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: 06/30/2022

Accounting Basis: Accrual Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	77,146.57
Savings Cash	2,029.22
Reserves Cash	114,135.18
Total Cash	193,310.97
ASSETS	
Accounts Receivable	5,387.02
Total ASSETS	5,387.02
TOTAL ASSETS	198,697.99
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	4,621.53
Prepaid Assessments	1,902.14
Total LIABILITIES	6,523.67
Total Liabilities	6,523.67
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	65,872.29
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	192,174.32
TOTAL LIABILITIES & CAPITAL	198,697.99

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: Jun 2022

Additional Account Types: None

Accounting Basis: Cash Level of Detail: Detail View

LOVOI OI DOLLIII DOLLII VIOV					
Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
INCOME					
Assessment Income - Dues	669.00	9,068.67	108,204.30	54,412.02	108,824.00
Late Fees	49.50	0.00	1,525.00	0.00	0.00
Late Interest	78.05	0.00	562.73	0.00	0.00
NSF Fee	0.00	0.00	25.00	0.00	0.00
Bank Interest	42.37	0.00	255.42	0.00	0.00
Total INCOME	838.92	9,068.67	110,572.45	54,412.02	108,824.00
Total Operating Income	838.92	9,068.67	110,572.45	54,412.02	108,824.00
Expense					
EXPENSES					
ADMINISTRATION					
Management Fees	1,675.00	1,675.00	10,050.00	10,050.00	20,100.00
Accounting Fees	0.00	37.50	0.00	225.00	450.00
Legal Fees Expense	0.00	41.67	2,996.06	250.02	500.00
Legal Fees - Owed by Resident	-49.61	33.33	-50.61	200.02	400.00
Office Expenses	241.18	166.67	545.57	1,000.02	2,000.00
Community Events	0.00	41.67	0.00	250.02	500.00
Bad Debt Expense	0.00	41.67	0.00	250.02	500.00
Annual Corporate Report	35.00	5.17	96.25	31.02	62.00
Insurance	0.00	166.67	2,701.74	1,000.02	2,000.00
Total ADMINISTRATION	1,901.57	2,209.35	16,339.01	13,256.14	26,512.00
UTILITIES					
Electric	77.85	166.67	971.15	1,000.02	2,000.00
Water / Sewer	416.50	250.00	2,475.85	1,500.00	3,000.00
Total UTILITIES	494.35	416.67	3,447.00	2,500.02	5,000.00
MAINTENANCE AND REPAIRS					
General Maintenance & Repair	0.00	150.00	0.00	900.00	1,800.00
Pet Waste Stations	0.00	87.92	0.00	527.52	1,055.00

2 - Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Special Projects	0.00	1,802.42	0.00	10,814.52	21,629.00
Landscape Enhancements	0.00	83.33	600.00	500.02	1,000.00
Total MAINTENANCE AND REPAIRS	0.00	2,123.67	600.00	12,742.06	25,484.00
CONTRACT SERVICES					
Landscape Contract	0.00	3,606.00	18,080.00	21,636.00	43,272.00
Police Officer	420.00	570.00	2,623.13	3,420.00	6,840.00
Total CONTRACT SERVICES	420.00	4,176.00	20,703.13	25,056.00	50,112.00
RESERVE EXPENSES					
Reserves	0.00	83.33	0.00	500.02	1,000.00
Total RESERVE EXPENSES	0.00	83.33	0.00	500.02	1,000.00
Total EXPENSES	2,815.92	9,009.02	41,089.14	54,054.24	108,108.00
Board Expenses					
Assoc. Storage Unit	0.00	50.00	589.74	300.00	600.00
Postage	0.00	9.67	58.00	58.02	116.00
Total Board Expenses	0.00	59.67	647.74	358.02	716.00
Total Operating Expense	2,815.92	9,068.69	41,736.88	54,412.26	108,824.00
Total Operating Income	838.92	9,068.67	110,572.45	54,412.02	108,824.00
Total Operating Expense	2,815.92	9,068.69	41,736.88	54,412.26	108,824.00
NOI - Net Operating Income	-1,977.00	-0.02	68,835.57	-0.24	0.00
Total Income	838.92	9,068.67	110,572.45	54,412.02	108,824.00
Total Expense	2,815.92	9,068.69	41,736.88	54,412.26	108,824.00
Net Income	-1,977.00	-0.02	68,835.57	-0.24	0.00

