

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: 02/28/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	90,659.96
Savings Cash	2,028.52
Reserves Cash	113,963.66
Total Cash	206,652.14
ASSETS	
Accounts Receivable	14,135.31
Total ASSETS	14,135.31
TOTAL ASSETS	220,787.45
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	600.00
Prepaid Assessments	1,252.26
Total LIABILITIES	1,852.26
Total Liabilities	1,852.26
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	92,633.16
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	218,935.19
TOTAL LIABILITIES & CAPITAL	220,787.45

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: Feb 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 - Dues	5,383.76	9,068.67	100,216.98	18,137.34	108,824.00
Late Fees	475.00	0.00	675.00	0.00	0.00
Late Interest	59.13	0.00	59.13	0.00	0.00
Bank Interest	39.49	0.00	83.20	0.00	0.00
Total INCOME	5,957.38	9,068.67	101,034.31	18,137.34	108,824.00
Total Operating Income	5,957.38	9,068.67	101,034.31	18,137.34	108,824.00
Expense					
EXPENSES					
ADMINISTRATION					
Management Fees	1,675.00	1,675.00	3,350.00	3,350.00	20,100.00
Accounting Fees	0.00	37.50	0.00	75.00	450.00
Legal Fees Expense	1,479.00	41.67	2,690.06	83.34	500.00
Legal Fees - Owed by Resident	0.00	33.34	-173.73	66.68	400.00
Office Expenses	0.00	166.67	0.00	333.34	2,000.00
Community Events	0.00	41.67	0.00	83.34	500.00
Bad Debt Expense	0.00	41.67	0.00	83.34	500.00
Annual Corporate Report	0.00	5.17	0.00	10.34	62.00
Insurance	0.00	166.67	2,701.74	333.34	2,000.00
Total ADMINISTRATION	3,154.00	2,209.36	8,568.07	4,418.72	26,512.00
UTILITIES					
Electric	99.76	166.67	637.00	333.34	2,000.00
Water / Sewer	450.45	250.00	885.60	500.00	3,000.00
Total UTILITIES	550.21	416.67	1,522.60	833.34	5,000.00
MAINTENANCE AND REPAIRS					
General Maintenance & Repair	0.00	150.00	0.00	300.00	1,800.00
Pet Waste Stations	0.00	87.92	0.00	175.84	1,055.00
Special Projects	0.00	1,802.42	0.00	3,604.84	21,629.00

2 - Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Landscape Enhancements	0.00	83.34	0.00	166.68	1,000.00
Total MAINTENANCE AND REPAIRS	0.00	2,123.68	0.00	4,247.36	25,484.00
CONTRACT SERVICES					
Landscape Contract	3,601.00	3,606.00	7,202.00	7,212.00	43,272.00
Police Officer	420.00	570.00	873.00	1,140.00	6,840.00
Total CONTRACT SERVICES	4,021.00	4,176.00	8,075.00	8,352.00	50,112.00
RESERVE EXPENSES					
Reserves	0.00	83.34	0.00	166.68	1,000.00
Total RESERVE EXPENSES	0.00	83.34	0.00	166.68	1,000.00
Total EXPENSES	7,725.21	9,009.05	18,165.67	18,018.10	108,108.00
Board Expenses					
Assoc. Storage Unit	0.00	50.00	0.00	100.00	600.00
Postage	0.00	9.67	0.00	19.34	116.00
Total Board Expenses	0.00	59.67	0.00	119.34	716.00
Total Operating Expense	7,725.21	9,068.72	18,165.67	18,137.44	108,824.00
Total Operating Income	5,957.38	9,068.67	101,034.31	18,137.34	108,824.00
Total Operating Expense	7,725.21	9,068.72	18,165.67	18,137.44	108,824.00
NOI - Net Operating Income	-1,767.83	-0.05	82,868.64	-0.10	0.00
Total Income	5,957.38	9,068.67	101,034.31	18,137.34	108,824.00
Total Expense	7,725.21	9,068.72	18,165.67	18,137.44	108,824.00
Net Income	-1,767.83	-0.05	82,868.64	-0.10	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: 02/01/2022 to 02/28/2022

