

## 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:** 05/31/2022

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	78,958.55
Savings Cash	2,029.05
Reserves Cash	114,092.98
<b>Total Cash</b>	<b>195,080.58</b>
<b>ASSETS</b>	
Accounts Receivable	5,906.66
<b>Total ASSETS</b>	<b>5,906.66</b>
<b>TOTAL ASSETS</b>	<b>200,987.24</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>LIABILITIES</b>	
Accounts Payable	494.35
Prepaid Assessments	1,694.75
<b>Total LIABILITIES</b>	<b>2,189.10</b>
<b>Total Liabilities</b>	<b>2,189.10</b>
<b>Capital</b>	
<b>RESERVES</b>	
General Reserves	26,057.43
<b>Total RESERVES</b>	<b>26,057.43</b>
Retained Earnings	95,964.41
Calculated Retained Earnings	72,496.11
Calculated Prior Years Retained Earnings	4,280.19
<b>Total Capital</b>	<b>198,798.14</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>200,987.24</b>

## 2 - Annual Budget - Comparative

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

**As of:** May 2022

**Additional Account Types:** None

**Accounting Basis:** Cash

**Level of Detail:** Detail View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>					
<b>INCOME</b>					
Assessment Income - Dues	892.00	9,068.67	107,535.30	45,343.35	108,824.00
Late Fees	75.50	0.00	1,475.50	0.00	0.00
Late Interest	40.20	0.00	484.68	0.00	0.00
NSF Fee	0.00	0.00	25.00	0.00	0.00
Bank Interest	43.77	0.00	213.05	0.00	0.00
<b>Total INCOME</b>	<b>1,051.47</b>	<b>9,068.67</b>	<b>109,733.53</b>	<b>45,343.35</b>	<b>108,824.00</b>
<b>Total Operating Income</b>	<b>1,051.47</b>	<b>9,068.67</b>	<b>109,733.53</b>	<b>45,343.35</b>	<b>108,824.00</b>
<b>Expense</b>					
<b>EXPENSES</b>					
<b>ADMINISTRATION</b>					
Management Fees	1,675.00	1,675.00	8,375.00	8,375.00	20,100.00
Accounting Fees	0.00	37.50	0.00	187.50	450.00
Legal Fees Expense	0.00	41.67	2,996.06	208.35	500.00
Legal Fees - Owed by Resident	172.73	33.33	-1.00	166.69	400.00
Office Expenses	0.00	166.67	304.39	833.35	2,000.00
Community Events	0.00	41.67	0.00	208.35	500.00
Bad Debt Expense	0.00	41.67	0.00	208.35	500.00
Annual Corporate Report	0.00	5.17	61.25	25.85	62.00
Insurance	0.00	166.67	2,701.74	833.35	2,000.00
<b>Total ADMINISTRATION</b>	<b>1,847.73</b>	<b>2,209.35</b>	<b>14,437.44</b>	<b>11,046.79</b>	<b>26,512.00</b>
<b>UTILITIES</b>					
Electric	84.83	166.67	893.30	833.35	2,000.00
Water / Sewer	399.43	250.00	2,059.35	1,250.00	3,000.00
<b>Total UTILITIES</b>	<b>484.26</b>	<b>416.67</b>	<b>2,952.65</b>	<b>2,083.35</b>	<b>5,000.00</b>
<b>MAINTENANCE AND REPAIRS</b>					
General Maintenance & Repair	0.00	150.00	0.00	750.00	1,800.00
Pet Waste Stations	0.00	87.92	0.00	439.60	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	9,012.10	21,629.00
Landscape Enhancements	0.00	83.33	600.00	416.69	1,000.00
<b>Total MAINTENANCE AND REPAIRS</b>	<b>0.00</b>	<b>2,123.67</b>	<b>600.00</b>	<b>10,618.39</b>	<b>25,484.00</b>
<b>CONTRACT SERVICES</b>					
Landscape Contract	3,601.00	3,606.00	18,080.00	18,030.00	43,272.00
Police Officer	490.13	570.00	2,203.13	2,850.00	6,840.00
<b>Total CONTRACT SERVICES</b>	<b>4,091.13</b>	<b>4,176.00</b>	<b>20,283.13</b>	<b>20,880.00</b>	<b>50,112.00</b>
<b>RESERVE EXPENSES</b>					
Reserves	0.00	83.33	0.00	416.69	1,000.00
<b>Total RESERVE EXPENSES</b>	<b>0.00</b>	<b>83.33</b>	<b>0.00</b>	<b>416.69</b>	<b>1,000.00</b>
<b>Total EXPENSES</b>	<b>6,423.12</b>	<b>9,009.02</b>	<b>38,273.22</b>	<b>45,045.22</b>	<b>108,108.00</b>
<b>Board Expenses</b>					
Assoc. Storage Unit	0.00	50.00	589.74	250.00	600.00
Postage	0.00	9.67	58.00	48.35	116.00
<b>Total Board Expenses</b>	<b>0.00</b>	<b>59.67</b>	<b>647.74</b>	<b>298.35</b>	<b>716.00</b>
<b>Total Operating Expense</b>	<b>6,423.12</b>	<b>9,068.69</b>	<b>38,920.96</b>	<b>45,343.57</b>	<b>108,824.00</b>
Total Operating Income	1,051.47	9,068.67	109,733.53	45,343.35	108,824.00
Total Operating Expense	6,423.12	9,068.69	38,920.96	45,343.57	108,824.00
<b>NOI - Net Operating Income</b>	<b>-5,371.65</b>	<b>-0.02</b>	<b>70,812.57</b>	<b>-0.22</b>	<b>0.00</b>
Total Income	1,051.47	9,068.67	109,733.53	45,343.35	108,824.00
Total Expense	6,423.12	9,068.69	38,920.96	45,343.57	108,824.00
<b>Net Income</b>	<b>-5,371.65</b>	<b>-0.02</b>	<b>70,812.57</b>	<b>-0.22</b>	<b>0.00</b>

