Below is a breakdown of the expenses paid during 2019:

	Beginning Balance 12/31/2019	14,061.01	
	Deposits	8,294.79	
Total Available			22,355.80
	Melbourne Utilities Reclaimed Water	335.90	
	Electric (lights at both entrances)	393.90	
	Lawn Maintenance (Common Area)	2,675.00	
	Corporate Filing Fee	61.25	
	P. O. Box Rental (1 Year)	106.00	
	Bank Fee	1.20	
	Pond Maintenance	1,540.00	
	Office Supplies (Stamps, envelopes)	359.50	
	Liability Insurance	2,229.00	
	Fence Replacement	10,000.00	
	Repair Electric wiring at entrance	683.01	
	Repair Fence	250.00	
	ATTY-Collection unpaid dues	228.88	
	Overpaid Assessment returned	71.67	
Total Expenses			18,935.31
	Ending Balance 12/16/2019		3,420.49

This Board has had the pleasure of serving our Community during the past year and we thank you for your kind support and cooperation. We look forward to joining you in support of the 2020 Board of Directors. Thank you, in advance, for your prompt payment.

President, The Board of Directors, Meadow Cove Homeowners' Association