Accounting Basis: Cash

Show Reversed Transactions: No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1010 - Operating Cash							
Starting Balance						92,400.28	
02/01/2022	Bonta Pharr	CC receipt	98F1-02A0	25.00		92,425.28	Late Fee for Jan 2022
02/01/2022	Bonta Pharr	CC receipt	98F1-02A0	3.35		92,428.63	Interest February 2022
02/01/2022	Bonta Pharr	CC receipt	98F1-02A0	223.00		92,651.63	January 2022 - Annual Assessment
02/01/2022	Shannon R. Sellers	eCheck receipt	B16E-6580	25.00		92,676.63	Late Fee for Jan 2022
02/01/2022	Shannon R. Sellers	eCheck receipt	B16E-6580	3.35		92,679.98	Interest February 2022
02/01/2022	Shannon R. Sellers	eCheck receipt	B16E-6580	223.00		92,902.98	January 2022 - Annual Assessment
02/01/2022	Angela Napolitan	Receipt	18812072	12.00		92,914.98	Prepaid Any
02/01/2022	River City Management Services	Payment	01022022		1,675.00	91,239.98	Management Fees for 02/2022
02/02/2022	Brightview Landscape Service	Bill Pay Check	3000000030		3,601.00	87,638.98	February
02/03/2022	Randall A. Davis	Receipt	846	223.00		87,861.98	
02/03/2022	2013B Property Owner, LLC	Receipt	115046	25.00		87,886.98	
02/03/2022	2013B Property Owner, LLC	Receipt	115046	3.35		87,890.33	
02/03/2022	2013B Property Owner, LLC	Receipt	115046	194.65		88,084.98	
02/03/2022	2013B Property Owner, LLC	Receipt	115045	25.00		88,109.98	
02/03/2022	2013B Property Owner, LLC	Receipt	115045	3.35		88,113.33	
02/03/2022	2013B Property Owner, LLC	Receipt	115045	194.65		88,307.98	
02/03/2022	Alfred Wisheart	Receipt	1615298	25.00		88,332.98	
02/03/2022	Alfred Wisheart	Receipt	1615298	223.00		88,555.98	
02/05/2022	Tabatha M. Cyphers	eCheck receipt	ADBF-41C0	25.00		88,580.98	Late Fee for Jan 2022
02/05/2022	Tabatha M. Cyphers	eCheck receipt	ADBF-41C0	3.35		88,584.33	Interest February 2022
02/05/2022	Tabatha M. Cyphers	eCheck receipt	ADBF-41C0	223.00		88,807.33	January 2022 - Annual Assessment
02/07/2022	Sally Forbes	Receipt	1602	223.00		89,030.33	
02/08/2022	Kyle Davis	eCheck receipt	21DD-F900	25.00		89,055.33	Late Fee for Jan 2022
02/08/2022	Kyle Davis	eCheck receipt	21DD-F900	3.35		89,058.68	Interest February 2022

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
02/08/2022	Kyle Davis	eCheck receipt	21DD-F900	223.00		89,281.68	January 2022 - Annual Assessment
02/08/2022	Brandon Fowler	Bill Pay Check	3000000031		420.00	88,861.68	January
02/09/2022	Kyle Davis	eCheck receipt	F52F-F380	20.00		88,881.68	Online Payment
02/09/2022	River City Management Services	Payment	2378771		75.00	88,806.68	estoppel fee
02/09/2022	Jillian E Swanson	Receipt	1111	25.00		88,831.68	
02/09/2022	Jillian E Swanson	Receipt	1111	3.35		88,835.03	
02/09/2022	Jillian E Swanson	Receipt	1111	194.65		89,029.68	
02/09/2022	Doorbia, LLC	Receipt	36825	223.00		89,252.68	
02/10/2022	JEA	Payment	18999318021022		99.76	89,152.92	
02/10/2022	JEA	Payment	18999318021022		450.45	88,702.47	
02/10/2022	David Kaneer	eCheck receipt	2885-88F0	25.00		88,727.47	Late Fee for Jan 2022
02/10/2022	David Kaneer	eCheck receipt	2885-88F0	3.35		88,730.82	Interest February 2022
02/10/2022	David Kaneer	eCheck receipt	2885-88F0	223.00		88,953.82	January 2022 - Annual Assessment
02/15/2022	Orinta Jankauskaite	CC receipt	9F9B-A050	25.00		88,978.82	Late Fee for Jan 2022
02/15/2022	Orinta Jankauskaite	CC receipt	9F9B-A050	3.35		88,982.17	Interest February 2022
02/15/2022	Orinta Jankauskaite	CC receipt	9F9B-A050	223.00		89,205.17	January 2022 - Annual Assessment
02/16/2022	Steve Yee	CC receipt	86BE-BB00	25.00		89,230.17	Late Fee for Jan 2022
02/16/2022	Steve Yee	CC receipt	86BE-BB00	2.18		89,232.35	Interest February 2022
02/16/2022	Steve Yee	CC receipt	86BE-BB00	145.16		89,377.51	January 2022 - Annual Assessment
02/17/2022	Steve Yee	eCheck receipt	79CA-3F20	15.00		89,392.51	Online Payment
02/17/2022	Gray Robinson	Bill Pay Check	3000000032		1,479.00	87,913.51	January
02/17/2022	Scott Edwards	eCheck receipt	33F5-BB80	25.00		87,938.51	Late Fee for Jan 2022
02/17/2022	Scott Edwards	eCheck receipt	33F5-BB80	3.35		87,941.86	Interest February 2022
02/17/2022	Scott Edwards	eCheck receipt	33F5-BB80	223.00		88,164.86	January 2022 - Annual Assessment
02/17/2022	Vitaly Pacej	Receipt	141243	223.00		88,387.86	
02/17/2022	Vitaly Pacej	Receipt	141243	75.00		88,462.86	
02/18/2022	Ryan T. Wagner	CC receipt	0AED-EF30	223.00		88,685.86	Annual Assessment
02/18/2022	Scott Joseph	CC receipt	CC8C-7FD0	25.00		88,710.86	Late Fee for Jan 2022
02/18/2022	Scott Joseph	CC receipt	CC8C-7FD0	3.35		88,714.21	Interest February 2022
02/18/2022	Scott Joseph	CC receipt	CC8C-7FD0	223.00		88,937.21	January 2022 - Annual Assessment