### 3 - General Ledger cash

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

**GL Accounts:** All

**Exclude Zero Dollar Receipts From Cash Accounts:** Yes

**Date Range:** 05/01/2022 to 05/31/2022

**Accounting Basis:** Cash

**Show Reversed Transactions:** No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>1010 - Operating Cash</b>							
Starting Balance						84,261.32	
05/02/2022	Brightview Landscape Service	Bill Pay Check	3000000040		3,601.00	80,660.32	May
05/02/2022	Dale Westling	Bill Pay Check	3000000039		57.91	80,602.41	
05/02/2022	JEA	Payment	19937874050222		84.83	80,517.58	
05/02/2022	JEA	Payment	19937874050222		399.43	80,118.15	
05/02/2022	Angela Napolitan	Receipt	19288428	12.00		80,130.15	Prepaid Any
05/02/2022	River City Management Services	Payment	02052022		1,675.00	78,455.15	Management Fees for 05/2022
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424	3.35		78,458.50	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424	3.35		78,461.85	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424	3.35		78,465.20	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424	223.00		78,688.20	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424	0.50		78,688.70	Prepaid Any
05/09/2022	Kyle Davis	eCheck receipt	22A3-E1B0	20.00		78,708.70	Online Payment
05/09/2022	Dale Westling	Bill Pay Check	3000000041		57.91	78,650.79	mediation letter
05/09/2022	Robert L. Wilson	Receipt	1457	25.00		78,675.79	
05/09/2022	Robert L. Wilson	Receipt	1457	3.35		78,679.14	
05/09/2022	Robert L. Wilson	Receipt	1457	223.00		78,902.14	
05/10/2022	Dale Westling	Bill Pay Check	3000000042		57.91	78,844.23	demand letter
05/12/2022	City of Jacksonville	Check	1710		70.13	78,774.10	March
05/15/2022	Michelle Gabriel	eCheck receipt	811F-D680	25.00		78,799.10	Online Payment
05/17/2022	Steve Yee	eCheck receipt	3D92-C720	15.00		78,814.10	Online Payment
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840	25.00		78,839.10	Late Fee for Jan 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840	3.35		78,842.45	Interest February 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840	3.35		78,845.80	Interest March 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840	3.35		78,849.15	Interest April 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840	3.35		78,852.50	Interest May 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840	223.00		79,075.50	January 2022 - Annual Assessment