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: 06/01/2022 to 06/30/2022

Accounting Basis: Cash

Show Reversed Transactions: No

1010 - Operating Cash Starting Balance 06/01/2022 River City Management Se 06/01/2022 Linda Murphy 06/01/2022 Angela Napolitan 06/02/2022 JEA	Receipt Receipt Payment Payment	01062022 73870647 19420243 20313099060222 20313099060222	25.00 12.00	1,675.00 77.85	77,308.55	Management Fees for 06/2022 Prepaid Any Prepaid Any
Balance 06/01/2022 River City Management Se 06/01/2022 Linda Murphy 06/01/2022 Angela Napolitan 06/02/2022 JEA	Receipt Receipt Payment Payment	73870647 19420243 20313099060222 20313099060222		77.85	77,283.55 77,308.55 77,320.55	Management Fees for 06/2022 Prepaid Any
06/01/2022 Linda Murphy 06/01/2022 Angela Napolitan 06/02/2022 JEA	Receipt Receipt Payment Payment	73870647 19420243 20313099060222 20313099060222		77.85	77,308.55 77,320.55	Prepaid Any
06/01/2022 Angela Napolitan 06/02/2022 JEA	Receipt Payment Payment	19420243 20313099060222 20313099060222			77,320.55	, ,
06/02/2022 JEA	Payment Payment	20313099060222 20313099060222	12.00			Prepaid Any
	Payment	20313099060222			77,242.70	
00/00/0000 154	•					
06/02/2022 JEA	an Check	1711		416.50	76,826.20	
06/03/2022 Shantell Hughes & Jonath Wade Hughes				116.00	76,710.20	postage
06/08/2022 FKH SFR Prop1, L. P.	Receipt	29712	24.50		76,734.70	
06/08/2022 Linda Murphy	Receipt	74130474	25.00		76,759.70	Prepaid Any
06/09/2022 Kyle Davis	eCheck receipt	0B22-0D20	20.00		76,779.70	Online Payment
06/14/2022 Alvan Thompson	Receipt	74239817	25.00		76,804.70	
06/14/2022 Alvan Thompson	Receipt	74239817	3.35		76,808.05	
06/14/2022 Alvan Thompson	Receipt	74239817	3.35		76,811.40	
06/14/2022 Alvan Thompson	Receipt	74239817	3.35		76,814.75	
06/14/2022 Alvan Thompson	Receipt	74239817	3.35		76,818.10	
06/14/2022 Alvan Thompson	Receipt	74239817	3.35		76,821.45	
06/14/2022 Alvan Thompson	Receipt	74239817	223.00		77,044.45	
06/15/2022 Michelle Gabriel	eCheck receipt	D8A4-B250	25.00		77,069.45	Online Payment
06/15/2022 Shantell Hughes & Jonath Wade Hughes	an Check	1712		125.18	76,944.27	stamps and envelopes
06/15/2022 Brandon Fowler	Bill Pay Check	3000000044		420.00	76,524.27	May
06/15/2022 Linda Murphy	Receipt	74256871	25.00		76,549.27	Prepaid Any
06/17/2022 Steve Yee	eCheck receipt	601C-0C70	15.00		76,564.27	Online Payment
06/17/2022 Carey B. Brooks	Receipt	114043	3.44		76,567.71	
06/17/2022 Carey B. Brooks	Receipt	114043	3.67		76,571.38	
06/17/2022 Carey B. Brooks	Receipt	114043	3.79		76,575.17	
06/17/2022 Carey B. Brooks	Receipt	114043	3.35		76,578.52	

Date	Payee / Payer	Туре	Reference	Debit	Credit	Balance Description
06/17/2022	Carey B. Brooks	Receipt	114043	3.35		76,581.87
06/17/2022	Carey B. Brooks	Receipt	114043	3.35		76,585.22
06/17/2022	Carey B. Brooks	Receipt	114043	3.35		76,588.57
06/17/2022	Carey B. Brooks	Receipt	114043	3.35		76,591.92
06/17/2022	Carey B. Brooks	Receipt	114043	3.35		76,595.27
06/17/2022	Carey B. Brooks	Receipt	114043	3.35		76,598.62
06/17/2022	Carey B. Brooks	Receipt	114043	6.69		76,605.31
06/17/2022	Carey B. Brooks	Receipt	114043	6.69		76,612.00
06/17/2022	Carey B. Brooks	Receipt	114043	6.69		76,618.69
06/17/2022	Carey B. Brooks	Receipt	114043	6.69		76,625.38
06/17/2022	Carey B. Brooks	Receipt	114043	0.19		76,625.57
06/17/2022	Carey B. Brooks	Receipt	114043	223.00		76,848.57
06/17/2022	Carey B. Brooks	Receipt	114043	223.00		77,071.57
06/22/2022	Linda Murphy	Receipt	74277042	25.00		77,096.57 Prepaid Any
06/23/2022	Shantell Hughes	eCheck receipt	5AAE-12E0	25.00		77,121.57 Online Payment
06/23/2022	Department of State	Check	1713		35.00	77,086.57 RA change of address
06/28/2022	Robert L. Wilson	Receipt	1459	15.00		77,101.57 Prepaid Any
06/29/2022	Linda Murphy	Receipt	74318476	25.00		77,126.57 Prepaid Any
06/30/2022	Drema F. Johnson	Receipt	19520024	20.00		77,146.57 Prepaid Any
Net Change						-1,811.98
				1,053.55	2,865.53	77,146.57
1059 - Saving	ıs Cash					
Starting Balance						2,029.05
06/30/2022		JE	370	0.17		2,029.22 Interest Earned
Net Change						0.17
				0.17	0.00	2,029.22
1060 - Reserv	ves Cash					
Starting Balance						114,092.98
06/30/2022		JE	369	42.20		114,135.18 Interest Earned
Net Change						42.20
				42.20	0.00	114,135.18