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
02/23/2022	Melissa A. Bundang-Hopf	eCheck receipt	AD01-4C30	25.00		88,962.21	Late Fee for Jan 2022
02/23/2022	Melissa A. Bundang-Hopf	eCheck receipt	AD01-4C30	3.35		88,965.56	Interest February 2022
02/23/2022	Melissa A. Bundang-Hopf	eCheck receipt	AD01-4C30	223.00		89,188.56	January 2022 - Annual Assessment
02/23/2022	Bruce Hickson	CC receipt	6CAA-D610	25.00		89,213.56	Late Fee for Jan 2022
02/23/2022	Bruce Hickson	CC receipt	6CAA-D610	3.35		89,216.91	Interest February 2022
02/23/2022	Bruce Hickson	CC receipt	6CAA-D610	223.00		89,439.91	January 2022 - Annual Assessment
02/24/2022	Ryan Sanderson	CC receipt	F234-C1A0	25.00		89,464.91	Late Fee for Jan 2022
02/24/2022	Ryan Sanderson	CC receipt	F234-C1A0	3.35		89,468.26	Interest February 2022
02/24/2022	Ryan Sanderson	CC receipt	F234-C1A0	223.00		89,691.26	January 2022 - Annual Assessment
02/24/2022	Collis McKnight	eCheck receipt	1B4E-A230	25.00		89,716.26	Late Fee for Jan 2022
02/24/2022	Collis McKnight	eCheck receipt	1B4E-A230	3.35		89,719.61	Interest February 2022
02/24/2022	Collis McKnight	eCheck receipt	1B4E-A230	194.65		89,914.26	January 2022 - Annual Assessment
02/24/2022	Stacy Daniel	CC receipt	04D5-0310	25.00		89,939.26	Late Fee for Jan 2022
02/24/2022	Stacy Daniel	CC receipt	04D5-0310	3.35		89,942.61	Interest February 2022
02/24/2022	Stacy Daniel	CC receipt	04D5-0310	223.00		90,165.61	January 2022 - Annual Assessment
02/25/2022	Oluwole Oyetunji	CC receipt	4093-B140	25.00		90,190.61	Late Fee for Jan 2022
02/25/2022	Oluwole Oyetunji	CC receipt	4093-B140	3.35		90,193.96	Interest February 2022
02/25/2022	Oluwole Oyetunji	CC receipt	4093-B140	223.00		90,416.96	January 2022 - Annual Assessment
02/28/2022	Drema F. Johnson	Receipt	18907164	20.00		90,436.96	Prepaid Any
02/28/2022	Vincent Tionquiao	eCheck receipt	0B46-36C0	223.00		90,659.96	January 2022 - Annual Assessment
Net Change						-1,740.32	
				6,059.89	7,800.21	90,659.96	

1059 - Savings Cash

Starting Balance						2,028.36	
02/28/2022	JE	286		0.16		2,028.52	Interest Earned
Net Change						0.16	
				0.16	0.00	2,028.52	

1060 - Reserves Cash

Starting						113,924.33	
----------	--	--	--	--	--	------------	--

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Balance							
02/28/2022		JE	285	39.33		113,963.66	Interest Earned
Net Change						39.33	
				39.33	0.00	113,963.66	

1500 - Accounts Receivable

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

2310 - Prepaid Assessments

Starting Balance							-1,185.26
02/01/2022	Angela Napolitan	Receipt	18812072		12.00	-1,197.26	Prepaid Any
02/09/2022	Kyle Davis	eCheck receipt	F52F-F380		20.00	-1,217.26	Online Payment
02/17/2022	Steve Yee	eCheck receipt	79CA-3F20		15.00	-1,232.26	Online Payment
02/28/2022	Drema F. Johnson	Receipt	18907164		20.00	-1,252.26	Prepaid Any
Net Change							-67.00
				0.00	67.00	-1,252.26	