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/18/2022	Brandon Fowler	Bill Pay Check	3000000043		420.00	78,655.50	April
05/23/2022	Shantell Hughes	eCheck receipt	A5AB-C7E0	25.00		78,680.50	Online Payment
05/25/2022	Joshua K. Reardon	Receipt	1667247	25.00		78,705.50	
05/25/2022	Joshua K. Reardon	Receipt	1667247	3.35		78,708.85	
05/25/2022	Joshua K. Reardon	Receipt	1667247	3.35		78,712.20	
05/25/2022	Joshua K. Reardon	Receipt	1667247	3.35		78,715.55	
05/25/2022	Joshua K. Reardon	Receipt	1667247	223.00		78,938.55	
05/31/2022	Drema F. Johnson	Receipt	19370161	20.00		78,958.55	Prepaid Any
Net Change						-5,302.77	
				1,121.35	6,424.12	78,958.55	

#### 1059 - Savings Cash

Starting Balance						2,028.87	
05/31/2022		JE	342	0.18		2,029.05	Interest Earned
Net Change						0.18	
				0.18	0.00	2,029.05	

#### 1060 - Reserves Cash

Starting Balance						114,049.39	
05/31/2022		JE	341	43.59		114,092.98	Interest Earned
Net Change						43.59	
				43.59	0.00	114,092.98	

#### 1500 - Accounts Receivable

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

#### 2310 - Prepaid Assessments

Starting Balance						-1,582.10	
05/02/2022	Doorbia, LLC	Receipt		3.35		-1,578.75	
05/02/2022	Angela Napolitan	Receipt	19288428		12.00	-1,590.75	Prepaid Any
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424		0.50	-1,591.25	Prepaid Any
05/05/2022	FKH SFR Prop1, L. P.	Receipt		0.50		-1,590.75	Prepaid Any
05/09/2022	Kyle Davis	eCheck receipt	22A3-E1B0		20.00	-1,610.75	Online Payment

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/09/2022	David Hobkirk	Receipt		1.00		-1,609.75	
05/15/2022	Michelle Gabriel	eCheck receipt	811F-D680		25.00	-1,634.75	Online Payment
05/17/2022	Steve Yee	eCheck receipt	3D92-C720		15.00	-1,649.75	Online Payment
05/23/2022	Shantell Hughes	eCheck receipt	A5AB-C7E0		25.00	-1,674.75	Online Payment
05/31/2022	Drema F. Johnson	Receipt	19370161		20.00	-1,694.75	Prepaid Any
Net Change						-112.65	
				4.85	117.50	-1,694.75	

#### 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						-106,643.30	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424		223.00	-106,866.30	
05/09/2022	Robert L. Wilson	Receipt	1457		223.00	-107,089.30	
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840		223.00	-107,312.30	January 2022 - Annual Assessment
05/25/2022	Joshua K. Reardon	Receipt	1667247		223.00	-107,535.30	
Net Change						-892.00	
				0.00	892.00	-107,535.30	

#### 4120 - Late Fees

Starting Balance						-1,400.00	
05/05/2022	FKH SFR Prop1, L. P.	Receipt			0.50	-1,400.50	Late Fee
05/09/2022	Robert L. Wilson	Receipt	1457		25.00	-1,425.50	
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840		25.00	-1,450.50	Late Fee for Jan 2022

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/25/2022	Joshua K. Reardon	Receipt	1667247		25.00	-1,475.50	
Net Change						-75.50	
				0.00	75.50	-1,475.50	

