

December 3, 2023

RE: **2023 Homeowner Association Dues of \$70.19**
Melbourne, FL property located at:

[1536 Clover Circle](#)

Dear Meadow Cove Homeowners' Association Member:

The 2023 Homeowners' Assessment is due by January 31, 2023 in the amount of **\$70.19**. This amount reflects an increase of 5% over last year's dues. Please make your check payable to Meadow Cove Homeowners Association or MCHOA. Please mail your payment to P.O. Box 360348, Melbourne, FL 32936. A self-addressed envelope has been provided for your convenience. If you prefer to pay in cash, please contact a Board Officer at meadowcovehoa@gmail.com.

If your assessment is not paid by January 31, 2023, there is a 5% late fee (\$3.51) and 18% Interest (\$13.27) making the total payment \$86.97.

The 2023 Meadow Cove Annual Homeowners' Meeting will be held on January 17, 2023 at 7:00 pm at the Northside Presbyterian Church, across from the Lake Washington exit. 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/association officers' insurance. There are certain administrative expenses such as paper, ink, stamps, bank fees, etc., and we also pay a yearly fee to keep the Association's corporate status "Active" with the State of Florida and any legal fees required to keep our Association in good standing.

Below is a breakdown of the income collected and expenses paid through November 30, 2023 and estimated through December 31, 2023:

Income:	\$	
2021 Rollover		10,292.31
Assessments		8,593.49
Estoppel Fees		1,600.00
Total Income:	\$	20,485.80
Expenses:		
Grounds Maintenance: Entrances & Retention Pond & Fencing	\$	3,798.26
MCHOA Insurance: Liability & Directors/Officers		3,017.94
Administrative: Printing/Copying/Ofc Supplies/Postage		703.23
State of FL Annual Filing Fee		61.25
Attorney Fees		1,994.25
Utilities: Water & Electricity		1,003.91
Website: Domain & Hosting		153.90
Total Expenses:	\$	10,732.74
Remaining Funds:	\$	9,753.06

In closing, your 2022 volunteer MCHOA Officers and Committee Chairs would like to thank you for your support and respect over the last year. If you would like to volunteer for 2023 and help keep our neighborhood attractive and welcoming...not to mention the HOA fees at an amazingly low amount, and welcoming...not to mention our HOA fees at an amazingly low amount, please contact a current MCHOA Officer at meadowcovehoa@gmail.com.

Sincerely,

Tina Battistini, Vice President
Gabriella Sims, Maureen Krausch, Sarah Simonetti, Walter Lundelius