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 - Dues

Starting Balance							-94,833.22
02/01/2022	Bonta Pharr	CC receipt	98F1-02A0		223.00	-95,056.22	January 2022 - Annual Assessment
02/01/2022	Shannon R. Sellers	eCheck receipt	B16E-6580		223.00	-95,279.22	January 2022 - Annual Assessment
02/03/2022	Randall A. Davis	Receipt	846		223.00	-95,502.22	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
02/03/2022	2013B Property Owner, LLC	Receipt	115046		194.65	-95,696.87	
02/03/2022	2013B Property Owner, LLC	Receipt	115045		194.65	-95,891.52	
02/03/2022	Alfred Wisehart	Receipt	1615298		223.00	-96,114.52	
02/05/2022	Tabatha M. Cyphers	eCheck receipt	ADBF-41C0		223.00	-96,337.52	January 2022 - Annual Assessment
02/07/2022	Sally Forbes	Receipt	1602		223.00	-96,560.52	
02/08/2022	Kyle Davis	eCheck receipt	21DD-F900		223.00	-96,783.52	January 2022 - Annual Assessment
02/09/2022	Jillian E Swanson	Receipt	1111		194.65	-96,978.17	
02/09/2022	Doorbia, LLC	Receipt	36825		223.00	-97,201.17	
02/10/2022	David Kaneer	eCheck receipt	2885-88F0		223.00	-97,424.17	January 2022 - Annual Assessment
02/15/2022	Orinta Jankauskaite	CC receipt	9F9B-A050		223.00	-97,647.17	January 2022 - Annual Assessment
02/16/2022	Steve Yee	CC receipt	86BE-BB00		145.16	-97,792.33	January 2022 - Annual Assessment
02/17/2022	Scott Edwards	eCheck receipt	33F5-BB80		223.00	-98,015.33	January 2022 - Annual Assessment
02/17/2022	Vitaly Pacej	Receipt	141243		223.00	-98,238.33	
02/18/2022	Ryan T. Wagner	CC receipt	0AED-EF30		223.00	-98,461.33	Annual Assessment
02/18/2022	Scott Joseph	CC receipt	CC8C-7FD0		223.00	-98,684.33	January 2022 - Annual Assessment
02/23/2022	Melissa A. Bundang-Hopf	eCheck receipt	AD01-4C30		223.00	-98,907.33	January 2022 - Annual Assessment
02/23/2022	Bruce Hickson	CC receipt	6CAA-D610		223.00	-99,130.33	January 2022 - Annual Assessment
02/24/2022	Ryan Sanderson	CC receipt	F234-C1A0		223.00	-99,353.33	January 2022 - Annual Assessment
02/24/2022	Collis McKnight	eCheck receipt	1B4E-A230		194.65	-99,547.98	January 2022 - Annual Assessment
02/24/2022	Stacy Daniel	CC receipt	04D5-0310		223.00	-99,770.98	January 2022 - Annual Assessment
02/25/2022	Oluwole Oyetunji	CC receipt	4093-B140		223.00	-99,993.98	January 2022 - Annual Assessment
02/28/2022	Vincent Tionquiao	eCheck receipt	0B46-36C0		223.00	-100,216.98	January 2022 - Annual Assessment
Net Change						-5,383.76	
				0.00	5,383.76	-100,216.98	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
4120 - Late Fees							
Starting Balance						-200.00	
02/01/2022	Bonta Pharr	CC receipt	98F1-02A0		25.00	-225.00	Late Fee for Jan 2022
02/01/2022	Shannon R. Sellers	eCheck receipt	B16E-6580		25.00	-250.00	Late Fee for Jan 2022
02/03/2022	2013B Property Owner, LLC	Receipt	115046		25.00	-275.00	
02/03/2022	2013B Property Owner, LLC	Receipt	115045		25.00	-300.00	
02/03/2022	Alfred Wisehart	Receipt	1615298		25.00	-325.00	
02/05/2022	Tabatha M. Cyphers	eCheck receipt	ADBF-41C0		25.00	-350.00	Late Fee for Jan 2022
02/08/2022	Kyle Davis	eCheck receipt	21DD-F900		25.00	-375.00	Late Fee for Jan 2022
02/09/2022	Jillian E Swanson	Receipt	1111		25.00	-400.00	
02/10/2022	David Kaneer	eCheck receipt	2885-88F0		25.00	-425.00	Late Fee for Jan 2022
02/15/2022	Orinta Jankauskaite	CC receipt	9F9B-A050		25.00	-450.00	Late Fee for Jan 2022
02/16/2022	Steve Yee	CC receipt	86BE-BB00		25.00	-475.00	Late Fee for Jan 2022
02/17/2022	Scott Edwards	eCheck receipt	33F5-BB80		25.00	-500.00	Late Fee for Jan 2022
02/18/2022	Scott Joseph	CC receipt	CC8C-7FD0		25.00	-525.00	Late Fee for Jan 2022
02/23/2022	Melissa A. Bundang-Hopf	eCheck receipt	AD01-4C30		25.00	-550.00	Late Fee for Jan 2022
02/23/2022	Bruce Hickson	CC receipt	6CAA-D610		25.00	-575.00	Late Fee for Jan 2022
02/24/2022	Ryan Sanderson	CC receipt	F234-C1A0		25.00	-600.00	Late Fee for Jan 2022
02/24/2022	Collis McKnight	eCheck receipt	1B4E-A230		25.00	-625.00	Late Fee for Jan 2022
02/24/2022	Stacy Daniel	CC receipt	04D5-0310		25.00	-650.00	Late Fee for Jan 2022
02/25/2022	Oluwole Oyetunji	CC receipt	4093-B140		25.00	-675.00	Late Fee for Jan 2022
Net Change						-475.00	
				0.00	475.00	-675.00	