#### 4125 - Late Interest

Starting Balance						-444.48	
05/02/2022	Doorbia, LLC	Receipt			3.35	-447.83	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424		3.35	-451.18	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424		3.35	-454.53	
05/05/2022	FKH SFR Prop1, L. P.	Receipt	28424		3.35	-457.88	
05/09/2022	Robert L. Wilson	Receipt	1457		3.35	-461.23	
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840		3.35	-464.58	Interest February 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840		3.35	-467.93	Interest March 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840		3.35	-471.28	Interest April 2022
05/17/2022	April F. Lacey	eCheck receipt	BFB7-1840		3.35	-474.63	Interest May 2022
05/25/2022	Joshua K. Reardon	Receipt	1667247		3.35	-477.98	
05/25/2022	Joshua K. Reardon	Receipt	1667247		3.35	-481.33	
05/25/2022	Joshua K. Reardon	Receipt	1667247		3.35	-484.68	
Net Change						-40.20	
				0.00	40.20	-484.68	

#### 4225 - NSF Fee

Starting Balance						-25.00	
Net Change						0.00	
				0.00	0.00	-25.00	

#### 4399 - Bank Interest

Starting Balance						-169.28	
05/31/2022		JE	341		43.59	-212.87	Interest Earned
05/31/2022		JE	342		0.18	-213.05	Interest Earned
Net Change						-43.77	
				0.00	43.77	-213.05	

### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5003 - Assoc. Storage Unit</b>							
Starting Balance						589.74	
Net Change						0.00	
				0.00	0.00	589.74	
<b>5004 - Postage</b>							
Starting Balance						58.00	
Net Change						0.00	
				0.00	0.00	58.00	
<b>5010 - Management Fees</b>							
Starting Balance						6,700.00	
05/02/2022	River City Management Services	Payment	02052022	1,675.00		8,375.00	Management Fees for 05/2022
Net Change						1,675.00	
				1,675.00	0.00	8,375.00	
<b>5040 - Legal Fees Expense</b>							
Starting Balance						2,996.06	
Net Change						0.00	
				0.00	0.00	2,996.06	
<b>5041 - Legal Fees - Owed by Resident</b>							
Starting Balance						-173.73	
05/02/2022	Dale Westling	Bill Pay Check	3000000039	57.91		-115.82	
05/09/2022	Dale Westling	Bill Pay Check	3000000041	57.91		-57.91	mediation letter
05/09/2022	David Hobkirk	Receipt			1.00	-58.91	
05/10/2022	Dale Westling	Bill Pay Check	3000000042	57.91		-1.00	demand letter
Net Change						172.73	
				173.73	1.00	-1.00	
<b>5110 - Office Expenses</b>							
Starting Balance						304.39	
Net Change						0.00	
				0.00	0.00	304.39	



### 3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5212 - Electric</b>							
Starting Balance						808.47	
05/02/2022	JEA	Payment	19937874050222	84.83		893.30	
Net Change						84.83	
				84.83	0.00	893.30	
<b>5215 - Water / Sewer</b>							
Starting Balance						1,659.92	
05/02/2022	JEA	Payment	19937874050222	399.43		2,059.35	
Net Change						399.43	
				399.43	0.00	2,059.35	
<b>5512 - Annual Corporate Report</b>							
Starting Balance						61.25	
Net Change						0.00	
				0.00	0.00	61.25	
<b>5514 - Insurance</b>							
Starting Balance						2,701.74	
Net Change						0.00	
				0.00	0.00	2,701.74	
<b>6010 - Landscape Contract</b>							
Starting Balance						14,479.00	
05/02/2022	Brightview Landscape Service	Bill Pay Check	3000000040	3,601.00		18,080.00	May
Net Change						3,601.00	
				3,601.00	0.00	18,080.00	
<b>6020 - Landscape Enhancements</b>							
Starting Balance						600.00	
Net Change						0.00	
				0.00	0.00	600.00	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
6193 - Police Officer							
Starting Balance						1,713.00	
05/12/2022	City of Jacksonville	Check	1710	70.13		1,783.13	March
05/18/2022	Brandon Fowler	Bill Pay Check	3000000043	420.00		2,203.13	April
Net Change						490.13	
				490.13	0.00	2,203.13	
Total				7,594.09	7,594.09	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:** 05/31/2022

