

The Cottages Homeowner Association Fees

Welcome to The Cottages!

The Cottages is a sub-division of the larger Rivendell Community Association (a.k.a. "Big Rivendell") and is legally referred to as Rivendell Unit 1 Neighborhood Association (RU1NA).

As a member of Big Rivendell, you pay an assessment (HOA fee) semi-annually to the Master Association. This fee goes towards the maintenance costs of shared common property, the irrigation pump to support the Cottages, and Reserves for long term repair and replacement of capital assets. The Big Rivendell HOA fee is collected by their property management company, Casey Management at 4379 S. Tamiami Trail, Suite 102, Sarasota, FL 34231. Their accounting office number is: 941-922-3391.

The Cottages sub-division is a landscape maintenance-free community where your basic landscape and grounds care services are provided by the Association. You also have access to a private pool and clubhouse. To cover these services and benefits, you pay an additional quarterly HOA fee to The Cottages.

The 2026 quarterly fee for The Cottages is \$850.00* and it is due by the 1st of each quarter (January, April, July, and October). You can sign up for Automatic Debit Service by using the Centennial Bank debit form found on the Rivendell website under "Documents" and "Cottages." We strongly encourage all homeowners to use the automatic debit service to avoid issues with late payments and HOA processing fees.

If you choose to pay by check, you will receive a Coupon Book annually from Centennial Bank who handles our sub-association's banking needs. Checks should be made payable to "Rivendell Unit 1 Neighborhood Association" and mailed along with the coupon to Centennial Bank, PO Box 30061, Tampa, FL 33630-3061.

Our accounting firm, T&H Comptrollers, is located at: 130 Shamrock Blvd., Venice, FL 34293. If you have questions about your account, please contact them at: (941) 484-4980 or by email at: www.thcomptrollers.com

* These HOA fees reflect the 2026 RU1NA Operating Budget. HOA fees are subject to change each year based on the Association's operating budget requirements.

January 2026