

1 - Balance Sheet - accrual

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

As of: 11/30/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	32,099.20
Savings Cash	2,030.10
Reserves Cash	114,565.49
Total Cash	148,694.79
ASSETS	
Accounts Receivable	4,943.03
Total ASSETS	4,943.03
TOTAL ASSETS	153,637.82
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	1,232.02
Prepaid Assessments	3,483.14
Total LIABILITIES	4,715.16
Total Liabilities	4,715.16
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	22,620.63
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	148,922.66
TOTAL LIABILITIES & CAPITAL	153,637.82

2 - Annual Budget - Comparative

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

As of: Nov 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
INCOME					
Assessment Income	223.00	9,068.66	109,096.30	99,755.34	108,824.00
Late Fees	0.00	0.00	1,575.00	0.00	0.00
Finance Charge	0.00	0.00	607.25	0.00	0.00
NSF Fee	0.00	0.00	25.00	0.00	0.00
Bank Interest	122.46	0.00	686.61	0.00	0.00
Total INCOME	345.46	9,068.66	111,990.16	99,755.34	108,824.00
Total Operating Income	345.46	9,068.66	111,990.16	99,755.34	108,824.00
Expense					
EXPENSES					
ADMINISTRATION					
Management Fees	1,675.00	1,675.00	18,425.00	18,425.00	20,100.00
Accounting Fees	0.00	37.50	527.00	412.50	450.00
Taxes	10.21	0.00	10.21	0.00	0.00
Legal Fees	330.00	41.66	7,406.06	458.34	500.00
Legal Fees - Owed by Resident	-175.35	33.33	848.72	366.67	400.00
Legal Fees-Collection	0.00	0.00	220.00	0.00	0.00
Office Expenses	0.00	166.66	770.62	1,833.34	2,000.00
Website	0.00	0.00	496.71	0.00	0.00
Community Events	0.00	41.66	0.00	458.34	500.00
Bad Debt Expense	0.00	41.66	0.00	458.34	500.00
Annual Corporate Report	0.00	5.16	96.25	56.84	62.00
Insurance	0.00	166.66	2,701.74	1,833.34	2,000.00
Total ADMINISTRATION	1,839.86	2,209.29	31,502.31	24,302.71	26,512.00
UTILITIES					
Electric	98.43	166.66	1,391.78	1,833.34	2,000.00
Water / Sewer	443.18	250.00	4,649.16	2,750.00	3,000.00
Total UTILITIES	541.61	416.66	6,040.94	4,583.34	5,000.00

2 - Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
MAINTENANCE AND REPAIRS					
General Maintenance & Repair	0.00	150.00	0.00	1,650.00	1,800.00
Pet Waste Stations	0.00	87.91	2,246.40	967.09	1,055.00
Special Projects	0.00	1,802.41	0.00	19,826.59	21,629.00
Landscape Enhancements	0.00	83.33	2,700.00	916.67	1,000.00
Total MAINTENANCE AND REPAIRS	0.00	2,123.65	4,946.40	23,360.35	25,484.00
CONTRACT SERVICES					
Landscape Contract	3,605.00	3,606.00	41,406.00	39,666.00	43,272.00
Security	420.00	570.00	4,808.38	6,270.00	6,840.00
Total CONTRACT SERVICES	4,025.00	4,176.00	46,214.38	45,936.00	50,112.00
RESERVE EXPENSES					
Reserves	0.00	83.33	0.00	916.67	1,000.00
Total RESERVE EXPENSES	0.00	83.33	0.00	916.67	1,000.00
Total EXPENSES	6,406.47	9,008.93	88,704.03	99,099.07	108,108.00
Board Expenses					
Assoc. Storage Unit	0.00	50.00	589.74	550.00	600.00
Postage/Office Supplies	0.00	9.66	58.00	106.34	116.00
Total Board Expenses	0.00	59.66	647.74	656.34	716.00
Total Operating Expense	6,406.47	9,068.59	89,351.77	99,755.41	108,824.00
Total Operating Income	345.46	9,068.66	111,990.16	99,755.34	108,824.00
Total Operating Expense	6,406.47	9,068.59	89,351.77	99,755.41	108,824.00
NOI - Net Operating Income	-6,061.01	0.07	22,638.39	-0.07	0.00
Total Income	345.46	9,068.66	111,990.16	99,755.34	108,824.00
Total Expense	6,406.47	9,068.59	89,351.77	99,755.41	108,824.00
Net Income	-6,061.01	0.07	22,638.39	-0.07	0.00