**Delinquency Note Range:** All Time

**Homeowner Status:** All

**Amount Owed In Account:** All

**Balance:** Greater than 0.00

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
<b>River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240</b>							
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	29.64
1559 Panther Ridge Court	2013B Property Owner, LLC	Current		0.43	0.43	28.78	29.64
1570 Crabapple Cove Ct. N.	FKH SFR Prop1, L. P.	Current		0.00	0.00	24.50	24.50
1609 Panther Ridge Ct. N.	Haggard, Russell	Current		3.35	3.35	254.70	261.40
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	6.69	493.73	507.11
1779 Woodenrail Lane	Frank, Michael	Current		3.35	3.35	254.70	261.40
1835 High Brook Ct.	Hobkirk, David	Current		56.91	0.00	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		57.91	0.00	0.00	57.91
11301 Monument Landing Blvd.	Thompson, Alvan	Current		3.35	3.35	254.70	261.40
11325 Monument Landing Blvd.	Bautista, Patrick	Current		3.35	3.35	254.70	261.40

#### 4 - Homeowner Delinquency (As Of)

Unit	Name	Homeowner Status	Tags	0-30	30-60	90+	Amount Receivable
11367 Monument Landing Blvd.	American Homes 4 Rent Seven, LLC	Current		3.35	3.35	254.70	261.40
12134 Camp Creek Dr.	Erroch, Michelle	Current	BOD waived late fee	3.35	3.35	254.70	261.40
12225 High Laurel Dr.	Yamasa Co., Ltd	Current		0.00	57.91	0.00	57.91
				<b>142.47</b>	<b>85.56</b>	<b>2,488.52</b>	<b>2,716.55</b>
<b>Total</b>				<b>142.47</b>	<b>85.56</b>	<b>2,488.52</b>	<b>2,716.55</b>

## 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:** 05/31/2022

Unit	Homeowner	Amount
<b>River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240</b>		
1206 Signal Point Dr.	Smith, Pedro	25.00
1207 Signal Point Dr.	Davis, Kyle	80.00
1221 Shallowford Dr. E.	Delapaz, Ricky	25.00
1222 Shallowford Dr. E.	Gabriel, Michelle	25.00
1338 Running Brook Ct.	Kiernan, Donna W.	25.00
1340 Trotters Walk Way	Yee, Steve	60.00
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
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.	124.85
1753 Rush Creek Dr. W.	Hughes, Shantell	73.00
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	48.00
1920 Running River Rd.	Ranga, Gherghina	25.00
11234 Monument Landing Blvd.	Alzaidy, Aled J.	25.00
11331 Monument Landing Blvd.	Murphy, Linda	150.04
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

**1,694.75**

Copy of Homeowner Prepayment Balance

Unit	Homeowner	Amount
Total		1,694.75



# INVOICE

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

**Customer #:** 22359196  
**Invoice #:** 7861733  
**Invoice Date:** 5/1/2022  
**Cust PO #:**

Job Number	Description	Amount
346700326	River Point HOA Agronomics For May	167.00
346700326	River Point HOA Color For May	240.00
346700326	River Point HOA Irrigation For May	90.00
346700326	River Point HOA Mulch For May	440.00
346700326	River Point HOA Tree For May	40.00
346700326	River Point HOA Exterior Maintenance	2,624.00

# INVOICE

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

**Customer #:** 22359196  
**Invoice #:** 7861733  
**Invoice Date:** 5/1/2022  
**Cust PO #:**

Job Number	Description	Amount
	For May	
	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 #: 7861733  
Invoice Date: 5/1/2022

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



**DALE G. WESTLING, SR., P.A.**  
ATTORNEY AND COUNSELOR AT LAW

437 East Monroe Street, Suite 300  
Jacksonville, Florida 32202

Telephone: 904/356-2341  
Telefax: 904/354-3453  
E-Mail: [dalewestling@aol.com](mailto:dalewestling@aol.com)

April 21, 2022

River City Management Services, Inc.  
ATTN: Sharleen Thompson  
1639 Beach Blvd., #110  
Jacksonville Beach, Florida 32250

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**PROFESSIONAL SERVICES RENDERED**

RE: **Invoice #RC22-1**

**River Point Community Association, Inc.**

Corporation Service Company C/O Yamasa CO., LTD, 12225 High Laurel Drive

Violation Demand Letter (1 @ \$50.00):	\$50.00
Postage (1 @ \$7.91):	\$ 7.91
<b>TOTAL DUE:</b>	<b><u>\$57.91</u></b>

Thank you.