Date	Payee / Payer	Туре	Reference	Debit	Credit	Balance	Description
1500 - Accour	nts Receivable						
Starting Balance						3,190.11	
Net Change						0.00	
				0.00	0.00	3,190.11	
2310 - Prepaid	I Assessments						
Starting Balance						-1,694.75	
06/01/2022	Linda Murphy	Receipt	73870647		25.00	-1,719.75	Prepaid Any
06/01/2022	Angela Napolitan	Receipt	19420243		12.00	-1,731.75	Prepaid Any
06/08/2022	Linda Murphy	Receipt	74130474		25.00	-1,756.75	Prepaid Any
06/09/2022	Kyle Davis	eCheck receipt	0B22-0D20		20.00	-1,776.75	Online Payment
06/09/2022	Progress Residential Barrower 3, LLC	Receipt		49.61		-1,727.14	
06/15/2022	Michelle Gabriel	eCheck receipt	D8A4-B250		25.00	-1,752.14	Online Payment
06/15/2022	Linda Murphy	Receipt	74256871		25.00	-1,777.14	Prepaid Any
06/17/2022	Steve Yee	eCheck receipt	601C-0C70		15.00	-1,792.14	Online Payment
06/22/2022	Linda Murphy	Receipt	74277042		25.00	-1,817.14	Prepaid Any
06/23/2022	Shantell Hughes	eCheck receipt	5AAE-12E0		25.00	-1,842.14	Online Payment
06/28/2022	Robert L. Wilson	Receipt	1459		15.00	-1,857.14	Prepaid Any
06/29/2022	Linda Murphy	Receipt	74318476		25.00	-1,882.14	Prepaid Any
06/30/2022	Drema F. Johnson	Receipt	19520024		20.00	-1,902.14	Prepaid Any
Net Change						-207.39	
				49.61	257.00	-1,902.14	
3009 - Genera	I Reserves						
Starting Balance						-26,057.43	
Net Change						0.00	
				0.00	0.00	-26,057.43	
3615 - Retaine	ed Earnings						
Starting Balance						-95,964.41	
Net Change						0.00	
				0.00	0.00	-95,964.41	

Date	Payee / Payer	Туре	Reference	Debit	Credit	Balance	Description
4110 - Assess	sment Income - Dues	1	l .				
Starting Balance						-107,535.30	
06/14/2022	Alvan Thompson	Receipt	74239817		223.00	-107,758.30	
06/17/2022	Carey B. Brooks	Receipt	114043		223.00	-107,981.30	
06/17/2022	Carey B. Brooks	Receipt	114043		223.00	-108,204.30	
Net Change						-669.00	
				0.00	669.00	-108,204.30	
4120 - Late Fe	ees						
Starting Balance						-1,475.50	
06/08/2022	FKH SFR Prop1, L. P.	Receipt	29712		24.50	-1,500.00	
06/14/2022	Alvan Thompson	Receipt	74239817		25.00	-1,525.00	
Net Change						-49.50	
				0.00	49.50	-1,525.00	
4125 - Late In	terest						
Starting Balance						-484.68	
06/14/2022	Alvan Thompson	Receipt	74239817		3.35	-488.03	
06/14/2022	Alvan Thompson	Receipt	74239817		3.35	-491.38	
06/14/2022	Alvan Thompson	Receipt	74239817		3.35	-494.73	
06/14/2022	Alvan Thompson	Receipt	74239817		3.35	-498.08	
06/14/2022	Alvan Thompson	Receipt	74239817		3.35	-501.43	
06/17/2022	Carey B. Brooks	Receipt	114043		3.44	-504.87	
06/17/2022	Carey B. Brooks	Receipt	114043		3.67	-508.54	
06/17/2022	Carey B. Brooks	Receipt	114043		3.79	-512.33	
06/17/2022	Carey B. Brooks	Receipt	114043		3.35	-515.68	
06/17/2022	Carey B. Brooks	Receipt	114043		3.35	-519.03	
06/17/2022	Carey B. Brooks	Receipt	114043		3.35	-522.38	
06/17/2022	Carey B. Brooks	Receipt	114043		3.35	-525.73	
06/17/2022	Carey B. Brooks	Receipt	114043		3.35	-529.08	
06/17/2022	Carey B. Brooks	Receipt	114043		3.35	-532.43	
06/17/2022	Carey B. Brooks	Receipt	114043		3.35	-535.78	
06/17/2022	Carey B. Brooks	Receipt	114043		6.69	-542.47	
06/17/2022	Carey B. Brooks	Receipt	114043		6.69	-549.16	

