

## 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:** 10/31/2022

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	37,817.67
Savings Cash	2,029.93
Reserves Cash	114,443.20
<b>Total Cash</b>	<b>154,290.80</b>
<b>ASSETS</b>	
Accounts Receivable	5,237.17
<b>Total ASSETS</b>	<b>5,237.17</b>
<b>TOTAL ASSETS</b>	<b>159,527.97</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>LIABILITIES</b>	
Accounts Payable	871.61
Prepaid Assessments	3,018.14
<b>Total LIABILITIES</b>	<b>3,889.75</b>
<b>Total Liabilities</b>	<b>3,889.75</b>
<b>Capital</b>	
<b>RESERVES</b>	
General Reserves	26,057.43
<b>Total RESERVES</b>	<b>26,057.43</b>
Retained Earnings	95,964.41
Calculated Retained Earnings	29,336.19
Calculated Prior Years Retained Earnings	4,280.19
<b>Total Capital</b>	<b>155,638.22</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>159,527.97</b>

## 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:** Oct 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
<b>Income</b>					
<b>INCOME</b>					
Assessment Income	223.00	9,068.66	108,873.30	90,686.68	108,824.00
Late Fees	25.00	0.00	1,575.00	0.00	0.00
Finance Charge	25.62	0.00	607.25	0.00	0.00
NSF Fee	0.00	0.00	25.00	0.00	0.00
Bank Interest	97.30	0.00	564.15	0.00	0.00
<b>Total INCOME</b>	<b>370.92</b>	<b>9,068.66</b>	<b>111,644.70</b>	<b>90,686.68</b>	<b>108,824.00</b>
<b>Total Operating Income</b>	<b>370.92</b>	<b>9,068.66</b>	<b>111,644.70</b>	<b>90,686.68</b>	<b>108,824.00</b>
<b>Expense</b>					
<b>EXPENSES</b>					
<b>ADMINISTRATION</b>					
Management Fees	1,675.00	1,675.00	16,750.00	16,750.00	20,100.00
Accounting Fees	0.00	37.50	247.00	375.00	450.00
Taxes	280.00	0.00	280.00	0.00	0.00
Legal Fees	3,672.00	41.66	7,076.06	416.68	500.00
Legal Fees - Owed by Resident	-58.45	33.33	1,024.07	333.34	400.00
Legal Fees-Collection	0.00	0.00	220.00	0.00	0.00
Office Expenses	56.34	166.66	770.62	1,666.68	2,000.00
Website	311.76	0.00	496.71	0.00	0.00
Community Events	0.00	41.66	0.00	416.68	500.00
Bad Debt Expense	0.00	41.66	0.00	416.68	500.00
Annual Corporate Report	0.00	5.16	96.25	51.68	62.00
Insurance	0.00	166.66	2,701.74	1,666.68	2,000.00
<b>Total ADMINISTRATION</b>	<b>5,936.65</b>	<b>2,209.29</b>	<b>29,662.45</b>	<b>22,093.42</b>	<b>26,512.00</b>
<b>UTILITIES</b>					
Electric	96.55	166.66	1,293.35	1,666.68	2,000.00
Water / Sewer	402.56	250.00	4,205.98	2,500.00	3,000.00
<b>Total UTILITIES</b>	<b>499.11</b>	<b>416.66</b>	<b>5,499.33</b>	<b>4,166.68</b>	<b>5,000.00</b>

## 2 - Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
<b>MAINTENANCE AND REPAIRS</b>					
General Maintenance & Repair	0.00	150.00	2,246.40	1,500.00	1,800.00
Pet Waste Stations	0.00	87.91	0.00	879.18	1,055.00
Special Projects	0.00	1,802.41	0.00	18,024.18	21,629.00
Landscape Enhancements	2,100.00	83.33	2,700.00	833.34	1,000.00
<b>Total MAINTENANCE AND REPAIRS</b>	<b>2,100.00</b>	<b>2,123.65</b>	<b>4,946.40</b>	<b>21,236.70</b>	<b>25,484.00</b>
<b>CONTRACT SERVICES</b>					
Landscape Contract	3,605.00	3,606.00	37,801.00	36,060.00	43,272.00
Security	436.50	570.00	4,388.38	5,700.00	6,840.00
<b>Total CONTRACT SERVICES</b>	<b>4,041.50</b>	<b>4,176.00</b>	<b>42,189.38</b>	<b>41,760.00</b>	<b>50,112.00</b>
<b>RESERVE EXPENSES</b>					
Reserves	0.00	83.33	0.00	833.34	1,000.00
<b>Total RESERVE EXPENSES</b>	<b>0.00</b>	<b>83.33</b>	<b>0.00</b>	<b>833.34</b>	<b>1,000.00</b>
<b>Total EXPENSES</b>	<b>12,577.26</b>	<b>9,008.93</b>	<b>82,297.56</b>	<b>90,090.14</b>	<b>108,108.00</b>
<b>Board Expenses</b>					
Assoc. Storage Unit	0.00	50.00	589.74	500.00	600.00
Postage	0.00	9.66	58.00	96.68	116.00
<b>Total Board Expenses</b>	<b>0.00</b>	<b>59.66</b>	<b>647.74</b>	<b>596.68</b>	<b>716.00</b>
<b>Total Operating Expense</b>	<b>12,577.26</b>	<b>9,068.59</b>	<b>82,945.30</b>	<b>90,686.82</b>	<b>108,824.00</b>
Total Operating Income	370.92	9,068.66	111,644.70	90,686.68	108,824.00
Total Operating Expense	12,577.26	9,068.59	82,945.30	90,686.82	108,824.00
<b>NOI - Net Operating Income</b>	<b>-12,206.34</b>	<b>0.07</b>	<b>28,699.40</b>	<b>-0.14</b>	<b>0.00</b>
Total Income	370.92	9,068.66	111,644.70	90,686.68	108,824.00
Total Expense	12,577.26	9,068.59	82,945.30	90,686.82	108,824.00
<b>Net Income</b>	<b>-12,206.34</b>	<b>0.07</b>	<b>28,699.40</b>	<b>-0.14</b>	<b>0.00</b>