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



Page 1 of 5

Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 04/26/22

### TOTAL SUMMARY OF CHARGES

Electric ..... \$ 84.83  
Irrigation ..... 399.43

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

Total New Charges: ..... \$ 484.26



Please pay \$484.26 by 05/18/22 to avoid 1.5% late payment fee and service disconnections.



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



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
\$456.67	-\$456.67	\$0.00	\$484.26	\$484.26

**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: 04/26/22		Please pay by 05/18/22 to avoid 1.5% late Payment Fee.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$456.67	-\$456.67	\$0.00	\$484.26	\$484.26	

# 0012517

I=10010000



12517 2 AV 0.423  
RIVER POINT COMMUNITY ASSOCIATION INC  
PO BOX 50886  
JACKSONVILLE FL 32240-0886



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



Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 04/26/22

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 03/24/22 - 04/25/22 Reading Date: 04/25/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426329	32	392	Regular	1	22 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					1.46
Fuel Cost					0.96
Environmental Charge					0.01
City of Jacksonville Franchise Fee					0.35
Gross Receipts Tax					0.31
Public Service Tax					1.15
Florida State Sales Tax					1.05
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 14.54</b>

\$0.85 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12243 CRABAPPLE COVE DR

Service Period: 03/24/22 - 04/24/22 Reading Date: 04/24/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72100607	31	1025	Regular	3/4	16000 GAL
Basic Monthly Charge					\$ 18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					7.91
Environmental Charge					5.92
City of Jacksonville Franchise Fee					2.43
Public Service Tax					8.33
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 91.66</b>

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 03/24/22 - 04/25/22 Reading Date: 04/25/2022

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24426281	32	463	Regular	1	14 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.0663 per kWh)					0.93
Fuel Cost					0.61
Environmental Charge					0.01
City of Jacksonville Franchise Fee					0.32
Gross Receipts Tax					0.29
Public Service Tax					1.09
Florida State Sales Tax					0.97
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 13.47</b>

\$0.54 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12295 RUNNING RIVER RD S

Service Period: 03/24/22 - 04/24/22 Reading Date: 04/24/2022

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
79035516	31	275	Regular	1	1000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					3.44
Environmental Charge					0.37
City of Jacksonville Franchise Fee					1.06
Public Service Tax					3.64
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 40.01</b>



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



Page 5 of 5

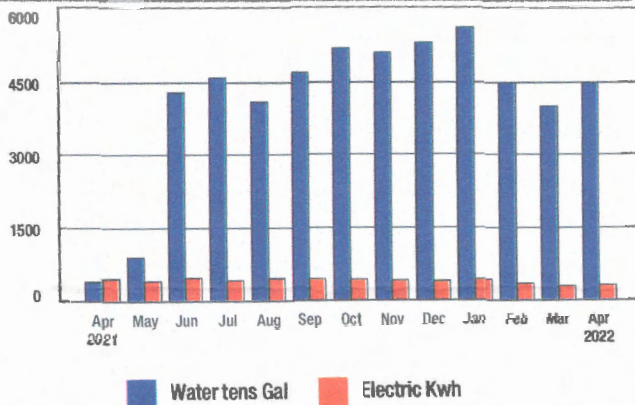
Customer Name: RIVER POINT COMMUNITY ASSOCIATION INC

Account #: 9197614200

Cycle: 20

Bill Date: 04/26/22

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	461	295	319	9
Total Gallons used	4,000	40,000	45,000	0

