

Hillcrest Village P.O.A., Inc.  
 6222 W. Corporate Oaks Drive  
 Crystal River, FL 34429



October 29, 2012

Dear Hillcrest Village Property Owner,

On October 23, 2012, the Hillcrest Village Board of Directors approved the 2013 Hillcrest budget. Effective **January 1<sup>st</sup>, 2013**, the monthly dues for homeowners will be **\$121.25**. For owners of undeveloped lots, the monthly dues will be **\$81.50**. The breakdown of the dues is as below. For a further explanation of the Hillcrest dues, please go to our web page under "Budgets".

<u>Item</u>	<u>Home Owner</u>	<u>Lot Owner</u>
MCA - Limited Dues	\$46.26	\$46.26
MCA - Common Dues	\$17.89	\$17.89
MCA - Village Security Service	\$ 1.51	\$ 1.51
MCA - Village Cable Service	\$27.56	N/A
HVPOA - Operating Expenses	\$ 5.35	\$ 5.35
HVPOA - Reserves	\$10.41	\$10.41
HVPOA - Trash Collection	\$12.27	N/A
HVPOA – Lot Owner Adjustment	N/A	\$ 0.8
<b>Monthly Total</b>	<b>\$121.25</b>	<b>\$81.50</b>

Please make your checks payable to Hillcrest Village POA, Inc. You may either drop off your payment at the MCA Office or mail it. The mailing address is:

Hillcrest Village P.O.A. Inc.  
 6222 W Corporate Oaks Dr  
 Crystal River, FL 34429-8723

Payments are due and payable in advance on the first day of each month. In order to keep our expenses down, HVPOA does not mail out invoices, so please try to remember to make your payments in a timely manner.

Details of the 2013 Hillcrest budget are available on request or by visiting our website at <http://www.meadowcrestvillages.org/hcpoa/index.html>.

Very truly yours,

HVPOA Board of Directors

Record of dues payments:

<b>Month</b>	<b>Date Paid</b>	<b>Amount</b>	<b>Check Nbr.</b>	<b>Month</b>	<b>Date Paid</b>	<b>Amount</b>	<b>Check Nbr.</b>
Jan.	_____	_____	_____	Jul.	_____	_____	_____
Feb.	_____	_____	_____	Aug.	_____	_____	_____
Mar.	_____	_____	_____	Sep.	_____	_____	_____
Apr.	_____	_____	_____	Oct.	_____	_____	_____
May	_____	_____	_____	Nov.	_____	_____	_____
Jun.	_____	_____	_____	Dec.	_____	_____	_____

On the back is a description of each major component that makes up your dues amounts.

### MCA Limited Dues

- This fee is mandated by MCA. It covers the cost of maintaining the limited property which includes the clubhouse, the swimming pools, MacVicar Blvd & MacVicar Park.
- The majority of the increases are attributable to energy costs, landscape maintenance and building reserves.

### MCA Common Dues

- This fee is mandated by MCA. It covers the cost of maintaining the common property which includes the office, Meadowcrest Park, and Meeting Tree and Meadowcrest Blvds.
- The majority of the increases are attributable to landscape and irrigation maintenance.

### MCA Village Security

- This fee is mandated by MCA. It covers the cost of our sheriff's patrols

### MCA Village Cable

- This fee is mandated by MCA. It covers the cost our cable contract

### HVPOA Operating Expense

- This pays for the operation of our village. It covers the costs of postage, office supplies, insurance, landscape maintenance and social activities.

### HVPOA Road Reserves

- This is money set aside for future paving of our roads and replacement of our landscaping.

### HVPOA Trash Pickup

- This covers the cost of our Waste Management contract.

We believe you will find the above information and the table of budget items below useful. If you have any questions, feel free to contact one of the Hillcrest Board Members.

	2012	2013	2012	2013
ITEM	HOME OWNER	HOME OWNER	LOT OWNER	LOT OWNER
Meadowcrest Limited	\$37.69	\$46.26	\$37.69	\$46.26
Meadowcrest Common	\$15.22	\$17.89	\$15.22	\$17.89
Meadowcrest Security	\$1.68	\$1.51	\$1.68	\$1.51
Meadowcrest TV Cable	\$26.95	\$27.56		
Hillcrest Expenses	\$4.44	\$5.35	\$4.44	\$5.35
Hillcrest Reserves	\$11.67	\$10.41	\$11.67	\$10.41
Hillcrest Trash Pickup	\$12.35	\$12.27		
Lot Owner Adjustment	\$0.00	\$0.00	-\$0.20	\$0.08
Monthly Totals	\$110.00	\$121.25	\$70.50	\$81.50