o oonorar	Lougor odon						
Date	Payee / Payer	Туре	Reference	Debit	Credit	Balance	Description
06/17/2022	Carey B. Brooks	Receipt	114043		6.69	-555.85	
06/17/2022	Carey B. Brooks	Receipt	114043		6.69	-562.54	
06/17/2022	Carey B. Brooks	Receipt	114043		0.19	-562.73	
Net Change						-78.05	
				0.00	78.05	-562.73	
4225 - NSF Fe	96						
Starting Balance	-					-25.00	
Net Change						0.00	
				0.00	0.00	-25.00	
4000 B	-44						
4399 - Bank In	nterest					-213.05	
Balance						-213.03	
06/30/2022		JE	369		42.20	-255.25	Interest Earned
06/30/2022		JE	370		0.17	-255.42	Interest Earned
Net Change						-42.37	
				0.00	42.37	-255.42	
5003 - Assoc.	Storage Unit						
Starting Balance						589.74	
Net Change						0.00	
				0.00	0.00	589.74	
5004 - Postag	0						
Starting Balance						58.00	
Net Change						0.00	
o o				0.00	0.00	58.00	
5010 - Manag	ement Fees						
Starting						8,375.00	
Balance						, 1	
06/01/2022	River City Management Services	Payment	01062022	1,675.00		10,050.00	Management Fees for 06/2022
Net Change						1,675.00	
				1,675.00	0.00	10,050.00	
5040 - Legal F	ees Expense						
Starting	•					2,996.06	

Date	Payee / Payer	Туре	Reference	Debit	Credit	Balance	Description
Balance			· · · · · · · · · · · · · · · · · · ·		*		
Net Change						0.00	
				0.00	0.00	2,996.06	
5041 - Legal F	Fees - Owed by Resident						
Starting Balance						-1.00	
06/09/2022	Progress Residential Barrower 3, LLC	Receipt			49.61	-50.61	
Net Change						-49.61	
				0.00	49.61	-50.61	
5110 - Office	Expenses						
Starting Balance						304.39	
06/03/2022	Shantell Hughes & Jonathan Wade Hughes	Check	1711	116.00		420.39	postage
06/15/2022	Shantell Hughes & Jonathan Wade Hughes	Check	1712	125.18		545.57	stamps and envelopes
Net Change						241.18	
				241.18	0.00	545.57	
5212 - Electric	С						
Starting Balance						893.30	
06/02/2022	JEA	Payment	20313099060222	77.85		971.15	
Net Change						77.85	
				77.85	0.00	971.15	
5215 - Water /	/ Sewer						
Starting Balance						2,059.35	
06/02/2022	JEA	Payment	20313099060222	416.50		2,475.85	
Net Change						416.50	
				416.50	0.00	2,475.85	

	Louger outin						
Date	Payee / Payer	Туре	Reference	Debit	Credit	Balance	Description
5512 - Annua	l Corporate Report		· 	·	`		·
Starting Balance						61.25	
06/23/2022	Department of State	Check	1713	35.00		96.25	RA change of address
Net Change						35.00	
				35.00	0.00	96.25	
5514 - Insura	nce						
Starting Balance						2,701.74	
Net Change						0.00	
				0.00	0.00	2,701.74	
6010 - Lands	cape Contract						
Starting Balance	•					18,080.00	
Net Change						0.00	
				0.00	0.00	18,080.00	
6020 - Lands	cape Enhancements						
Starting Balance						600.00	
Net Change						0.00	
				0.00	0.00	600.00	
6193 - Police	Officer						
Starting Balance						2,203.13	
06/15/2022	Brandon Fowler	Bill Pay Check	3000000044	420.00		2,623.13	May
Net Change						420.00	
				420.00	0.00	2,623.13	
Total				4,011.06	4,011.06	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: 06/30/2022

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		57.91	0.00	0.00	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	28.78	30.07				
1482 Crabapple Cove Ct. S.	Vastano, Vanessa	Current	BOD waived late fee	57.91	0.00	0.00	57.91				
1559 Panther Ridge Court	2013B Property Owner, LLC	Current		0.43	0.43	28.78	30.07				
1602 Panther Ridge Court	Progress Residential Barrower 3, LLC	Current		16.21	0.00	0.00	16.21				
1609 Panther Ridge Ct. N.	Haggard, Russell	Current		61.26	3.35	254.70	322.66				
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	254.70	264.75				
1835 High Brook Ct.	Hobkirk, David	Current		0.00	56.91	0.00	56.91				
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	57.91	0.00	57.91				
11258 Monument Landing Blvd.	Vahle, Kevin	Current		57.91	0.00	0.00	57.91				
11325	Bautista, Patrick	Current		3.35	3.35	254.70	264.75				

4 - Homeowner Delinquency (As Of)