4125 - Late Interest

Starting Balance						0.00	
02/01/2022	Bonta Pharr	CC receipt	98F1-02A0		3.35	-3.35	Interest February 2022
02/01/2022	Shannon R. Sellers	eCheck receipt	B16E-6580		3.35	-6.70	Interest February 2022
02/03/2022	2013B Property Owner, LLC	Receipt	115046		3.35	-10.05	
02/03/2022	2013B Property Owner, LLC	Receipt	115045		3.35	-13.40	
02/05/2022	Tabatha M. Cyphers	eCheck receipt	ADBF-41C0		3.35	-16.75	Interest February 2022
02/08/2022	Kyle Davis	eCheck receipt	21DD-F900		3.35	-20.10	Interest February 2022
02/09/2022	Jillian E Swanson	Receipt	1111		3.35	-23.45	
02/10/2022	David Kaneer	eCheck receipt	2885-88F0		3.35	-26.80	Interest February 2022

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
02/15/2022	Orinta Jankauskaite	CC receipt	9F9B-A050		3.35	-30.15	Interest February 2022
02/16/2022	Steve Yee	CC receipt	86BE-BB00		2.18	-32.33	Interest February 2022
02/17/2022	Scott Edwards	eCheck receipt	33F5-BB80		3.35	-35.68	Interest February 2022
02/18/2022	Scott Joseph	CC receipt	CC8C-7FD0		3.35	-39.03	Interest February 2022
02/23/2022	Melissa A. Bundang-Hopf	eCheck receipt	AD01-4C30		3.35	-42.38	Interest February 2022
02/23/2022	Bruce Hickson	CC receipt	6CAA-D610		3.35	-45.73	Interest February 2022
02/24/2022	Ryan Sanderson	CC receipt	F234-C1A0		3.35	-49.08	Interest February 2022
02/24/2022	Collis McKnight	eCheck receipt	1B4E-A230		3.35	-52.43	Interest February 2022
02/24/2022	Stacy Daniel	CC receipt	04D5-0310		3.35	-55.78	Interest February 2022
02/25/2022	Oluwole Oyetunji	CC receipt	4093-B140		3.35	-59.13	Interest February 2022
Net Change						-59.13	
				0.00	59.13	-59.13	

4399 - Bank Interest

Starting Balance						-43.71	
02/28/2022		JE	285		39.33	-83.04	Interest Earned
02/28/2022		JE	286		0.16	-83.20	Interest Earned
Net Change						-39.49	
				0.00	39.49	-83.20	

5010 - Management Fees

Starting Balance						1,675.00	
02/01/2022	River City Management Services	Payment	01022022	1,675.00		3,350.00	Management Fees for 02/2022
Net Change						1,675.00	
				1,675.00	0.00	3,350.00	

5040 - Legal Fees Expense

Starting Balance						1,211.06	
02/17/2022	Gray Robinson	Bill Pay Check	3000000032	1,479.00		2,690.06	January
Net Change						1,479.00	
				1,479.00	0.00	2,690.06	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5041 - Legal Fees - Owed by Resident							
Starting Balance						-173.73	
Net Change						0.00	
				0.00	0.00	-173.73	
5110 - Office Expenses							
Starting Balance						0.00	
02/09/2022	River City Management Services	Payment	2378771	75.00		75.00	estoppel fee
02/17/2022	Vitaly Pacej	Receipt	141243		75.00	0.00	
Net Change						0.00	
				75.00	75.00	0.00	
5212 - Electric							
Starting Balance						537.24	
02/10/2022	JEA	Payment	18999318021022	99.76		637.00	
Net Change						99.76	
				99.76	0.00	637.00	
5215 - Water / Sewer							
Starting Balance						435.15	
02/10/2022	JEA	Payment	18999318021022	450.45		885.60	
Net Change						450.45	
				450.45	0.00	885.60	
5514 - Insurance							
Starting Balance						2,701.74	
Net Change						0.00	
				0.00	0.00	2,701.74	
6010 - Landscape Contract							
Starting Balance						3,601.00	
02/02/2022	Brightview Landscape Service	Bill Pay Check	3000000030	3,601.00		7,202.00	February
Net Change						3,601.00	
				3,601.00	0.00	7,202.00	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
6193 - Police Officer							
Starting Balance						453.00	
02/08/2022	Brandon Fowler	Bill Pay Check	3000000031	420.00		873.00	January
Net Change						420.00	
				420.00	0.00	873.00	
Total				13,899.59	13,899.59	3,699.51	