### 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:** 10/01/2022 to 10/31/2022

**Accounting Basis:** Cash

**Show Reversed Transactions:** No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>1010 - Operating Cash</b>							
Starting Balance						49,904.31	
10/03/2022	True Blue Lawn Care, Inc.	eCheck	7B25-E960		3,605.00	46,299.31	October
10/03/2022	River City Management Services	Payment	03102022		1,675.00	44,624.31	Management Fees for 10/2022
10/03/2022	Angela Napolitan	Receipt	20032515	12.00		44,636.31	Prepaid Any
10/04/2022	City of Jacksonville	Bill Pay Check	3000000062		16.50	44,619.81	August
10/04/2022	Gary W. Lee, P. A.	Bill Pay Check	3000000061		280.00	44,339.81	2021 1120H
10/04/2022	JEA	Payment	21754556100422		96.55	44,243.26	
10/04/2022	JEA	Payment	21754556100422		402.56	43,840.70	
10/05/2022	Linda Murphy	Receipt	76107096	25.00		43,865.70	Prepaid Any
10/09/2022	Kyle Davis	eCheck receipt	9AB3-8D80	20.00		43,885.70	Online Payment
10/11/2022	River City Management Services	Payment	2470812		56.34	43,829.36	
10/12/2022	Jeremy M. Costley	CC receipt	5246-1DB0	58.45		43,887.81	Demand Letter
10/12/2022	Brandon Fowler	Bill Pay Check	3000000063		420.00	43,467.81	
10/12/2022	Linda Murphy	Receipt	76412267	25.00		43,492.81	Prepaid Any
10/15/2022	Michelle Gabriel	eCheck receipt	15E6-ED80	25.00		43,517.81	Online Payment
10/17/2022	Steve Yee	eCheck receipt	525C-ABA0	15.00		43,532.81	Online Payment
10/17/2022	True Blue Lawn Care, Inc.	eCheck	1130-5864		2,100.00	41,432.81	Hurricane clean up
10/17/2022	Michelle Erroch Varela	Receipt	114993	25.00		41,457.81	
10/17/2022	Michelle Erroch Varela	Receipt	114993	3.35		41,461.16	
10/17/2022	Michelle Erroch Varela	Receipt	114993	3.35		41,464.51	
10/17/2022	Michelle Erroch Varela	Receipt	114993	3.35		41,467.86	
10/17/2022	Michelle Erroch Varela	Receipt	114993	3.35		41,471.21	
10/17/2022	Michelle Erroch Varela	Receipt	114993	3.35		41,474.56	
10/17/2022	Michelle Erroch Varela	Receipt	114993	3.35		41,477.91	
10/17/2022	Michelle Erroch Varela	Receipt	114993	3.35		41,481.26	
10/17/2022	Michelle Erroch Varela	Receipt	114993	2.17		41,483.43	
10/17/2022	Michelle Erroch Varela	Receipt	114993	223.00		41,706.43	

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/17/2022	Michelle Erroch Varela	Receipt	114994	100.00		41,806.43	Prepaid Any
10/18/2022	River City Management Services	Payment	2473022		311.76	41,494.67	
10/19/2022	Linda Murphy	Receipt	76441304	25.00		41,519.67	Prepaid Any
10/21/2022	Michelle Erroch Varela	Payment	tk592382		100.00	41,419.67	Payment 114994 applied to the wrong account
10/23/2022	Shantell Hughes	eCheck receipt	F23B-9C70	25.00		41,444.67	Online Payment
10/26/2022	Linda Murphy	Receipt	76467386	25.00		41,469.67	Prepaid Any
10/28/2022	Gray Robinson	Bill Pay Check	3000000064		3,672.00	37,797.67	
10/31/2022	Drema F. Johnson	Receipt	20117062	20.00		37,817.67	Prepaid Any
Net Change						-12,086.64	
				649.07	12,735.71	37,817.67	

#### 1059 - Savings Cash

Starting Balance						2,029.75	
10/31/2022		JE	494	0.18		2,029.93	Interest Earned
Net Change						0.18	
				0.18	0.00	2,029.93	

