Meadow Cove Homeowners Association
PO Box 360348
Melbourne, FL 32936

January 26, 2014

«AddressBlock» or Current Owner
«AddressBlock»
Melbourne, FL 32935

Reference: CY2014 Homeowner Association Dues for Property Located at «AddressBlock».

Amount Due: $40.00

Homeowner's dues are **due by March 1, 2014**. A $5.00 late fee will be assessed to all late payments. Checks should be made payable to Meadow Cove Homeowners Association (MCHOA) and mailed to the PO Box address above.

This year's dues are an increase of $5.00 over previous years. The members present at the 2013 Annual Meeting voted unanimously to raise dues by this amount to meet rising costs and continued maintenance requirements. We are currently working to replace the signs at both entrances. We also need to make modifications to the lighting and make repairs to and paint the Lake Washington entrance. This will be a costly but long overdue project. We hope to have this completed within the next 60 days.

Homeowner dues are applied toward lighting, irrigation and lawn care at entrances, maintenance to perimeter fencing, pond maintenance, and administrative costs. Here is a breakdown of what your dues paid for during CY2013:

Adjusted beginning balance (Jan 1 balance minus carryover 2012 expenses)**:**		**$9,343.33**
Deposits:		**$ 6,795.53**
Expenses:		
Water	292.00	
Electric	408.55	
Lawn Care	1,740.00	
Pond Maintenance	1, 680.00	
Admin (Postal, printing, fees, supplies, etc)	381.64	
Repair Stewart fence, tree trimming along Stewart Rd, pressure wash Lake Washington fence.)	1,525.00	
Total:	**$6,027.19**	
Ending Balance:		**$10,111.67**

Regards,

Meadow Cove Homeowners Association Board

***Watch for notices for the 2014 Annual Homeowners' Meeting soon.**