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
Monument Landing Blvd.							
11367 Monument Landing Blvd.	American Homes 4 Rent Seven, LLC	Current		3.35	3.35	254.70	264.75
12134 Camp Creek Dr.	Erroch, Michelle	Current	BOD waived late fee	61.26	3.35	254.70	322.66
12225 High Laurel Dr.	Yamasa Co., Ltd	Current		65.82	0.00	0.00	123.73
				389.19	132.43	1,715.59	2,312.73
Total				389.19	132.43	1,715.59	2,312.73

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: 06/30/2022

Unit	Homeowner	Amount
River Point Community Association, Inc c/o Ri	ver 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	100.00
1221 Shallowford Dr. E.	Delapaz, Ricky	25.00
1222 Shallowford Dr. E.	Gabriel, Michelle	50.00
1315 Trotters Walk Way	Wilson, Robert L.	15.00
1338 Running Brook Ct.	Kiernan, Donna W.	25.00
1340 Trotters Walk Way	Yee, Steve	75.00
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
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.	144.85
1753 Rush Creek Dr. W.	Hughes, Shantell	98.00
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	60.00
1920 Running River Rd.	Ranga, Gherghina	25.00
11234 Monument Landing Blvd.	Alzaidy, Aled J.	25.00
11331 Monument Landing Blvd.	Murphy, Linda	275.04
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
12245 Beaver Run Drive	Salestrom, Joshua Brayton	25.00

1,902.14

Copy of Homeowner Prepayment Balance

Unit	Homeowner	Amount
Total		1,902.14



Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 05/24/22

TOTAL SUMMARY OF	CHARGES	
Electric	\$	77.65
Irrigation		416.70
(A complete breakdown of charges can be found of	n the following pages.)	
Total New Charges:	\$	494.35

Please pay \$494.35 by 06/15/22 to avoid 1.5% late payment fee and service disconnections.

If your central air conditioning unit is more than 12 years old, replacing it with an ENERGY STAR certified model could cut your cooling costs by 30%.

JEA's Annual Water Quality report for 2021 is available at jea.com/WQR2021. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$484.26	-\$484.26	\$0.00	\$494.35	\$494.35

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: 05/24/22			Please pay by 06/1	5/22 to avoid 1.5%	late Payment Fee.
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAI
\$484.26	-\$484.26	\$0.00	\$494.35	\$494.35	

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7845 2 AV 0.423 RIVER POINT COMMUNITY ASSOCIATION INC PO BOX 50886 JACKSONVILLE FL 32240-0886



Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 05/24/22

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 04/25/22 - 05/24/22 Reading Date: 05/24/2022

Service Point: Irrigation 1 - Electric

Meter	Days	Current	Reading	Meter	
Number	Billed	Reading	Туре	Constant	Consumption
24426329	29	411	Regular	1	19 KWH
Basic Monthly	Charge			\$	9.25
Energy Charg	e (\$0.06	63 per kWh)			1.26
Fuel Cost					0.77
Environmenta	l Charge				0.01
City of Jackso	nville Fr	anchise Fee			0.34
Gross Receipt	s Tax				0.30
Public Service	e Tax				1.13
Florida State	Sales Ta	X			1.01
TOTAL CURI	RENT E	ECTRIC CI	IARGES	\$	14.07

\$0.67 of Fuel Cost is Tax Exempt

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 12243 CRABAPPLE COVE DR

Reading Date: 05/23/2022 Service Period: 04/24/22 - 05/23/22

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72100607	29	1042	Regular	3/4	17000 GAL
Basic Month	ly Charge			\$	18.90
Tier 1 Consu	mption (1	-14 kgal @	\$3.44)		48.17
Tier 2 Consu	mption (>	14 kgal @	\$3.96)		11.87
Environment		_			6.29
City of Jacks	_		е		2.56
Public Service					8.78
TOTAL CUP	RRENT IF	IRIGATION	CHARGES	\$	96,57

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 04/25/22 - 05/24/22 Reading Date: 05/24/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426281	29	474	Regular	1	11 KWH
Basic Month	ly Charge			\$	9.25
Energy Char	ge (\$0.06	63 per kWh)			0.73
Fuel Cost					0.45
Environment	tal Charge	}			0.01
City of Jacks	sonville Fr	anchise Fee)		0.31
Gross Receip	ots Tax				0.28
Public Service	се Тах				1.06
Florida State	Sales Ta	х			0.94
TOTAL CUP	IRENT E	ECTRIC C	HARGES	\$	13.83

\$0.39 of Fuel Cost is Tax Exempt

IRRIGATION SERVICE

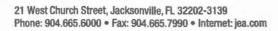
Billing Rate: Commercial Irrigation Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 04/24/22 - 05/23/22 Reading Date: 05/23/2022

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
79035516	29	280	Regular	1	5000 GAL
Basic Month	ly Charge			\$	31.50
Tier 1 Consu	mption (1	-14 kgal @	\$3.44)		17.20
Environment					1.85
City of Jacks	onville Fr	anchise Fe	9		1.52
Public Service	e Tax				5.21
TOTAL CUR	IRENT IF	RIGATION	CHARGES	\$	57.28





Page 5 of 5

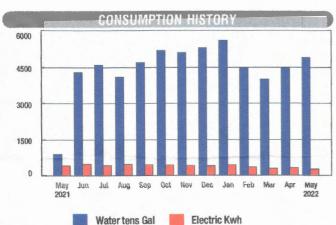
JEA.

Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 05/24/22



- 1		100000		
17000	1 year ago	Last Worth	This Month	Average Daily
Total Kwh used	412	319	270	9
Total Gallons used	9,000	45,000	49,000	0



MONUMENT 10990 FORT CAROLINE RD JACKSONVILLE, FL 32225-9998 (300)275-8777

05/26/2022 04:56 PM -----Unit Loduct Qty Price Price U.S. Flags Coil 1 \$58.00 Grand Total: \$58.00 Credit Card Remitted \$58.00 Transaction #: 805 AID: A0000000980840 Chip AL: US DEBIT PIN: Not Required

Every household in the U.S. is now eligible to receive a third set of 8 free test kits.

Go to www.covidtests.gov



MONUMENT 10990 FORT CAROLINE RD JACKSONVILLE, FL 32225-9998 (800)275-8777

04/27/2022	00)275-	-8777	02:50 PM
Product	Qty	Unit Price	Price
U.S. Flags Coil	1	\$58.00	\$58.00
Grand Total:	to the second and the	the second second second second	\$58.00
Credit Card Remitte Card Name: VISA Account #: XXXX Approval #: 045 Transaction #: AID: A000000098 AL: US DEBIT PIN: Not Require	XXXXXX 003 127 0840		\$58.00 Chip
the fact win the last side you also are the last may have the tall and for the last the			

Every household in the U.S. is now eligible to receive a second set of 4 free test kits.

Go to www.covidtests.gov

Office DEPOT

JACKSONVILLE - (904) 992-9040 06/15/2022 11:12 AM



EVPVT555P553YBEBMR

SALE 6737-2-2847-492856-22.5.2 898782 STMP,PSTG,US,1 58.00 SS

679527 ENVELOPE,#9,2W 62.49 SS

Subtotal: 120.49 Sales and Use Tax 4.69 Total: 125.18

Debit Card 6213: 125.18

AUTH CODE 011358 TDS Chip Read AID A0000000980840 US DEBIT TVR 8000048000 CVS PIN Verified

SHANTELL HUGHES 27****827
Get 2% back in rewards on your
favorite supplies & more - including
furniture and technology. Plus,
next-day rewards on select offers,
rewards for recycling and more
Visit officedepot.com/rewards

Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU! Visit survey.officedepot.com and enter the survey code below: A69K B7HW SVZN

JSO INVOICE

Pay Period: 05/01-05/31/2022 5/01/22

To:

River Point Community Association Attn: Shantell Hughes Post Office Box 50886, Jacksonville Beach, FL 32240 Re. Police Security 56323

-- Make payable directly to the each officer--

Date	Name	Description	Rate	Number of Hours	Total
5/16/22 (Mon)	Brandon Fowler	Security	\$35.00	1.5	\$ 52.5
05/20/22 (Fri)	Brandon Fowler	Security	\$35.00	4	\$140.00
05/22/22 (Sun)	Brandon Fowler	Security	\$35.00	3	\$105.00
05/27/22 (Fri)	Brandon Fowler	Security	\$35.00	2	\$70.00
05/30/22 (Mon)	Brandon Fowler	Security	\$35.00	2	\$ 70.00
	Total Due			12 hrs hours	\$420.00

Officer Brandon Fowler

Tel (904)923 9252

COVER LETTER

TO:

Amendment Section Division of Corporations

SUBJECT: RIVER POINT COMMUNITY ASSOCIATION, IN Name of Corporation	NC.
DOCUMENT NUMBER: N26253	
The enclosed Statement of Change of Registered Office/Age	nt and fee are submitted for filing.
Please return all correspondence concerning this matter to the	e following:
Sharleen Thompson-Messinese	
Name of Contact Person	
River City Management Services, Inc.	
Firm/Company	
P. O. Box 50886	
Address	
Jacksonville Beach, FL 32240	
City/State and Zip Code	
smessinese@rivercitymgmt.com	
E-mail address: (to be used for future annual report noti	fication)
For further information concerning this matter, please call:	
Sharleen Thompson-Messinese at (904 930-4669 Area Code & Daytime Telephone Number
Name of Contact Person	Area Code & Daytime Telephone Number
Enclosed is a \$35.00 check made payable to the Department	of State.
	t Address: ndment Section

Amendment Section Division of Corporations

The Centre of Tallahassee

Tallahassee, FL 32303

2415 N. Monroe Street, Suite 810

CR2E045 (04/13)