#### 1060 - Reserves Cash

Starting Balance						114,346.08	
10/31/2022		JE	493	97.12		114,443.20	Interest Earned
Net Change						97.12	
				97.12	0.00	114,443.20	

#### 1500 - Accounts Receivable

Starting Balance						3,190.11	
Net Change						0.00	
				0.00	0.00	3,190.11	

#### 2310 - Prepaid Assessments

Starting Balance						-2,801.14	
10/03/2022	Angela Napolitan	Receipt	20032515		12.00	-2,813.14	Prepaid Any
10/05/2022	Linda Murphy	Receipt	76107096		25.00	-2,838.14	Prepaid Any
10/09/2022	Kyle Davis	eCheck receipt	9AB3-8D80		20.00	-2,858.14	Online Payment
10/12/2022	Linda Murphy	Receipt	76412267		25.00	-2,883.14	Prepaid Any

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/15/2022	Michelle Gabriel	eCheck receipt	15E6-ED80		25.00	-2,908.14	Online Payment
10/17/2022	Steve Yee	eCheck receipt	525C-ABA0		15.00	-2,923.14	Online Payment
10/17/2022	Michelle Erroch Varela	Receipt	114994		100.00	-3,023.14	Prepaid Any
10/19/2022	Linda Murphy	Receipt	76441304		25.00	-3,048.14	Prepaid Any
10/21/2022	Michelle Erroch Varela	Receipt		100.00		-2,948.14	
10/23/2022	Shantell Hughes	eCheck receipt	F23B-9C70		25.00	-2,973.14	Online Payment
10/26/2022	Linda Murphy	Receipt	76467386		25.00	-2,998.14	Prepaid Any
10/31/2022	Drema F. Johnson	Receipt	20117062		20.00	-3,018.14	Prepaid Any
Net Change						-217.00	
				100.00	317.00	-3,018.14	

#### 2425 - Clearing Account

Starting Balance						0.00	
10/21/2022	Michelle Erroch Varela	Receipt			100.00	-100.00	
10/21/2022	Michelle Erroch Varela	Payment	tk592382	100.00		0.00	Payment 114994 applied to the wrong account
Net Change						0.00	
				100.00	100.00	0.00	

#### 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						-108,650.30	
10/17/2022	Michelle Erroch Varela	Receipt	114993		223.00	-108,873.30	
Net Change						-223.00	
				0.00	223.00	-108,873.30	

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>4120 - Late Fees</b>							
Starting Balance						-1,550.00	
10/17/2022	Michelle Erroch Varela	Receipt	114993		25.00	-1,575.00	
Net Change						-25.00	
				0.00	25.00	-1,575.00	
<b>4125 - Finance Charge</b>							
Starting Balance						-581.63	
10/17/2022	Michelle Erroch Varela	Receipt	114993		3.35	-584.98	
10/17/2022	Michelle Erroch Varela	Receipt	114993		3.35	-588.33	
10/17/2022	Michelle Erroch Varela	Receipt	114993		3.35	-591.68	
10/17/2022	Michelle Erroch Varela	Receipt	114993		3.35	-595.03	
10/17/2022	Michelle Erroch Varela	Receipt	114993		3.35	-598.38	
10/17/2022	Michelle Erroch Varela	Receipt	114993		3.35	-601.73	
10/17/2022	Michelle Erroch Varela	Receipt	114993		3.35	-605.08	
10/17/2022	Michelle Erroch Varela	Receipt	114993		2.17	-607.25	
Net Change						-25.62	
				0.00	25.62	-607.25	
<b>4225 - NSF Fee</b>							
Starting Balance						-25.00	
Net Change						0.00	
				0.00	0.00	-25.00	
<b>4399 - Bank Interest</b>							
Starting Balance						-466.85	
10/31/2022		JE	493		97.12	-563.97	Interest Earned
10/31/2022		JE	494		0.18	-564.15	Interest Earned
Net Change						-97.30	
				0.00	97.30	-564.15	

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5003 - Assoc. Storage Unit</b>							
Starting Balance						589.74	
Net Change						0.00	
				0.00	0.00	589.74	
<b>5004 - Postage</b>							
Starting Balance						58.00	
Net Change						0.00	
				0.00	0.00	58.00	
<b>5010 - Management Fees</b>							
Starting Balance						15,075.00	
10/03/2022	River City Management Services	Payment	03102022	1,675.00		16,750.00	Management Fees for 10/2022
Net Change						1,675.00	
				1,675.00	0.00	16,750.00	
<b>5020 - Accounting Fees</b>							
Starting Balance						247.00	
Net Change						0.00	
				0.00	0.00	247.00	
<b>5022 - Taxes</b>							
Starting Balance						0.00	
10/04/2022	Gary W. Lee, P. A.	Bill Pay Check	3000000061	280.00		280.00	2021 1120H
Net Change						280.00	
				280.00	0.00	280.00	
<b>5040 - Legal Fees</b>							
Starting Balance						3,404.06	
10/28/2022	Gray Robinson	Bill Pay Check	3000000064	3,672.00		7,076.06	
Net Change						3,672.00	
				3,672.00	0.00	7,076.06	



### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5041 - Legal Fees - Owed by Resident</b>							
Starting Balance						1,082.52	
10/12/2022	Jeremy M. Costley	CC receipt	5246-1DB0		58.45	1,024.07	Demand Letter
Net Change						-58.45	
				0.00	58.45	1,024.07	
<b>5045 - Legal Fees-Collection</b>							
Starting Balance						220.00	
Net Change						0.00	
				0.00	0.00	220.00	
<b>5110 - Office Expenses</b>							
Starting Balance						714.28	
10/11/2022	River City Management Services	Payment	2470812	56.34		770.62	
Net Change						56.34	
				56.34	0.00	770.62	
<b>5128 - Website</b>							
Starting Balance						184.95	
10/18/2022	River City Management Services	Payment	2473022	311.76		496.71	
Net Change						311.76	
				311.76	0.00	496.71	
<b>5212 - Electric</b>							
Starting Balance						1,196.80	
10/04/2022	JEA	Payment	21754556100422	96.55		1,293.35	
Net Change						96.55	
				96.55	0.00	1,293.35	
<b>5215 - Water / Sewer</b>							
Starting Balance						3,803.42	
10/04/2022	JEA	Payment	21754556100422	402.56		4,205.98	
Net Change						402.56	
				402.56	0.00	4,205.98	

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5512 - Annual Corporate Report</b>							
Starting Balance						96.25	
Net Change						0.00	
				0.00	0.00	96.25	
<b>5514 - Insurance</b>							
Starting Balance						2,701.74	
Net Change						0.00	
				0.00	0.00	2,701.74	
<b>5801 - General Maintenance &amp; Repair</b>							
Starting Balance						2,246.40	
Net Change						0.00	
				0.00	0.00	2,246.40	
<b>6010 - Landscape Contract</b>							
Starting Balance						34,196.00	
10/03/2022	True Blue Lawn Care, Inc.	eCheck	7B25-E960	3,605.00		37,801.00	October
Net Change						3,605.00	
				3,605.00	0.00	37,801.00	
<b>6020 - Landscape Enhancements</b>							
Starting Balance						600.00	
10/17/2022	True Blue Lawn Care, Inc.	eCheck	1130-5864	2,100.00		2,700.00	Hurricane clean up
Net Change						2,100.00	
				2,100.00	0.00	2,700.00	
<b>6193 - Security</b>							
Starting Balance						3,951.88	
10/04/2022	City of Jacksonville	Bill Pay Check	3000000062	16.50		3,968.38	August
10/12/2022	Brandon Fowler	Bill Pay Check	3000000063	420.00		4,388.38	
Net Change						436.50	
				436.50	0.00	4,388.38	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Total				13,582.08	13,582.08	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:** 10/31/2022

**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
<b>River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240</b>							
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	31.79
1359 Trotters Walk Way	Reardon, Joshua K.	Current		0.00	0.00	0.00	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	31.79
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	280.91	280.91
1625 Panther Ridge Ct. N.	Devers, David C.	Current		0.00	0.00	0.00	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, Michael	Current		3.35	3.35	329.36	394.51
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.							
1835 Woodenrail Lane	Leone, Michael P.	Current		0.00	0.00	58.45	116.90
1844 Woodenrail Lane	Oyetunji, Oluwole	Current		0.00	0.00	0.00	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	200.00	0.00	115.82	315.82
12169 Trimlawn Lane	Progress Jacksonville, LLC	Current		0.00	0.00	65.82	65.82
12267 High Laurel Dr.	Overfelt, Carlie Anne	Current		0.00	0.00	0.00	58.45
				204.21	4.21	1,787.94	2,347.06
<b>Total</b>				204.21	4.21	1,787.94	2,347.06

## 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:** 10/31/2022

Unit	Homeowner	Amount
<b>River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240</b>		
1206 Signal Point Dr.	Smith, Pedro	25.00
1207 Signal Point Dr.	Davis, Kyle	180.00
1221 Shallowford Dr. E.	Delapaz, Ricky	25.00
1222 Shallowford Dr. E.	Gabriel, Michelle	150.00
1315 Trotters Walk Way	Wilson, Robert L.	15.00
1338 Running Brook Ct.	Kiernan, Donna W.	25.00
1340 Trotters Walk Way	Yee, Steve	135.00
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.	224.85
1753 Rush Creek Dr. W.	Hughes, Shantell	198.00
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	108.00
1920 Running River Rd.	Ranga, Gherghina	25.00
11234 Monument Landing Blvd.	Alzaidy, Aled J.	25.00
11331 Monument Landing Blvd.	Murphy, Linda	700.04
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
		3,018.14
Total		3,018.14

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 #** 12175  
**DATE** 10/01/2022  
**DUE DATE** 10/16/2022  
**TERMS** Net 15

DATE	ACCOUNT SUMMARY	AMOUNT
09/01/2022	Balance Forward	3,605.00
	Other payments and credits after 09/01/2022 through 09/30/2022	-3,605.00
10/01/2022	Other invoices from this date	0.00
	New charges (details below)	3,605.00
	Total Amount Due	3,605.00

