

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

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

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

Accounting Basis: Cash

Show Reversed Transactions: No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1010 - Operating Cash							
Starting Balance						78,958.55	
06/01/2022	River City Management Services	Payment	01062022		1,675.00	77,283.55	Management Fees for 06/2022
06/01/2022	Linda Murphy	Receipt	73870647	25.00		77,308.55	Prepaid Any
06/01/2022	Angela Napolitan	Receipt	19420243	12.00		77,320.55	Prepaid Any
06/02/2022	JEA	Payment	20313099060222		77.85	77,242.70	
06/02/2022	JEA	Payment	20313099060222		416.50	76,826.20	
06/03/2022	Shantell Hughes & Jonathan Wade Hughes	Check	1711		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 & Jonathan Wade Hughes	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	

3 - General Ledger cash

Date	Payee / Payer	Type	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 - Savings 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 - Reserves 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	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1500 - Accounts Receivable							
Starting Balance						3,190.11	
Net Change						0.00	
				0.00	0.00	3,190.11	
2310 - Prepaid Assessments							
Starting Balance						-1,694.75	
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 - 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	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
4110 - Assessment Income - Dues							
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 Fees							
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 Interest							
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	

3 - General Ledger cash

Date	Payee / Payer	Type	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 Fee

Starting Balance						-25.00	
Net Change						0.00	
				0.00	0.00	-25.00	

4399 - Bank Interest

Starting Balance						-213.05	
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 - Postage

Starting Balance						58.00	
Net Change						0.00	
				0.00	0.00	58.00	

5010 - Management Fees

Starting Balance						8,375.00	
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 Fees Expense

Starting						2,996.06	
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3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Balance							
Net Change						0.00	
				0.00	0.00	2,996.06	
5041 - Legal Fees - Owed by Resident							
Starting Balance						-1.00	
06/09/2022	Progress Residential Barrower 3, Receipt LLC				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							
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	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5512 - Annual 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 - Insurance							
Starting Balance						2,701.74	
Net Change						0.00	
				0.00	0.00	2,701.74	
6010 - Landscape Contract							
Starting Balance						18,080.00	
Net Change						0.00	
				0.00	0.00	18,080.00	
6020 - Landscape 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 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	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

023691976142000000000000004000049435010100000002000014



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 Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426329	29	411	Regular	1	19 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					1.26
Fuel Cost					0.77
Environmental Charge					0.01
City of Jacksonville Franchise Fee					0.34
Gross Receipts Tax					0.30
Public Service Tax					1.13
Florida State Sales Tax					1.01
TOTAL CURRENT ELECTRIC CHARGES					\$ 14.07

\$0.67 of Fuel Cost is Tax Exempt

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12243 CRABAPPLE COVE DR

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

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72100607	29	1042	Regular	3/4	17000 GAL
Basic Monthly Charge					\$ 18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					11.87
Environmental Charge					6.29
City of Jacksonville Franchise Fee					2.56
Public Service Tax					8.78
TOTAL CURRENT IRRIGATION CHARGES					\$ 96.57

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 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 Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					0.73
Fuel Cost					0.45
Environmental Charge					0.01
City of Jacksonville Franchise Fee					0.31
Gross Receipts Tax					0.28
Public Service Tax					1.06
Florida State Sales Tax					0.94
TOTAL CURRENT ELECTRIC CHARGES					\$ 13.03

\$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 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



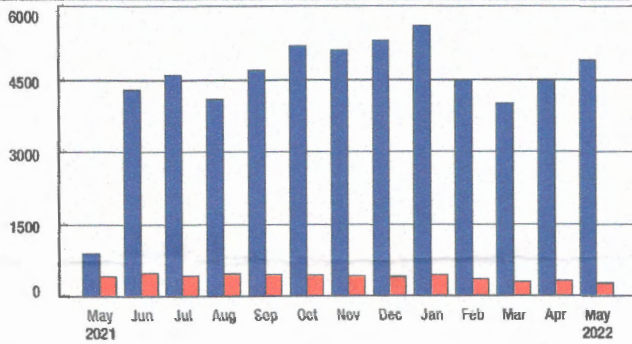
Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 05/24/22