3 - General Ledger cash

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 11/01/2022 to 11/30/2022

Accounting Basis: Cash

Show Reversed Transactions: No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1010 - Operating Cash							
Starting Balance						37,817.67	
11/01/2022	Angela Napolitan	Receipt	20168551	12.00		37,829.67	Prepaid Any
11/02/2022	True Blue Lawn Care, Inc.	eCheck	E2EF-6F9A		3,605.00	34,224.67	November
11/02/2022	Russell Haggard	Receipt	115135	223.00		34,447.67	
11/02/2022	Linda Murphy	Receipt	76560477	25.00		34,472.67	Prepaid Any
11/02/2022	River City Management Services	Payment	02112022		1,675.00	32,797.67	Management Fees for 11/2022
11/09/2022	Kyle Davis	eCheck receipt	79CE-1E20	20.00		32,817.67	Online Payment
11/09/2022	Brandon Fowler	Bill Pay Check	3000000065		420.00	32,397.67	October
11/09/2022	Linda Murphy	Receipt	76811382	25.00		32,422.67	Prepaid Any
11/15/2022	Michelle Gabriel	eCheck receipt	D649-D670	25.00		32,447.67	Online Payment
11/15/2022	Gray Robinson	Bill Pay Check	3000000066		330.00	32,117.67	September
11/16/2022	JEA	Payment	16112022		98.43	32,019.24	
11/16/2022	JEA	Payment	16112022		443.18	31,576.06	
11/16/2022	Carlie Anne Overfelt	CC receipt	89B7-1810	58.45		31,634.51	Demand letter
11/16/2022	Department of the Treasury	Check	1716		10.21	31,624.30	59-2953373 CP161
11/16/2022	Linda Murphy	Receipt	76903389	25.00		31,649.30	Prepaid Any
11/17/2022	Steve Yee	eCheck receipt	2DCF-5A70	15.00		31,664.30	Online Payment
11/23/2022	Shantell Hughes	eCheck receipt	9311-BC00	25.00		31,689.30	Online Payment
11/23/2022	Mile High Borrower 1 (Value), LLC	Receipt	28695	223.00		31,912.30	Prepaid Any
11/23/2022	Linda Murphy	Receipt	76923326	25.00		31,937.30	Prepaid Any
11/28/2022	Michael P. Leone	CC receipt	EFF5-57C0	58.45		31,995.75	Demand letter
11/28/2022	Michael P. Leone	CC receipt	EFF5-57C0	58.45		32,054.20	Demand letter
11/30/2022	Linda Murphy	Receipt	76958849	25.00		32,079.20	Prepaid Any
11/30/2022	Drema F. Johnson	Receipt	20248606	20.00		32,099.20	Prepaid Any
Net Change						-5,718.47	
				863.35	6,581.82	32,099.20	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1059 - Savings Cash							
Starting Balance						2,029.93	
11/30/2022		JE	507	0.17		2,030.10	Interest Earned
Net Change						0.17	
				0.17	0.00	2,030.10	
1060 - Reserves Cash							
Starting Balance						114,443.20	
11/30/2022		JE	508	122.29		114,565.49	Interest Earned
Net Change						122.29	
				122.29	0.00	114,565.49	
1500 - Accounts Receivable							
Starting Balance						3,190.11	
Net Change						0.00	
				0.00	0.00	3,190.11	
2310 - Prepaid Assessments							
Starting Balance						-3,018.14	
11/01/2022	Angela Napolitan	Receipt	20168551		12.00	-3,030.14	Prepaid Any
11/02/2022	Linda Murphy	Receipt	76560477		25.00	-3,055.14	Prepaid Any
11/09/2022	Kyle Davis	eCheck receipt	79CE-1E20		20.00	-3,075.14	Online Payment
11/09/2022	Linda Murphy	Receipt	76811382		25.00	-3,100.14	Prepaid Any
11/15/2022	Michelle Gabriel	eCheck receipt	D649-D670		25.00	-3,125.14	Online Payment
11/16/2022	Linda Murphy	Receipt	76903389		25.00	-3,150.14	Prepaid Any
11/17/2022	Steve Yee	eCheck receipt	2DCF-5A70		15.00	-3,165.14	Online Payment
11/23/2022	Shantell Hughes	eCheck receipt	9311-BC00		25.00	-3,190.14	Online Payment
11/23/2022	Mile High Borrower 1 (Value), LLC	Receipt	28695		223.00	-3,413.14	Prepaid Any
11/23/2022	Linda Murphy	Receipt	76923326		25.00	-3,438.14	Prepaid Any
11/30/2022	Linda Murphy	Receipt	76958849		25.00	-3,463.14	Prepaid Any
11/30/2022	Drema F. Johnson	Receipt	20248606		20.00	-3,483.14	Prepaid Any
Net Change						-465.00	
				0.00	465.00	-3,483.14	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
3009 - General Reserves							
Starting Balance						-26,057.43	
Net Change						0.00	
				0.00	0.00	-26,057.43	
3615 - Retained Earnings							
Starting Balance						-95,964.41	
Net Change						0.00	
				0.00	0.00	-95,964.41	
4110 - Assessment Income							
Starting Balance						-108,873.30	
11/02/2022	Russell Haggard	Receipt	115135		223.00	-109,096.30	
Net Change						-223.00	
				0.00	223.00	-109,096.30	
4120 - Late Fees							
Starting Balance						-1,575.00	
Net Change						0.00	
				0.00	0.00	-1,575.00	
4125 - Finance Charge							
Starting Balance						-607.25	
Net Change						0.00	
				0.00	0.00	-607.25	
4225 - NSF Fee							
Starting Balance						-25.00	
Net Change						0.00	
				0.00	0.00	-25.00	
4399 - Bank Interest							
Starting Balance						-564.15	
11/30/2022	JE		507		0.17	-564.32	Interest Earned