ACTIVITY	AMOUNT
<b>Blue Plan:True Blue Plan</b>	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
<b>BALANCE DUE</b>	<b>\$3,605.00</b>





ONE CITY. ONE  
JACKSONVILLE

## City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
[www.coj.net](http://www.coj.net)

### INVOICE

**Bill-To**

River Point Subdivision  
P.O. Box 50886  
JACKSONVILLE, FLORIDA 32240

**BILLING DEPARTMENT:**

Jacksonville Sheriff's Office  
501 East Bay Street, Room 206  
Jacksonville, FL 32202  
JSO.Secondary@jaxsheriff.org  
904-630-1953

**Invoice Number** ARS220920286  
**Invoice Date** 9/20/22

Total	\$16.50
Payments	\$0.00
Credits	\$0.00
Line and Tax Adjustment	\$0.00

**Payment Terms** 30 Net

**Due Date** 10/20/22

**Balance Due** \$16.50

No.	Product	Description	UOM	Quantity	Unit Price	Amount
1		Date Worked:08/04/2022 21:00 to 08/04/2022 23:00 Employee:68601 Brandon Fowler Job: river point sub.		2	\$5.50	\$11.00
2		Date Worked:08/17/2022 18:15 to 08/17/2022 19:15 Employee:68601 Brandon Fowler Job: river point sub.		1	\$5.50	\$5.50
Line Total						\$16.50



ONE CITY. ONE  
JACKSONVILLE

City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
[www.coj.net](http://www.coj.net)

INVOICE

**Bill-To**

River Point Subdivision  
P.O. Box 50886  
JACKSONVILLE, FLORIDA 32240

**BILLING DEPARTMENT:**

Jacksonville Sheriff's Office  
501 East Bay Street, Room 206  
Jacksonville, FL 32202  
JSO.Secondary@jaxsheriff.org  
904-630-1953

If not paid within 30 days, the invoice becomes delinquent. After 90 days, it goes to collection.  
To cancel service, you must send cancellation request in writing to the Billing Dept. shown above.  
Amount due will be prorated to the date cancellation notice is received.

-----  
RETURN BOTTOM PORTION OF THIS INVOICE WITH PAYMENT IN THE ENCLOSED ENVELOPE

Invoice Number: ARS220920286



Amount Enclosed: \$ \_\_\_\_\_

**Send payment to**

Tax Collector  
231 East Forsyth Street, Room 141  
JACKSONVILLE, FL 32202

**Special Instructions**

FOR QUESTIONS CONCERNING THE BILL, PLEASE CONTACT  
THE BILLING DEPARTMENT SHOWN ABOVE.

To pay online with credit card, debit card or e-check, visit <https://fips.coj.net>

Gary W Lee, P.A.

440 Osceola Ave

Jacksonville Beach, FL 32250

Web site: GaryLeeCPA.com

Phone (904) 694-1040 Fax (904) 694-1042

River Point Community Association, Inc.

PO box 50886

Jacksonville Beach, FL 32240

Invoice#: 6959

Date: 9/24/2022

---

Preparation of Federal corporation income tax return  
(Form 1120-H) for the year ended December 31, 2021.

Total Charges: \$280.00



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: 09/27/22

### TOTAL SUMMARY OF CHARGES

Electric ..... \$ 96.55  
Irrigation ..... 402.56

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

Total New Charges: ..... \$ 499.11



Please pay immediately.



JEA will resume service disconnections as early as September 19, 2022.  
Please go to [JEA.com/assistance](http://JEA.com/assistance) to explore payment options to pay your bill.



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
\$517.25	-\$517.25	\$0.00	\$499.11	\$499.11

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: 09/27/22	Please pay by 10/19/22			
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$517.25	-\$517.25	\$0.00	\$499.11	\$499.11	

# 0010669

I=10010000



10669 2 AV 0.452  
RIVER POINT COMMUNITY ASSOCIATION INC  
PO BOX 50886  
JACKSONVILLE FL 32240-0886



\*\* JEA \*\*

PO BOX 45047  
JACKSONVILLE FL 32232-5047

02069197614200000000000004000049911010100000002000010

01002 370221/4075810 0010669 1 I=10010000000



Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 09/27/22

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 08/24/22 - 09/23/22 Reading Date: 09/23/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426329	30	479	Regular	1	10 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					0.66
Fuel Cost					0.83
Environmental Charge					0.01
City of Jacksonville Franchise Fee					0.32
Gross Receipts Tax					0.28
Public Service Tax					1.06
Florida State Sales Tax					0.96
TOTAL CURRENT ELECTRIC CHARGES					\$ 13.37

\$0.78 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 08/23/22 - 09/22/22 Reading Date: 09/22/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72100607	30	1102	Regular	3/4	10000 GAL
Basic Monthly Charge					\$ 18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					34.40
Environmental Charge					3.70
City of Jacksonville Franchise Fee					1.71
Public Service Tax					5.87
TOTAL CURRENT IRRIGATION CHARGES					\$ 64.58