CONSUMPTION HISTORY



Water tens Gal Electric Kwh

	1 Year ago	Last Month	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
(800)275-8777

05/26/2022 04:56 PM

Product	Qty	Unit Price	Price
U.S. Flags Coil	1	\$58.00	\$58.00

Grand Total: \$58.00

Credit Card Remitted \$58.00

Card Name: VISA
Account #: XXXXXXXXXXXX0219
Approval #: 065603
Transaction #: 805
AID: A0000000980840
AL: US DEBIT
PIN: Not Required

Chip

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 02:50 PM

Product	Qty	Unit Price	Price
U.S. Flags Coil	1	\$58.00	\$58.00

Grand Total: \$58.00

Credit Card Remitted \$58.00

Card Name: VISA
Account #: XXXXXXXXXXXX0219
Approval #: 045003
Transaction #: 127
AID: A0000000980840
AL: US DEBIT
PIN: Not Required

Chip

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. OfficeMax®

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

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and enter the survey code below:

A69K B7HW SVZN



COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: RIVER POINT COMMUNITY ASSOCIATION, INC.
Name of Corporation

DOCUMENT NUMBER: N26253

The enclosed Statement of Change of Registered Office/Agent and fee are submitted for filing.

Please return all correspondence concerning this matter to the 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 notification)

For further information concerning this matter, please call:

Sharleen Thompson-Messinese

Name of Contact Person

at (904) 930-4669

Area Code & Daytime Telephone Number

Enclosed is a \$35.00 check made payable to the Department of State.

Mailing Address:

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**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.
Jacksonville Beach, FL 32250

P.O. Box NOT acceptable

The street address of its registered office and the street address of the business office of its registered agent, 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 performance of my duties, and I am familiar with and accept the obligation of my position as registered agent. Or, if this document is being filed merely to reflect a change in the registered office address, I hereby confirm that the corporation has been notified in writing of this change.

Signature of Registered Agent

Date

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

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	\$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	3000000044*	06-29	420.00
1712	06-22	125.18	* Skip in check sequence		

DEBITS

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

CREDITS

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

RIVER POINT COMMUNITY ASSN INC
June 30, 2022

Page 2
0030559037

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

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
05-31	79,405.87	06-14	77,471.77	06-28	77,978.89
06-01	77,767.87	06-15	77,516.77	06-29	77,608.89
06-03	77,273.52	06-17	78,024.07	06-30	77,628.89
06-08	77,323.02	06-22	77,948.89		
06-13	77,207.02	06-24	77,963.89		

RIVER POINT COMMUNITY ASSN INC
June 30, 2022

Page 3
0030559037

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

764579 1711

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

WESTERN BANK
90-3820/1222

06/03/2022

PAY TO THE ORDER OF SHANTELL HUGHES & JONATHAN WADE HUGHES \$ 116.00

**** ONE HUNDRED SIXTEEN AND 00/100 DOLLARS

Shantell Hughes & Jonathan Wade Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

MEMO reimburse postage

06/13/2022 1711 \$116.00

764579 1712

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

WESTERN BANK
90-3820/1222

06/15/2022

PAY TO THE ORDER OF SHANTELL HUGHES & JONATHAN WADE HUGHES \$ 125.18

**** ONE HUNDRED TWENTY-FIVE AND 18/100 DOLLARS

Shantell Hughes & Jonathan Wade Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

MEMO reimburse status and envelopes

06/22/2022 1712 \$125.18

Apply to account: 360620261

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

DATE 06/15/2022

3000000044

PAY TO THE ORDER OF BRANDON FOWLER AMOUNT **\$420.00

Pacific Western Bank

Signature on file - account holder has pre-approved this check
Valid After 60 Days

MEMO: May

06/29/2022 3000000044 \$420.00

