

December 15, 2018

**Reference:** CY2019 Homeowner Association Dues

**Amount Due: \$57.75**

Dear Homeowner

Homeowner's dues are **on January 1, 2019**. All payments received after January 30th will increase to include an additional late fee of 6% (\$3.48) and an additional interest charge of 18% (\$10.44) which is assessed in accordance with the Declaration of Covenants and Restrictions. Checks should be made payable to Meadow Cove Homeowners Association or MCHOA. A self-addressed envelope has been provided for your convenience. Please include the Payment Slip along with your payment.

Homeowner dues are applied toward lighting, irrigation, and lawn care at entrances, for maintenance to perimeter fencing, pond maintenance, administrative costs and Liability Insurance. Here is a breakdown of what your dues paid for during CY2018: Financial Report from 12/1/2017 through 12/4/2018

<b>Beginning Bank Balance 12/1/1217</b>	<b>10,319.77</b>
<b>Deposits</b>	<b>\$33,365.36</b>
Bank Fee	\$6.80
Common Area Tree Removal (Pond)	\$700.00
Corporation Filing Fees	\$96.20
FPL (lights at both entrances)	\$351.81
Insurance	\$2,297.00
Lawn Maintenance	\$2,635.00
4 New Signs (Stormwater Retention Pond)	\$67.54
Office Supplies (Paper, envelopes, labels)	\$302.21
3 Outdoor Realtor Boxes	\$48.38
3 Realtor Metal Box Stands	\$14.42
Broken Reclaim Water Pipe Repair (Lake Washington east side of entrance)	\$227.25
Subdivision Wall Pressure Washed & Painted (Integrity Painting)	\$5,500.00
PO Box Rental (1 Year)	\$96.00
Pond Maintenance (Aquatic Systems)	\$1,680.00
Postage	\$503.00
Printing (Good Impressions - December 2017 Newsletter)	\$69.00
Repair Fence (pvc sections - Steward Road Entrance)	\$208.14
Refunded Electronic Check (sent to HOA in error)	\$150.00
Melbourne Utilities – Reclaimed Water	\$284.27
Over Payment for Assessment returned	\$13.20
Repair/Straighten 10 Concrete Columns	\$4,200.00
Website (2-Year Hosting & Domain Name)	\$141.90
<b>Total Expenses</b>	<b>\$19,592.12</b>
<b>Ending Balance 12/4/2018</b>	<b>\$24,093.01</b>

**Expenses projected before the end of December**

New Fence - Professional Grade Fence	\$20,000.00
Pressure wash & paint concrete columns - Darren Frost	\$2,500.00

<b>Projected Balance before December expenses</b>	<b>\$1,593.01</b>
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**\*\*Notice of 2019 Annual Homeowner's Meeting\*\***

The 2019 Meadow Cove Annual Homeowners Meeting will be held **Monday, January 14 at 7:00 PM** at the Northside Presbyterian Church (across from the Lake Washington entrance). All homeowners are encouraged to attend.

Thank You,

Meadow Cove Homeowners' Association  
Board of Directors