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 08/24/22 - 09/23/22 Reading Date: 09/23/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426281	30	524	Regular	1	13 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					0.86
Fuel Cost					1.09
Environmental Charge					0.01
City of Jacksonville Franchise Fee					0.34
Gross Receipts Tax					0.30
Public Service Tax					1.08
Florida State Sales Tax					1.01
TOTAL CURRENT ELECTRIC CHARGES					\$ 13.94

\$1.02 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 08/23/22 - 09/22/22 Reading Date: 09/22/2022

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
79035516	30	320	Regular	1	8000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					27.52
Environmental Charge					2.96
City of Jacksonville Franchise Fee					1.86
Public Service Tax					6.38
TOTAL CURRENT IRRIGATION CHARGES					\$ 70.22



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

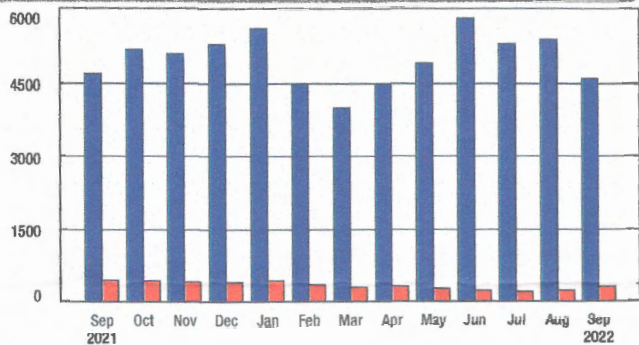
Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 09/27/22

### CONSUMPTION HISTORY



Water tens Gal Electric Kwh

	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	453	223	309	10
Total Gallons used	47,000	54,000	46,000	0

0/002 370221/4075810 0010669 3 1=1001000000



# JSO INVOICE

9/01/22

**Pay Period: 9/01-9/30/2022**

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
09/09/22	Brandon Fowler	Security	\$35.00	3	\$105.00
09/16/22	Brandon Fowler	Security	\$35.00	2	\$ 75.00
09/22/22	Brandon Fowler	Security	\$35.00	2.5	\$87.50
09/25/22	Brandon Fowler	Security	\$35.00	3	\$105.00
09/30/22	Brandon Fowler	Security	\$35.00	2.5	\$87.50
	Only charged for 12 hours.				
	<b>Total Due</b>			<b>13 hours</b>	<b>\$420.00</b>

Due upon receipt

**Officer Brandon Fowler**

Tel (904)923 9252

501 E. Bay St  
Jacksonville, FL 32202

brandon.fowler@jaxsheriff.org



True Blue Lawn Care  
P.O.Box 350001  
Jacksonville, FL 32235 US  
+1 9047131227  
truebluelawncafe1@gmail.com



## INVOICE

**BILL TO**  
River Point Subdivision

**INVOICE #** 12295  
**DATE** 10/10/2022  
**DUE DATE** 10/25/2022  
**TERMS** Net 15

DATE	ACCOUNT SUMMARY	AMOUNT
10/01/2022	Balance Forward	3,605.00
	Other payments and credits after 10/01/2022 through 10/09/2022	0.00
10/10/2022	Other invoices from this date	0.00
	New charges (details below)	2,100.00
	Total Amount Due	5,705.00

ACTIVITY	AMOUNT
<b>Clean up</b>	2,100.00
Hurricane cleanup	

All Hurricane cleanup cost is based on extra time spent (x), amount of men working (x), and our hourly rate (\$70/hr). Extra time spent is work done in addition to your regularly scheduled visit. If you have any questions please reach out to Thomas at (904) 713-1227.

**TOTAL OF NEW CHARGES** 2,100.00  
**BALANCE DUE** **\$5,705.00**



- [Domain Transfer](#)
- [Domain Forwarding](#)
- [Private Domain Registration](#)
- [Domain Expiration Protection](#)
- [Premium Domain Names](#)
- [WHOIS Search](#)
- [Trademark Protection](#)
- [Domain Management](#)
- [Buy a Domain](#)
- [Domain Extensions](#)
- Website & eCommerce
  - DO IT YOURSELF
  - [Website Builder](#)
  - [eCommerce Website Builder](#)
  - [Accept Online Payment](#)
  - WEBSITE SERVICES
  - [Website Design & Copy](#)
  - [eCommerce Design & Copy](#)
- Hosting
  - [Web Hosting](#)
  - [WordPress](#)
- Security
  - [SSL Certificates](#)
  - [Trusted Site Seal](#)
  - [Website Security](#)
  - [Cyber Security Solution](#)
- Email & Productivity
  - Email
  - [Professional Email](#)
  - [Professional Email Plus](#)
  - Productivity
  - [Google Workspace](#)
  - [Compare Products](#)
- Online Marketing
  - DO IT YOURSELF
  - [SEO Tool](#)
  - [Directory Tool](#)
  - [Email Marketing](#)
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  - [SEO Services](#)
  - [Business Directories](#)
  - [Pay Per Click Advertising](#)
- [IT Services](#)
- [Renew Services](#)
- [Support](#)

**Thank You!**

**Your order is complete.**

You will receive a confirmation email shortly. Please add support@networksolutions.com to your address book to ensure you receive the confirmation email.