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/30/2022		JE	508		122.29	-686.61	Interest Earned
Net Change						-122.46	
				0.00	122.46	-686.61	

5003 - Assoc. Storage Unit

Starting Balance						589.74	
Net Change						0.00	
				0.00	0.00	589.74	

5004 - Postage/Office Supplies

Starting Balance						58.00	
Net Change						0.00	
				0.00	0.00	58.00	

5010 - Management Fees

Starting Balance						16,750.00	
11/02/2022	River City Management Services	Payment	02112022	1,675.00		18,425.00	Management Fees for 11/2022
Net Change						1,675.00	
				1,675.00	0.00	18,425.00	

5020 - Accounting Fees

Starting Balance						527.00	
Net Change						0.00	
				0.00	0.00	527.00	

5022 - Taxes

Starting Balance						0.00	
11/16/2022	Department of the Treasury	Check	1716	10.21		10.21	59-2953373 CP161
Net Change						10.21	
				10.21	0.00	10.21	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5040 - Legal Fees							
Starting Balance						7,076.06	
11/15/2022	Gray Robinson	Bill Pay Check	3000000066	330.00		7,406.06	September
Net Change						330.00	
				330.00	0.00	7,406.06	
5041 - Legal Fees - Owed by Resident							
Starting Balance						1,024.07	
11/16/2022	Charlie Anne Overfelt	CC receipt	89B7-1810		58.45	965.62	Demand letter
11/28/2022	Michael P. Leone	CC receipt	EFF5-57C0		58.45	907.17	Demand letter
11/28/2022	Michael P. Leone	CC receipt	EFF5-57C0		58.45	848.72	Demand letter
Net Change						-175.35	
				0.00	175.35	848.72	
5045 - Legal Fees-Collection							
Starting Balance						220.00	
Net Change						0.00	
				0.00	0.00	220.00	
5110 - Office Expenses							
Starting Balance						770.62	
Net Change						0.00	
				0.00	0.00	770.62	
5128 - Website							
Starting Balance						496.71	
Net Change						0.00	
				0.00	0.00	496.71	
5212 - Electric							
Starting Balance						1,293.35	
11/16/2022	JEA	Payment	16112022	98.43		1,391.78	
Net Change						98.43	
				98.43	0.00	1,391.78	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5215 - Water / Sewer							
Starting Balance						4,205.98	
11/16/2022	JEA	Payment	16112022	443.18		4,649.16	
Net Change						443.18	
				443.18	0.00	4,649.16	
5512 - Annual Corporate Report							
Starting Balance						96.25	
Net Change						0.00	
				0.00	0.00	96.25	
5514 - Insurance							
Starting Balance						2,701.74	
Net Change						0.00	
				0.00	0.00	2,701.74	
5812 - Pet Waste Stations							
Starting Balance						2,246.40	
Net Change						0.00	
				0.00	0.00	2,246.40	
6010 - Landscape Contract							
Starting Balance						37,801.00	
11/02/2022	True Blue Lawn Care, Inc.	eCheck	E2EF-6F9A	3,605.00		41,406.00	November
Net Change						3,605.00	
				3,605.00	0.00	41,406.00	
6020 - Landscape Enhancements							
Starting Balance						2,700.00	
Net Change						0.00	
				0.00	0.00	2,700.00	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
6193 - Security							
Starting Balance						4,388.38	
11/09/2022	Brandon Fowler	Bill Pay Check	3000000065	420.00		4,808.38	October
Net Change						420.00	
				420.00	0.00	4,808.38	
Total				7,567.63	7,567.63	3,741.53	

