

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.

2023 ANNUAL ASSESSMENT

Enclosed is your 2023 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>

2023 BUDGET

Income

Annual Assessment \$223
Percent of increase 0
Total Assessment Income \$108,824

Expenses

Storage Unit \$600
Postage/Office Supplies \$100

Community Events \$250
Pet Waste Stations \$2300

Corporate Report \$62
Insurance - General \$2900
Tax Return Prep Fee \$300
Taxes - Federal \$250

Bad Debt \$250
Management Fee \$23400
Office Expense \$2000

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

Improvements \$1000
Landscape Contract \$43250
Repairs \$1500

Reserve (Long Term) \$1000
Special Projects – \$13927

Security \$8000

Electric \$1650
Water \$5000

Total Expenses: \$108,824