---

**Account**

Shantell Hughes  
 PO BOX 50886  
 JACKSONVILLE BEACH, FL 32240-0886  
 US  
 board@riverpoint-monumentlanding.com  
 +1.9046940500

Account Number: 29383295  
 User ID/Login: riverpointhoa  
 Password: \*\*\*\*\*

**Billing & Payment**

Sharleen Messinese  
 PO Box 50886  
 Atlantic Beach, FL 32233  
 US  
 smessinese@rivercitymgmt.com  
 +1.9046940500

Credit Card: xxxxxxxxxxxx5780

Register Your Name... Literally!

Get these domains before someone else does

- ☐ shantellhughes.com



- ☐ shantellh.com
- ☐ shantell-hughes.com
- ☐ shantellFL.com
- ☐ hughesFL.com

As Low as \$17.99/year

(Free with annual Web Site & Hosting Purchases)

Add Selected to Cart

Order Number: 1309924656Order Date: 10/13/2022

Order Information			
Items		Term	Price
Web Hosting		2y	\$311.76
Renew: Essential Web Hosting-Unix			
-----			
Today's Total: \$311.76			
Savings & Discounts Applied: \$71.04			

Need Help? Call customer service at 1-800-333-7680



**GRAY ROBINSON**  
ATTORNEYS AT LAW

S. Grier Wells  
*Board Certified by The Florida Bar in  
Civil Trial and Business Litigation*

904-632-8478

GWELLS@GRAY-ROBINSON.COM

50 NORTH LAURA STREET  
SUITE 1100  
JACKSONVILLE, FLORIDA 32202  
TEL 904-598-9929  
FAX 904-598-9109

BOCA RATON  
FORT LAUDERDALE  
FORT MYERS  
GAINESVILLE  
JACKSONVILLE  
KEY WEST  
LAKELAND  
MELBOURNE  
MIAMI  
NAPLES  
ORLANDO  
TALLAHASSEE  
TAMPA  
WASHINGTON, DC  
WEST PALM BEACH

October 13, 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 invoice for fees and costs through August 31, 2022, in the above matter is enclosed.

I recognize this statement is a month in arrears. I took some time off which put me behind on a variety of things, including standard billing protocol. 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

# 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 11, 2022  
FILE # 732186 - 1

Invoice # 11104507  
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.

CURRENT FEES:	\$ 3,672.00
CURRENT DISBURSEMENTS:	\$ 0.00
CURRENT BALANCE DUE:	\$ 3,672.00

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 11, 2022  
FILE # 732186 - 1

Invoice # 11104507  
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.

CURRENT FEES:	\$ 3,672.00
CURRENT DISBURSEMENTS:	\$ 0.00
CURRENT BALANCE DUE:	\$ 3,672.00

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.

**Professional Services:**

08/02/22	GW	Receipt of Demand Letter from Matt Dietz; email to Shantell Hughes with Demand Letter and request for information on alleged survey of property.	0.40	\$204.00
08/04/22	GW	Receipt of unopposed Motion for Extension of Time from Capri Trigo; receipt of email from Shantell Hughes commenting on Plaintiff's assertion of three men surveilling Plaintiff's residence; telephone conference with Capri Trigo regarding status, extension of time, settlement discussions with Matt Dietz.	0.60	\$306.00
08/08/22	GW	Receipt of email from Matt Dietz regarding answer and response to discovery; email to Shantell Hughes with updated discovery materials; receipt of Order Granting River City Management Services' Motion for Extension of Time.	0.50	\$255.00
08/09/22	GW	Review emails from Shantell Hughes with photographs, emails and text messages with Mickle; telephone conference with Shantell Hughes; telephone call to Matt Dietz; email to Capri Trigo with emails from Shantell Hughes and supporting documents.	1.10	\$561.00
08/10/22	GW	Telephone conference with Matt Dietz regarding potential for settlement, extension of time for answer; prepare Motion for Extension of Time.	0.50	\$255.00
08/11/22	GW	Telephone conference with Shantell Hughes regarding response to Plaintiff's discovery demand, status of discovery responses; receipt of Order Denying Motion for Extension of Time as Moot.	0.30	\$153.00
08/22/22	GW	Review Amended Complaint for preparation of answer; prepare draft of answer for Shantell Hughes and River Point; telephone conference with Shantell Hughes regarding confirmation of factual details; email draft answer to Capri Trigo; telephone conference with Capri Trigo regarding ensuring answer consistency; receipt and review of Case Management Report; email to Matt Dietz with approval of Case Management Report; receipt and preliminary review of answer for River City and Thompson-Messinese Answer and Affirmative Defenses.	2.10	\$1,071.00
08/30/22	GW	Email exchanges with Capri Trigo regarding potential for settlement, response to Amended Complaint; review documents produced by River Point for production to Plaintiff.	0.50	\$255.00
08/31/22	GW	Review and revise answers to interrogatories; review response to Request for Production; telephone conference with Capri Trigo regarding settlement, response to discovery; email exchanges with Shantell Hughes regarding review answers to interrogatories and execution of jurat, summary of telephone conference with Capri Trigo.	1.20	\$612.00