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: 02/28/2022

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							
1215 Signal Point Dr.	Mouded, Feras	Current		3.35	248.00	0.00	251.35
1222 Shallowford Dr. E.	Gabriel, Michelle	Current		3.35	248.00	0.00	251.35
1226 Raleigh Ridge Dr.	Mickle, Antoine	Current		3.35	248.00	0.00	251.35
1231 Raleigh Ridge Dr.	Swanson, Jillian E	Current		0.00	28.35	0.00	28.35
1314 Running Brook Ct.	McKnight, Collis	Current		0.00	28.35	0.00	28.35
1315 Trotters Walk Way	Wilson, Robert L.	Current		3.35	248.00	0.00	251.35
1323 Trotters Walk Way	Progress Residential Borrower 11, LLC	Current		2.37	183.00	0.00	185.37
1330 Running Brook Ct.	Crisante, Mary S.	Current		3.35	248.00	0.00	251.35
1345 Trotters Walk Way	Neef, Michael	Current		0.00	0.00	65.82	65.82
1351 Trotters Walk Way	2013B Property Owner, LLC	Current		0.00	28.35	0.00	28.35
1359 Trotters Walk Way	Reardon, Joshua K.	Current		3.35	248.00	0.00	251.35
1365 Running Brook Ct.	Key, Leon	Current		11.63	256.28	806.38	1,082.57
1384 Running Brook Ct.	Jelks, Donald	Current		3.35	248.00	0.00	251.35
1400 Running Brook Ct.	Miller, Brian	Current		3.35	223.00	0.00	226.35
1425 Panther Run Rd.	Yamasa Co., Ltd.	Current		3.35	248.00	0.00	251.35
1449 Panther Run Rd.	Klasel, Janie	Current		0.95	88.00	0.00	88.95

4 - Homeowner Delinquency (As Of)

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
1459 Crabapple Cove Ct. S.	Kuzina, Angeline	Current		0.00	25.00	0.00	25.00
1487 Crabapple Cove Ct. S.	Brinkley, William	Current		3.35	248.00	0.00	251.35
1490 Crabapple Cove Ct. S.	Kneessi, Beverly	Current		3.35	248.00	0.00	251.35
1553 Crabapple Cove Ct. N.	Busby, Jr., Hubert	Current		0.00	223.00	0.00	223.00
1559 Panther Ridge Court	2013B Property Owner, LLC	Current		0.00	28.35	0.00	28.35
1570 Crabapple Cove Ct. N.	FKH SFR Prop1, L. P.	Current		3.35	223.00	0.00	226.35
1586 Crabapple Cove Ct. N.	Benito, Stephen John	Current		3.35	248.00	0.00	251.35
1609 Panther Ridge Ct. N.	Haggard, Russell	Current		3.35	248.00	0.00	251.35
1717 Swimming Salmon Place S.	Cerberus SFR Holdings V, L.P.	Current		0.77	51.00	0.00	51.77
1734 Swimming Salmon Pl. N.	Puyau, Stephen	Current		0.00	0.00	106.03	106.03
1763 High Brook Ct.	Brooks, Carey B.	Current	BOD waived late fee	6.69	251.35	282.54	543.93
1771 High Brook Ct.	Goff, Joseph D.	Current		3.35	248.00	0.00	251.35
1774 Swimming Salmon Place N.	Wilson, Robert F.	Current		3.35	248.00	0.00	251.35
1779 Woodenrail Lane	Frank, Michael	Current		3.35	248.00	0.00	251.35
1810 Rambling Ridge Lane	Lacey, April F.	Current		3.35	248.00	0.00	251.35

4 - Homeowner Delinquency (As Of)