Division of Corporations

Tallahassee, FL 32314

P.O. Box 6327

STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS

Pursuant to the provisions of sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, this statement of change is submitted for a corporation organized under the laws of the State of Florida in order to change its registered office or registered agent, or both, in the State of Florida.
1. The name of the corporation: RIVER POINT COMMUNITY ASSOCIATION, INC.
2. The principal office address: 1639 Beach Blvd., Jacksonville Beach, FL 32250
3. The mailing address (if different): P. O. Box 50886, Jacksonville Beach, FL 32240
4. Date of incorporation/qualification: 05/04/1988 Document number: N26253
5. The name and street address of the current registered agent and registered office on file with the Florida Department of State: (If resigned, enter resigned)
River City Management Services, Inc.
1639 Beach Blvd.
Jacksonville Beach, FL 32250
6. The name and street address of the new registered agent (if changed) and /or registered office (if changed):
River City Management Services, Inc.
910 11th Avenue S.
P.O. Box NOT acceptable
Jacksonville Beach, FL 32250
The street address of its registered office and the street address of the business office of its registered agen as changed will be identical.
Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board, or the corporation has been notified in writing of the change.
Signature of an officer or director Printed or typed name and title
I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performant of my duties, and I am familiar with and accept the obligation of my position as registered agent. Or, if th document is being filed merely to reflect a change in the registered office address, I hereby confirm that th corporation has been notified in writing of this change.
Signature of Registered Agent Datc
If signing on behalf of an entity:
Typed or Printed Name

* * * FILING FEE: \$35.00 * * *

MAKE CHECKS PAYABLE TO FLORIDA DEPARTMENT OF STATE
MAIL TO: DIVISION OF CORPORATIONS, P.O. BOX 6327, TALLAHASSEE, FL 32314
CR2E045 (04/13)



RIVER POINT COMMUNITY ASSN INC C/O RIVER CITY MANAGEMENT SERVICES INC OPERATING ACCOUNT 1639 BEACH BLVD JACKSONVILLE BEACH FL 32250 Last statement: May 31, 2022 This statement: June 30, 2022 Total days in statement period: 30

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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	\$79,405.87
Enclosures	3	Total additions	1,053.55
Low balance	\$77,207.02	Total subtractions	2,830.53
Average balance	\$77,644.04	Ending balance	\$77,628.89
Avg collected balance	\$77,644		

CHECKS

Number	Date	Amount	Number	Date	Amount
1711	06-13	116.00	300000044*	06-29	420.00
1712	06-22	125.18	* Skip in check se	equence	

DEBITS

Date	Description	Subtractions
06-01	' ACH Debit	1,675.00
	PACIFICWESTERNBK MGMNTFEES 220601	
06-03	' ACH Debit	494.35
	JEA UTILITYPMT 220603	

CREDITS

Date	Description	Additions
06-01	' ACH Credit	37.00
	PACIFICWESTERNBK ASSN CR 220601	
	0804-000000RP	
06-08	' ACH Credit	49.50
	PACIFICWESTERNBK ASSN CR 220608	
	0804-000000RP	



RIVER POINT COMMUNITY ASSN INC June 30, 2022

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Date	Description	Additions
06-14	' ACH Credit	264.75
	PACIFICWESTERNBK ASSN CR 220614	
	0804-000000RP	
06-15	' ACH Credit	20.00
	River City Manag Net Settle 220615	
	000014871695357	
06-15	' ACH Credit	25.00
	PACIFICWESTERNBK ASSN CR 220615	
	0804-000000RP	
06-17	' ACH Credit	507.30
	PACIFICWESTERNBK ASSN CR 220617	
	0804-000000RP	
06-22	' ACH Credit	25.00
	River City Manag Net Settle 220622	
	000014917689765	
06-22	' ACH Credit	25.00
	PACIFICWESTERNBK ASSN CR 220622	
	0804-000000RP	
06-24	' ACH Credit	15.00
	River City Manag Net Settle 220624	
	000014934128297	
06-28	' ACH Credit	15.00
	PACIFICWESTERNBK ASSN CR 220628	
	0804-000000RP	
06-29	' ACH Credit	25.00
	River City Manag Net Settle 220629	
	000014972777425	
06-29	' ACH Credit	25.00
	PACIFICWESTERNBK ASSN CR 220629	
	0804-000000RP	
06-30	' ACH Credit	20.00
	PACIFICWESTERNBK ASSN CR 220630	
	0804-000000RP	

DAILY BALANCES

ALANCES		
Date	Amount	Date
05-31	79,405.87	06-14
06-01	77,767.87	06-15
06-03	77,273.52	06-17
06-08	77,323.02	06-22
06-13	77,207.02	06-24

Date	Amount	Da
06-14	77,471.77	06
06-15	77,516.77	06
06-17	78,024.07	06
06-22	77,948.89	
06-24	77,963.89	