River Point Community Association  
River Point Community Association

Invoice No. 11104507  
Invoice Date: October 11, 2022

Current Fees: \$3,672.00

**Summary of Professional Fees:**

<u>NAME</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
Wells, Grier	7.20	\$ 510.00	\$ 3,672.00
	<hr/> 7.20		<hr/> \$ 3,672.00

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

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

Page 1  
0030559037  
( 3)

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	\$50,351.63
Enclosures	3	Total additions	649.07
Low balance	\$41,866.99	Total subtractions	9,063.71
Average balance	\$44,013.18	Ending balance	\$41,936.99
Avg collected balance	\$44,013		

## CHECKS

Number	Date	Amount	Number	Date	Amount
3000000061	10-20	280.00	3000000063	10-24	420.00
3000000062	10-17	16.50			

## DEBITS

Date	Description	Subtractions
10-03	' ACH Debit PACIFICWESTERNBK MGMNTFEES 221003	1,675.00
10-04	' ACH Debit River City Manag Settlement 221004 000015914876854	3,605.00
10-05	' ACH Debit JEA UTILITYPMT 221005	499.11
10-11	' ACH Debit PACIFICWESTERNBK IBTRANSFER office expenses	56.34
10-18	' ACH Debit PACIFICWESTERNBK IBTRANSFER reimburse website	311.76
10-18	' ACH Debit River City Manag Settlement 221018 000016035311966	2,100.00



RIVER POINT COMMUNITY ASSN INC  
October 31, 2022

Page 2  
0030559037

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-21	' ACH Debit PACIFICWESTERNBK IBTRANSFER Misapplied Payment tkf592382	100.00

#### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-03	' ACH Credit PACIFICWESTERNBK ASSN CR 221003 0804-000000RP	12.00
10-05	' ACH Credit PACIFICWESTERNBK ASSN CR 221005 0804-000000RP	25.00
10-12	' ACH Credit PACIFICWESTERNBK ASSN CR 221012 0804-000000RP	25.00
10-14	' ACH Credit APPFOLIO INC 8666481536 221014	58.45
10-17	' ACH Credit River City Manag Net Settle 221017 000015978233374	20.00
10-17	' ACH Credit PACIFICWESTERNBK ASSN CR 221017 0804-000000RP	373.62
10-19	' ACH Credit PACIFICWESTERNBK ASSN CR 221019 0804-000000RP	25.00
10-21	' ACH Credit River City Manag Net Settle 221021 000016025373194	40.00
10-26	' ACH Credit PACIFICWESTERNBK ASSN CR 221026 0804-000000RP	25.00
10-28	' ACH Credit River City Manag Net Settle 221028 000016073561250	25.00
10-31	' ACH Credit PACIFICWESTERNBK ASSN CR 221031 0804-000000RP	20.00

#### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	50,351.63	10-12	44,578.18	10-20	42,346.99
10-03	48,688.63	10-14	44,636.63	10-21	42,286.99
10-04	45,083.63	10-17	45,013.75	10-24	41,866.99
10-05	44,609.52	10-18	42,601.99	10-26	41,891.99
10-11	44,553.18	10-19	42,626.99	10-28	41,916.99

RIVER POINT COMMUNITY ASSN INC  
October 31, 2022

Page 3  
0030559037

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
10-31	41,936.99				

**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 4 of 4

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK.

Apply to account: -

River Point Community Association, Inc.  
c/o River City Management  
P. O. Box 1086  
Jacksonville Beach FL 32240

1800  
1222

DATE 10/04/2022

3000000061

051022559

PAY (TWO HUNDRED EIGHTY DOLLARS AND NO/100)

TO THE ORDER OF Gary W. Lee, P. A.

AMOUNT \*\*\$280.00

Pacific Western Bank

Memo: 6568

Signature on file -  
account holder has pre-approved this check

Void After 90 Days

⑆3000000061⑆ ⑆12238200⑆ 0030559037⑆

10/20/2022 3000000061 \$280.00

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK.

Apply to account: -

River Point Community Association, Inc.  
c/o River City Management  
P. O. Box 1086  
Jacksonville Beach FL 32240

1800  
1222

DATE 10/04/2022

3000000062

051022559

PAY (SIXTEEN DOLLARS AND 50/100)

TO THE ORDER OF City of Jacksonville

AMOUNT \*\*\$16.50

Pacific Western Bank

Memo: ARS220920296

Signature on file -  
account holder has pre-approved this check

Void After 90 Days

⑆3000000062⑆ ⑆12238200⑆ 0030559037⑆

10/17/2022 3000000062 \$16.50

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK.

Apply to account: -

River Point Community Association, Inc.  
c/o River City Management  
P. O. Box 1086  
Jacksonville Beach FL 32240

1800  
1222

DATE 10/12/2022

3000000063

121027031

PAY (FOUR HUNDRED TWENTY DOLLARS AND NO/100)

TO THE ORDER OF Brandon Fowler

AMOUNT \*\*\$420.00

Pacific Western Bank

Memo: September

Signature on file -  
account holder has pre-approved this check

Void After 90 Days

⑆3000000063⑆ ⑆12238200⑆ 0030559037⑆

10/24/2022 3000000063 \$420.00