4 - Homeowner Delinquency (As Of)

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

As of: 11/30/2022

Delinquency Note Range: All Time

Homeowner Status: All

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240							
1306 Trotters Walk Way	Murdzova, Janka	Current		0.00	0.00	57.91	57.91
1330 Running Brook Ct.	Crisante, Mary S.	Current		0.00	0.00	31.70	31.70
1345 Trotters Walk Way	Neef, Michael	Current		0.00	0.00	65.82	65.82
1351 Trotters Walk Way	2013B Property Owner, LLC	Current		0.43	0.43	30.93	32.22
1359 Trotters Walk Way	Reardon, Joshua K.	Current		0.00	0.00	58.45	58.45
1482 Crabapple Cove Ct. S.	Vastano, Vanessa	Current	BOD waived late fee	0.00	0.00	128.52	128.52
1559 Panther Ridge Court	2013B Property Owner, LLC	Current		0.43	0.43	30.93	32.22
1602 Panther Ridge Court	Progress Residential Barrower 3, LLC	Current		0.00	0.00	16.21	16.21
1609 Panther Ridge Ct. N.	Haggard, Russell	Current	BOD waived late fee	0.00	0.00	57.91	57.91
1625 Panther Ridge Ct. N.	Devers, David C.	Current		0.00	0.00	58.45	58.45
1664 Swimming Salmon Place S.	Brown, Deon M.	Current		0.00	0.00	57.91	57.91
1734 Swimming Salmon Pl. N.	Puyau, Stephen	Current		0.00	0.00	106.03	106.03
1779 Woodenrail Lane	Frank, Patricia	Current		3.35	3.35	387.81	397.86
1805 Powder Springs Dr.	Querubin, Rebecca	Current		0.00	0.00	57.91	57.91
1835 High	Hobkirk, David	Current		0.00	0.00	56.91	56.91

4 - Homeowner Delinquency (As Of)

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
Brook Ct.							
1844 Woodenrail Lane	Oyetunji, Oluwole	Current		0.00	0.00	58.45	58.45
1860 Dove Ridge Ct.	Toporek, Abraham	Current		0.00	0.00	180.98	180.98
11254 Monument Landing Blvd.	Molina Reyes, Diego F.	Current		0.00	0.00	57.91	57.91
11258 Monument Landing Blvd.	Vahle, Kevin	Current		0.00	0.00	57.91	57.91
12134 Camp Creek Dr.	Erroch Varela, Michelle	Current	BOD waived late fee	0.00	0.00	115.82	115.82
12169 Trimlawn Lane	Progress Jacksonville, LLC	Current		0.00	0.00	65.82	65.82
				4.21	4.21	1,740.29	1,752.92
Total				4.21	4.21	1,740.29	1,752.92