Date	Amount
06-28	77,978.89
06-29	77,608.89
06-30	77,628.89



RIVER POINT COMMUNITY ASSN INC June 30, 2022

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OVERDRAFT/RETURN ITEM FEES

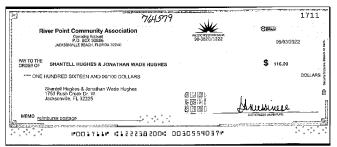
	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Account Number

30559037

Page

4 of 4



06/13/2022 1711 \$116.00 1606225261 DATE 06/15/2022 3000000044 PAY FOUR HUNDRED THENTY DOLLARS AND NO/100 AMOUNT TO THE ORDER Brandon Fowler **\$420.00 Pacific western Bank signature on File -account holder has pre-aburoved this check Void After 90 Days #300000004# #122238200# 003055903?#

06/29/2022 3000000044 \$420.00

1712 River Point Community Association Operating Account P.O. BOX 50886 JACKSONVILLE BEACH, FLORIDA 32240 06/15/2022 PAYTO THE ORDER OF SHANTELL HUGHES & JONATHAN WADE HUGHES \$ 125.18 DOLLARS & **** ONE HUNDRED TWENTY-FIVE AND 18/100 DOLLARS MEMO reimburse stamps and envelopes #001712# 1:12223B200: 0030559037#

06/22/2022 1712 \$125.18

	CHECKS OUTSTANDING							
DATE OR #	AMOUNT		DATE OR #	AMOUNT		DATE OR #	AMOUNT	
						TOTAL	\$	

BALANCE should agree with your checkbook balance, after deducting charges and adding credits not shown in your

	CHECKBOOK RECONCILIATION				
	ENTER BALANCE THIS STATEMENT		\$		
	ADD RECENT DEPOSITS (NOT CREDITED ON THIS STATEMENT)				
			\$		
		SUBTOTAL	\$		
•	SUBTRACT TOTAL CHECKS OUTSTANDING		\$		
		BALANCE	\$	·	

PLEASE REPORT ANY ERRORS OR OMISSIONS WITHIN 30 DAYS, 40 DAYS IF A SUBSTITUTE CHECK IS INVOLVED. OTHERWISE STATEMENT WILL BE CONSIDERED CORRECT AND CHECKS GENUINE.

Service Charge - Deduct

If your checkbook and statement do not balance, have you:

checkbook but included on this statement as follows: Interest – Add Overdraft – Deduct Automatic Payment – Deduct

Accounted for bank charges?	Verified additions and subtractions in your checkbook?	Compared cancelled checks to check stub?	Compared deposit amounts or statement to your checkbook?

Automatic Advance - Add

To request a copy of an item contact your branch of account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Telephone your branch of account as listed on first page of your bank statement or call 800-350-3557 or write to us at P.O. Box 131207 Carlsbad, California 92013-1207 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- · Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
- · Tell the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days for new accounts) to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For foreign remittance transfers (foreign wires), you have a right to dispute errors in your transaction. If you think there is an error, contact your branch of account or the number below within 180 days from the date of the transfer. You can also contact any banking office for a written explanation of your rights.

If you want to verify whether or not a pre-authorized transfer was made, please call (800) 654-7962 at least one business day after the pre-authorized transfer should have been made so that we will have time to update our records before you call.

DORMANT ACCOUNTS

Checking and Savings accounts that have had no activity for twenty-four (24) months, unless the depositor has been contacted, will be classified as Dormant Accounts. By law these accounts will be transferred to the State of California Controller's Office after three (3) years of inactivity if they are not reactivated or claimed by the depositor. To

reclaim funds transferred to the State, depositors, or their heirs, must request the funds from and present proof of ownership to: State of California, Controller's Office, Division of Unclaimed Property, P.O. Box 942850. Sacramento, California 94250-5873.

FUNDS AVAILABILITY POLICY

A hold for uncollected funds may be placed on funds deposited by check or similar instruments. This could delay your ability to withdraw such funds. The delay, if any, would not exceed the period of time permitted by law. For a complete copy of Pacific Western Bank's Funds Availability Policy, please contact any of our offices or write us at P.O. Box 131207 Carlsbad, CA 92013-1207.

IMPORTANT INFORMATION ABOUT YOUR CREDIT PLAN

Balance Subject to Interest Rate – We figure the Interest charge on your account by applying the periodic rate to the "daily balance" (including current transactions) of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and other debits, and subtract any payments or other credits. This gives us the "daily balance".

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write us at:

Pacific Western Bank P.O. Box 131207 Carlsbad, CA 92013-1207

In your letter give us the following information:

- · Account information: your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount
- The charge in question may remain on your statement and we may continue
 to charge you interest on that amount. But, if we determine that we made a
 mistake, you will not have to pay the amount in question or any interest or
 other fees related to that amount.
- While you do not have to pay amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.