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
1821 Rush Creek Dr. W.	Cornelio, Linda	Current		0.00	248.00	0.00	248.00
1860 Dove Ridge Ct.	Toporek, Abraham	Current		2.71	205.98	0.00	208.69
1946 Runing River Rd.	Yamasa Co., Ltd.	Current		0.80	78.56	0.00	79.36
11240 Monument Landing Blvd.	Schexnayder, Pennie	Current		2.74	207.54	0.00	210.28
11301 Monument Landing Blvd.	Thompson, Alvan	Current		3.35	248.00	0.00	251.35
11313 Monument Landing Blvd.	Rykaczewski, Michael	Current		3.34	247.54	0.00	250.88
11325 Monument Landing Blvd.	Bautista, Patrick	Current		3.35	248.00	0.00	251.35
11367 Monument Landing Blvd.	American Homes 4 Rent Seven, LLC	Current		3.35	248.00	0.00	251.35
12134 Camp Creek Dr.	Erroch, Michelle	Current	BOD waived late fee	3.35	248.00	0.00	251.35
12144 Trimlawn Lane	Vendola, Christopher	Current		3.35	248.00	0.00	251.35
12216 Beaver Run Dr.	Thompson, Shannon	Current		3.35	248.00	0.00	251.35
12231 Crabapple Cove Dr.	Matthews (Acevedo), Cheryl	Current		3.35	248.00	0.00	251.35
12239 Crabapple Cove Dr.	Camacho, Hector M.	Current		3.35	248.00	0.00	251.35
12244 High Laurel Dr.	CPI/Amherst SFR Program Owner, LLC	Current		3.35	248.00	0.00	251.35
12250 Dove Ridge Dr.	Andrews, Cris	Current		3.35	248.00	0.00	251.35
12314 Dunwoody Dr.	Ahearn, Trever	Current		3.35	248.00	0.00	251.35
12342 Raleigh Ridge Dr. S.	MUPR 3 Assets, LLC	Current		0.00	223.00	0.00	223.00
				129.15	9,543.65	1,260.77	10,945.20

4 - Homeowner Delinquency (As Of)

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
Total				129.15	9,543.65	1,260.77	10,945.20

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: 02/28/2022

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	20.00
1338 Running Brook Ct.	Kiernan, Donna W.	25.00
1340 Trotters Walk Way	Yee, Steve	15.00
1364 Trotters Walk Way	Home SFR Borrower, III, LLC	176.09
1408 Panther Run Rd.	Mackowiak, Kathy	10.00
1579 Panther Ridge Ct.	Harrison, Nancy	10.00
1602 Panther Ridge Court	Progress Residential Barrower 3, LLC	49.61
1633 Panther Ridge Ct. N.	Progress Residential Borrower 3, LLC	59.00
1642 Panther Ridge Ct. N.	Johnson, Drema F.	64.85
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	12.00
1835 High Brook Ct.	Hobkirk, David	1.00
1920 Running River Rd.	Ranga, Gherghina	25.00
11234 Monument Landing Blvd.	Alzaidy, Aled J.	25.00
11254 Monument Landing Blvd.	Molina Reyes, Diego F.	233.00
11331 Monument Landing Blvd.	Murphy, Linda	100.04
11356 Monument Landing Blvd.	Jenkins, Jamar Edward	10.00
12111 Rush Creek Dr. N.	Vilagi, Michael	25.00
12210 Pink Panther Ct.	Progar, Steven	241.67
12212 Beaver Run Dr.	Butler, Laurie A.	25.00
12238 Crabapple Cove Dr.	Lennon Family Trust	25.00
12245 Beaver Run Drive	Salestrom, Joshua Brayton	25.00
		1,252.26
Total		1,252.26



INVOICE

River Point HOA
CO River City Mgmt
PO Box 50886
Jacksonville Beach FL 32240

Customer #: 22359196
Invoice #: 7726410
Invoice Date: 2/1/2022
Cust PO #:

Job Number	Description	Amount
346700326	River Point HOA Exterior Maintenance For February	3,601.00
Total invoice amount		3,601.00
Tax amount		
Balance due		3,601.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-725-2552

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 22359196
Invoice #: 7726410
Invoice Date: 2/1/2022

Amount Due: \$3,601.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

River Point HOA
CO River City Mgmt
PO Box 50886
Jacksonville Beach FL 32240

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655





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: 01/28/22

TOTAL SUMMARY OF CHARGES

Electric \$ 99.76
Irrigation 450.45

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

Total New Charges: \$ 550.21



Please pay \$550.21 by 02/22/22 to avoid 1.5% late payment fee and service disconnections.



Change your light bulbs to LEDs.



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

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$526.39	-\$526.39	\$0.00	\$550.21	\$550.21

**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: 01/28/22		Please pay by 02/22/22 to avoid 1.5% late Payment Fee.		
	Balance	Charge	New Charges	Please Pay	TOTAL AMOUNT PAID	
\$526.39	-\$526.39	\$0.00	\$550.21	\$550.21		

0010422

I=10010000



10422 2 AV 0.423
RIVER POINT COMMUNITY ASSOCIATION INC
PO BOX 50886
JACKSONVILLE FL 32240-0886



** JEA **
PO BOX 45047
JACKSONVILLE FL 32232-5047

02669197614200000000000004000055021010100000002000016



0/002 346379/3968123 0010422 1 I=1001000000



Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 01/28/22

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 12/22/21 - 01/26/22 Reading Date: 01/26/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426329	35	326	Regular	1	30 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					1.99
Fuel Cost					1.31
Environmental Charge					0.02
City of Jacksonville Franchise Fee					0.38
Gross Receipts Tax					0.33
Public Service Tax					1.21
Florida State Sales Tax					1.13
TOTAL CURRENT ELECTRIC CHARGES					\$ 15.62