Copy of Homeowner Prepayment Balance

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

Homeowners: All

Homeowner Status: Current

Prepayment Account: 2310: Prepaid Assessments

As of: 11/30/2022

Unit	Homeowner	Amount
River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240		
1206 Signal Point Dr.	Smith, Pedro	25.00
1207 Signal Point Dr.	Davis, Kyle	200.00
1221 Shallowford Dr. E.	Delapaz, Ricky	25.00
1222 Shallowford Dr. E.	Gabriel, Michelle	175.00
1315 Trotters Walk Way	Wilson, Robert L.	15.00
1338 Running Brook Ct.	Kiernan, Donna W.	25.00
1340 Trotters Walk Way	Yee, Steve	150.00
1364 Trotters Walk Way	Home SFR Borrower, III, LLC	176.09
1408 Panther Run Rd.	Mackowiak, Kathy	10.00
1459 Crabapple Cove Ct. S.	Kuzina, Angeline	25.00
1570 Crabapple Cove Ct. N.	FKH SFR Prop1, L. P.	223.00
1579 Panther Ridge Ct.	Harrison, Nancy	10.00
1633 Panther Ridge Ct. N.	Progress Residential Borrower 3, LLC	59.00
1642 Panther Ridge Ct. N.	Johnson, Drema F.	244.85
1753 Rush Creek Dr. W.	Hughes, Shantell	223.00
1758 Swimming Salmon Place N.	Cashman, Yesenia Lida	25.00
1813 Rush Creek Dr. W.	Mingione, Emily	25.00
1824 Powder Springs Dr.	Napolitan, Angela	120.00
1920 Running River Rd.	Ranga, Gherghina	25.00
11234 Monument Landing Blvd.	Alzaidy, Aled J.	25.00
11331 Monument Landing Blvd.	Murphy, Linda	825.04
11337 Monument Landing Blvd.	Mile High Borrower 1 (Value), LLC	223.00
11356 Monument Landing Blvd.	Jenkins, Jamar Edward	10.00
12111 Rush Creek Dr. N.	Vilagi, Michael	25.00
12127 Rush Creek Dr. N.	SFR Investments V Borrower I, LLC	223.00
12210 Pink Panther Ct.	Progar, Steven	151.77
12212 Beaver Run Dr.	Butler, Laurie A.	25.00
12238 Crabapple Cove Dr.	Lennon Family Trust	25.00
12244 High Laurel Dr.	CPI/Amherst SFR Program Owner, LLC	144.39

Copy of Homeowner Prepayment Balance

Unit	Homeowner	Amount
12245 Beaver Run Drive	Salestrom, Joshua Brayton	25.00
		3,483.14
Total		3,483.14

True Blue Lawn Care
P.O.Box 350001
Jacksonville, FL 32235 US
+1 9047131227
truebluelawn care1@gmail.com



INVOICE

BILL TO
River Point Subdivision

INVOICE # 12363
DATE 11/01/2022
DUE DATE 11/16/2022
TERMS Net 15

DATE	ACCOUNT SUMMARY	AMOUNT
10/10/2022	Balance Forward	2,100.00
	Other payments and credits after 10/10/2022 through 10/31/2022	-2,100.00
11/01/2022	Other invoices from this date	0.00
	New charges (details below)	3,605.00
	Total Amount Due	3,605.00

ACTIVITY	AMOUNT
Blue Plan: True Blue Plan	3,605.00
42 visits yearly	
Weekly: April, May, June, July, Aug., Sept., Oct.	
Bi-Weekly: Nov., Dec., Jan., Feb., March	

TOTAL OF NEW CHARGES	3,605.00
BALANCE DUE	\$3,605.00

JSO INVOICE

10/01/22

Pay Period: 10/01-10/31/2022

To:

River Point Community Association
Attn: Shantell Hughes
Post Office Box 50886,
Jacksonville Beach, FL 32240
Re. Police Security

--Make payable directly to the each officer--

Date	Name	Description	Rate	Number of Hours	Total
10/09/22	Brandon Fowler	Security	\$35.00	3	\$105.00
10/18/22	Brandon Fowler	Security	\$35.00	2	\$ 75.00
10/23/22	Brandon Fowler	Security	\$35.00	1.5	\$52.5
10/24/22	Brandon Fowler	Security	\$35.00	2.5	\$87.50
10/27/22	Brandon Fowler	Security	\$35.00	3	\$105.00
	Only charged for 12 hours.				
	Total Due			13 hours	\$420.00

