

For all things River Point, please visit
our website at:
www.riverpoint-monumentlanding.com

IMPORTANT REMINDERS

ALL EXTERIOR WORK, MUST BE APPROVED FIRST! This includes EVERYTHING from re-painting, re-roofing, new windows, installing new or replacing old fencing, installing a shed, building a trash can enclosures, major landscaping, etc. EVERYTHING MUST BE APPROVED FIRST! If you have any questions, contact Shantell Hughes at (904) 881-0134.

STORE TRASH CANS OUT OF VIEW
Trash cans and recycle bins should only be in sight the evening before collection and pick up day. All other times, trash cans must be stored out of view, either in the garage, behind a fence or in an approved trash can enclosure.

SHED ALLOWANCES & RESTRICTIONS
There is a size restriction and you must submit your paperwork for approval. If you are interested in having a shed, please contact Shantell Hughes at (904) 881-0134 with any questions, or to find out what is needed to submit your request.

2022 ANNUAL ASSESSMENT
Enclosed is your 2022 Annual Dues statement. The Annual Assessment is due January 1st. Payments must be received by January 15th to avoid a \$25 late fee. Payments not received by January 31th will begin accruing interest at 18% per year.

Annual Assessments can be paid online through our portal:
<https://rivercitymgmt.appfolio.com/connect>

2022 BUDGET

Income

Annual Assessment \$223
Percent of increase 30
Total Assessment Income \$108,824

Expenses

Storage Unit \$600
Office Supplies \$50
Postage \$66

Community Events \$500
Pet Waste Stations \$1055

Corporate Report \$62
Insurance - General \$2000
Tax Return Prep Fee \$300
Taxes - Federal \$150

Bad Debt \$500
Management Fee \$20100
Postage & Delivery \$2000

Legal Fees - HOA \$500
Legals Fees - Owed by Residents \$400

Improvements \$1000
Landscape Contract \$43272
Repairs \$1800

Reserve (Long Term) \$1000
Special Projects – \$21629

Security \$6840

Electric \$2000
Water \$3000

Total Expenses: \$108,824