\$1.16 of Fuel Cost is Tax Exempt

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 12/21/21 - 01/25/22 Reading Date: 01/25/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72100607	35	981	Regular	3/4	20000 GAL
Basic Monthly Charge					\$ 18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					23.75
Environmental Charge					7.40
City of Jacksonville Franchise Fee					2.95
Public Service Tax					10.12
TOTAL CURRENT IRRIGATION CHARGES					\$ 111.29

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 12/22/21 - 01/26/22 Reading Date: 01/26/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426281	35	408	Regular	1	38 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					2.52
Fuel Cost					1.66
Environmental Charge					0.02
City of Jacksonville Franchise Fee					0.40
Gross Receipts Tax					0.36
Public Service Tax					1.27
Florida State Sales Tax					1.20
TOTAL CURRENT ELECTRIC CHARGES					\$ 16.68

\$1.47 of Fuel Cost is Tax Exempt

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 12/21/21 - 01/25/22 Reading Date: 01/25/2022

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
79035516	35	271	Regular	1	5000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					17.20
Environmental Charge					1.85
City of Jacksonville Franchise Fee					1.52
Public Service Tax					5.21
TOTAL CURRENT IRRIGATION CHARGES					\$ 57.28



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



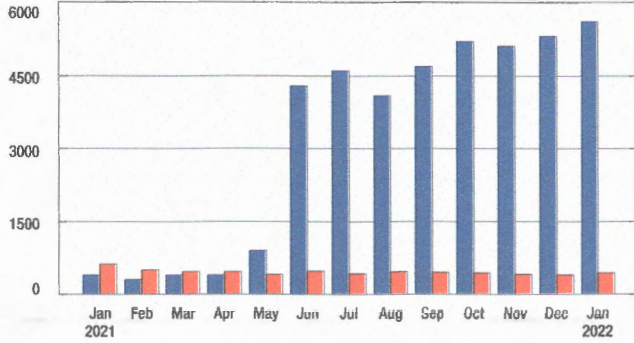
Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 01/28/22

CONSUMPTION HISTORY



Water tens Gal Electric Kwh

	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	520	393	436	12
Total Gallons used	4,000	53,000	56,000	0

0/002 346379/3968123 0010422 3 | =1001000000

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

February 14, 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 January 31, 2021 are enclosed. We appreciate the opportunity to have served you in these matters and trust you continue to find our services to be satisfactory.

As always, we appreciate the opportunity to have served you and trust you continue to find our services to be satisfactory.

Sincerely,



S. Grier Wells

SGW:br
Enclosure

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

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

Statement of Account as of February 11, 2022 For Client Account No.: 732186

Invoice Number	Invoice Date	Mat #	Matter Name	Amount Billed	Amount Received	Balance Due
11060763	02/11/22	1	River Point Community	\$1,479.00	\$0.00	\$1,479.00
Totals:				\$1,479.00	\$0.00	\$1,479.00

0-30 Days	31-60 Days	61-90 Days	91+days	Balance Due
\$1,479.00	\$0.00	\$0.00	\$0.00	\$1,479.00

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

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

February 11, 2022
FILE # 732186 - 1

Invoice # 11060763
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:	\$ 1,479.00
CURRENT DISBURSEMENTS:	\$ 0.00
CURRENT BALANCE DUE:	\$ 1,479.00

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

February 11, 2022
FILE # 732186 - 1

Invoice # 11060763
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:	\$ 1,479.00
CURRENT DISBURSEMENTS:	\$ 0.00
CURRENT BALANCE DUE:	\$ 1,479.00

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. 11060763
Invoice Date: February 11, 2022

Professional Services:

01/20/22	GW	Review Amended Complaint, Order Dismissing Initial Complaint, comparison of Initial Complaint and Amended Complaint; telephone conference with Capri Trigo regarding Motion to Dismiss to be filed by management and Sharleen Thompson-Messinese; review draft of management and Messinese Motion to Dismiss; prepare Motion to Dismiss with adoption of management motion and additional comments on FHA; telephone conference with Matt Dietz regarding objection to motion for Rule 3.01 Certification; finalize Motion to Dismiss and coordinate filing of motion subsequent to receipt of Management Motion to Dismiss.	2.90	\$1,479.00
----------	----	--	------	------------

Current Fees:	\$1,479.00
---------------	------------

Summary of Professional Fees:

<u>NAME</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
Wells, Grier	2.90	\$ 510.00	\$ 1,479.00
	<u>2.90</u>		<u>\$ 1,479.00</u>