Due upon receipt

Officer Brandon Fowler

Tel (904)923 9252

501 E. Bay St
Jacksonville, FL 32202

brandon.fowler@jaxsheriff.org



GRAY | ROBINSON
ATTORNEYS AT LAW

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JACKSONVILLE, FLORIDA 32202
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WEST PALM BEACH

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October 28, 2022

River Point Community Association
Shantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, Florida 32225

Re: 732186.1 – River Point Community Association

Dear Shantell:

Our firm's Statement of Account and invoice for fees and costs through September 30, 2022, in the above matter are enclosed. We appreciate the opportunity to have served you and trust you continue to find our services to be satisfactory.

I recognize this statement is being sent somewhat later than usual. Please accept my apologies.

If you have any questions about the statement or the matter in general, please feel free to give me a call.

Thank you very much.

Sincerely,



S. Grier Wells

SGW:br
Enclosure

GRAY ROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802
Telephone (407) 843-8880
Federal ID # 59-1300132

River Point Community Association
Shantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

Remittance Address:
P.O. Box 3068
Orlando, Florida 32802-3068

Statement of Account As of October 26, 2022
For Client Account No.: 732186

Invoice Number	Invoice Date	Matter Number	Matter Name	Amount Billed	Payments Adjustments	Balance Due
11104507	10/11/22	1	River Point Community Associatio	\$3,672.00	\$0.00	\$3,672.00
11107715	10/26/22	1	River Point Community Associatio	\$330.00	\$0.00	\$330.00
Totals:				\$4,002.00	\$0.00	\$4,002.00

0-30 Days	31-60 Days	61-90 Days	91+ Days	Balance Due
\$4,002.00				\$4,002.00

Note: Payments received after the statement date will be reflected on your next statement.

GRAY ROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880

Federal ID # 59-1300132

River Point Community Association
Shantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

October 26, 2022
FILE # 732186 - 1

Invoice # 11107715
Re: River Point Community Association

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

PRIOR BALANCE:	\$ 3,672.00
CURRENT FEES:	\$ 330.00
CURRENT DISBURSEMENTS:	\$ 0.00
CURRENT BALANCE DUE:	\$ 330.00
TOTAL BALANCE DUE: (Prior balance included)	\$ 4,002.00

1707

REMITTANCE COPY PAYMENT IS DUE UPON RECEIPT

To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ACH Routing #063107513
WIRE Routing #121000248
GrayRobinson, P.A. Operating Account
Account #2699400205474
Please reference your File or Invoice Number.

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

River Point Community Association
Shantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

October 26, 2022
FILE # 732186 - 1

Invoice # 11107715
Re: River Point Community Association

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CURRENT FEES:	\$ 330.00
CURRENT DISBURSEMENTS:	\$ 0.00
CURRENT BALANCE DUE:	\$ 330.00
TOTAL BALANCE DUE: (Prior balance included)	\$ 4,002.00

1707

CLIENT COPY

PAYMENT IS DUE UPON RECEIPT

To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ACH Routing #063107513
WIRE Routing #121000248
GrayRobinson, P.A. Operating Account
Account #2699400205474
Please reference your File or Invoice Number.

River Point Community Association
River Point Community Association

Invoice No. 11107715
Invoice Date: October 26, 2022

Professional Services:

09/01/22	GW	Receipt of email from Shantell Hughes with juriat sheet on interrogatories; telephone conference with Matt Dietz regarding discovery responses.	0.40	\$220.00
09/02/22	GW	Coordinate service of Response to Request for Production and Answers to Interrogatories.	0.20	\$110.00

Current Fees: \$330.00

Summary of Professional Fees:

<u>NAME</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
Wells, Grier	0.60	\$ 550.00	\$ 330.00
	<hr/> 0.60		<hr/> \$ 330.00



21 West Church Street, Jacksonville, FL 32202-3139
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com



Page 1 of 5

Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 10/25/22

TOTAL SUMMARY OF CHARGES

Electric \$ 98.43
Irrigation 443.18

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: \$ 541.61



Please pay immediately.



Change your light bulbs to LEDs.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

Please pay immediately.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$499.11	-\$499.11	\$0.00	\$541.61	\$541.61

**WE APPRECIATE
YOUR BUSINESS**

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. ➔

☐

Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 9197614200		Bill Date: 10/25/22		Please pay by 11/16/22	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$499.11	-\$499.11	\$0.00	\$541.61	\$541.61	

0012684

I=10010000



12684 2 AV 0.452
RIVER POINT COMMUNITY ASSOCIATION INC
PO BOX 50886
JACKSONVILLE FL 32240-0886



** JEA **

PO BOX 45047
JACKSONVILLE FL 32232-5047

0206919761420000000000004000054161010100000002000014



21 West Church Street, Jacksonville, FL 32202-3139
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 3 of 5

Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 10/25/22

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 09/23/22 - 10/24/22 Reading Date: 10/24/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426329	31	483	Regular	1	4 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					0.27
Fuel Cost					0.32
City of Jacksonville Franchise Fee					0.30
Gross Receipts Tax					0.26
Public Service Tax					1.01
Florida State Sales Tax					0.89
TOTAL CURRENT ELECTRIC CHARGES					\$ 12.30

\$0.30 of Fuel Cost is Tax Exempt

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 09/22/22 - 10/23/22 Reading Date: 10/23/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72100607	31	1119	Regular	3/4	17000 GAL
Basic Monthly Charge					\$ 18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					11.87
Environmental Charge					6.29
City of Jacksonville Franchise Fee					2.56
Public Service Tax					8.78
TOTAL CURRENT IRRIGATION CHARGES					\$ 96.57

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 09/23/22 - 10/24/22 Reading Date: 10/24/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426281	31	539	Regular	1	15 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					0.99
Fuel Cost					1.19
Environmental Charge					0.01
City of Jacksonville Franchise Fee					0.34
Gross Receipts Tax					0.30
Public Service Tax					1.10
Florida State Sales Tax					1.02
TOTAL CURRENT ELECTRIC CHARGES					\$ 14.20

\$1.11 of Fuel Cost is Tax Exempt

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 09/22/22 - 10/23/22 Reading Date: 10/23/2022

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
79035516	31	331	Regular	1	11000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					37.84
Environmental Charge					4.07
City of Jacksonville Franchise Fee					2.20
Public Service Tax					7.56
TOTAL CURRENT IRRIGATION CHARGES					\$ 83.17



Department of the Treasury
Internal Revenue Service
Ogden, UT 84201-0039

124086.473512.234854.4870 2 AV 0.455 1022



RIVER POINT COMMUNITY ASSOCIATION
% RIVER CITY MANAGEMENT
PO BOX 50886
JAX BCH FL 32240-0886

Notice	CP161
Tax period	December 31, 2021
Notice date	November 7, 2022
Employer ID number	59-2953373
To contact us	Phone 833-678-7020
Your Caller ID	397420

Page 1 of 5

124086

You have an unpaid balance for your December 31, 2021, Form 1120H

Amount due: \$10.21

Our records show you have an unpaid balance
for December 31, 2021.

Billing Summary

Tax you owed	\$247.00
Payments you made	-247.00
Failure-to-pay penalty	6.17
Interest charges	4.04
Amount due by November 28, 2022	\$10.21

Continued on back...



RIVER POINT COMMUNITY ASSOCIATION
% RIVER CITY MANAGEMENT
PO BOX 50886
JAX BCH FL 32240-0886

Notice	CP161
Notice date	November 7, 2022
Employer ID number	59-2953373

Payment

- Make your check or money order payable to the United States Treasury.
- Write your Employer ID number (59-2953373), the tax period (December 31, 2021), and the form number (1120H) on your payment and any correspondence.

INTERNAL REVENUE SERVICE
OGDEN, UT 84201-0039

**Amount due by
November 28, 2022**

\$10.21



592953373 WX RIVE 02 2 202112 670 00000001021

Last statement: October 31, 2022
This statement: November 30, 2022
Total days in statement period: 30

RIVER POINT COMMUNITY ASSN INC
C/O RIVER CITY MANAGEMENT SERVICES INC
OPERATING ACCOUNT
PO BOX 50886
JACKSONVILLE BEACH FL 32240

Page 1
0030559037
(4)

Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Hoa Analyzed Bus Chk

Account number	0030559037	Beginning balance	\$41,936.99
Enclosures	4	Total additions	863.35
Low balance	\$32,901.23	Total subtractions	9,712.21
Average balance	\$33,809.39	Ending balance	\$33,088.13
Avg collected balance	\$33,809		

CHECKS

Number	Date	Amount	Number	Date	Amount
1716	11-23	10.21	3000000066	11-22	330.00
3000000064*	11-04	3,672.00	* Skip in check sequence		
3000000065	11-25	420.00			

DEBITS

Date	Description	Subtractions
11-01	' ACH Debit PACIFICWESTERNBK MGMNTFEES 221101	1,675.00
11-03	' ACH Debit River City Manag Settlement 221103 000016183907462	3,605.00

CREDITS

Date	Description	Additions
11-01	' ACH Credit PACIFICWESTERNBK ASSN CR 221101 0804-000000RP	12.00
11-02	' ACH Credit PACIFICWESTERNBK ASSN CR 221102 0804-000000RP	248.00

RIVER POINT COMMUNITY ASSN INC
November 30, 2022

Page 2
0030559037

Date	Description	Additions
11-09	' ACH Credit PACIFICWESTERNBK ASSN CR 221109 0804-000000RP	25.00
11-16	' ACH Credit River City Manag Net Settle 221116 000016249406166	20.00
11-16	' ACH Credit PACIFICWESTERNBK ASSN CR 221116 0804-000000RP	25.00
11-18	' ACH Credit APPFOLIO INC 8666481536 221118	58.45
11-21	' ACH Credit River City Manag Net Settle 221121 000016291309698	25.00
11-23	' ACH Credit River City Manag Net Settle 221123 000016308700122	15.00
11-23	' ACH Credit PACIFICWESTERNBK ASSN CR 221123 0804-000000RP	248.00
11-30	' ACH Credit River City Manag Net Settle 221130 000016349121886	25.00
11-30	' ACH Credit PACIFICWESTERNBK ASSN CR 221130 0804-000000RP	45.00
11-30	' ACH Credit APPFOLIO INC 8666481536 221130	116.90

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	41,936.99	11-09	33,269.99	11-23	33,321.23
11-01	40,273.99	11-16	33,314.99	11-25	32,901.23
11-02	40,521.99	11-18	33,373.44	11-30	33,088.13
11-03	36,916.99	11-21	33,398.44		
11-04	33,244.99	11-22	33,068.44		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Pacific Western Bank

Account Number 30559037

Page 3 of 3

River Point Community Association
 Operating Agent
 P.O. BOX 50886
 JACKSONVILLE BEACH, FLORIDA 32240

1716

11/16/2022

ELECTRONICALLY PROCESSED ON 11/22/22

PAY TO THE ORDER OF DEPARTMENT OF THE TREASURY UNITED STATES TREASURY \$ 10.21

***** TEN AND 21/100 DOLLARS**

Department of the Treasury
 Internal Revenue Service
 Ogden, UT 84201-4012

MEMO 59-2953373

11/23/2022 1716 \$10.21

Apply to account:

30559037 **DATE 10/28/2022** **3000000064**

THREE THOUSAND, SIX HUNDRED SEVENTY-TWO DOLLARS AND NO/100

AMOUNT **\$3672.00

TO: ORDER OF Gray Robinson

Pacific Western Bank

MEMO: 11104607

11/04/2022 3000000064 \$3,672.00

Apply to account:

30559037 **DATE 11/09/2022** **3000000065**

FOUR HUNDRED TWENTY DOLLARS AND NO/100

AMOUNT **\$420.00

TO: ORDER OF Brandon Fowler

Pacific Western Bank

MEMO: October

11/25/2022 3000000065 \$420.00

Apply to account:

30559037 **DATE 11/15/2022** **3000000066**

THREE HUNDRED THIRTY DOLLARS AND NO/100

AMOUNT **\$330.00

TO: ORDER OF Gray Robinson

Pacific Western Bank

MEMO: 11107715

11/22/2022 3000000066 \$330.00