**DALE G. WESTLING, SR., P.A.**  
ATTORNEY AND COUNSELOR AT LAW

437 East Monroe Street, Suite 300  
Jacksonville, Florida 32202

Telephone: 904/356-2341  
Telefax: 904/354-3453  
E-Mail: [dalewestling@aol.com](mailto:dalewestling@aol.com)

May 5, 2022

River City Management Services, Inc.  
ATTN: Sharleen Thompson  
1639 Beach Blvd., #110  
Jacksonville Beach, Florida 32250

---

**PROFESSIONAL SERVICES RENDERED**

RE: Invoice #RC21-11-2

**River Point Community Association, Inc.**

Reyes Diego F. Molina, 11254 Monument Landing Boulevard,

<b>Presuit Mediation Letter (1 @ \$50.00)</b>	<b>\$50.00</b>
Postage (1 @ \$7.91)	<u>\$ 7.91</u>
<b>TOTAL DUE:</b>	<b>\$57.91</b>

Thank you.

**DALE G. WESTLING, SR., P.A.**  
ATTORNEY AND COUNSELOR AT LAW

437 East Monroe Street, Suite 300  
Jacksonville, Florida 32202

Telephone: 904/356-2341  
Telefax: 904/354-3453  
E-Mail: [dalewestling@aol.com](mailto:dalewestling@aol.com)

May 2, 2022

River City Management Services, Inc.  
ATTN: Sharleen Thompson  
1639 Beach Boulevard, #110  
Jacksonville Beach, Florida 32250

---

**PROFESSIONAL SERVICES RENDERED**

RE: **Invoice #RC22-2**

**River Point Community Association, Inc.**

David A. Hobkirk, 1835 High Brook Court

Violation Demand Letter (1 @ \$50.00):	\$50.00
Postage (1 @ \$7.91):	\$ 7.91
<b>TOTAL DUE:</b>	<b><u>\$57.91</u></b>

Thank you.



ONE CITY. ONE  
JACKSONVILLE

## City of Jacksonville, Florida

Lenny Curry, Mayor

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

### INVOICE

**Bill-To**

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

**BILLING DEPARTMENT:**

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

Invoice Number ARS220425239  
Invoice Date 4/26/22

Total	\$70.13
Payments	\$0.00
Credits	\$0.00
Line and Tax Adjustment	\$0.00

Payment Terms 30 Net

Due Date 5/26/22

Balance Due \$70.13

No.	Product	Description	UOM	Quantity	Unit Price	Amount
1		Date Worked:03/04/2022 12:30 to 03/04/2022 16:00 Employee:68601 Brandon Fowler Job: river point sub.		3.5	\$5.50	\$19.25
2		Date Worked:03/06/2022 13:30 to 03/06/2022 16:00 Employee:68601 Brandon Fowler Job: river point sub.		2.5	\$5.50	\$13.75
3		Date Worked:03/11/2022 18:00 to 03/11/2022 21:15 Employee:68601 Brandon Fowler Job: river point sub.		3.25	\$5.50	\$17.88
4		Date Worked:03/21/2022 17:30 to 03/21/2022 19:30 Employee:68601 Brandon Fowler Job: river point sub.		2	\$5.50	\$11.00
5		Date Worked:03/31/2022 21:30 to 03/31/2022 23:00 Employee:68601 Brandon Fowler Job: river point sub.		1.5	\$5.50	\$8.25

Line Total \$70.13





ONE CITY. ONE  
JACKSONVILLE

## City of Jacksonville, Florida

*Lenny Curry, Mayor*

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

### INVOICE

**Bill-To**

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

**BILLING DEPARTMENT:**

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

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

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

Invoice Number: ARS220425239

□□□□□□□□□□□□□□

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

**Send payment to**

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

**Special Instructions**

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

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



# JSO INVOICE

4/01/22

**Pay Period: 04/01-04/30/2022**

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
4/10/22 (Sun)	Brandon Fowler	Security	\$35.00	3	\$105.00
04/13/22 (Wed)	Brandon Fowler	Security	\$35.00	2.5	\$87.50
04/20/22 (Wed)	Brandon Fowler	Security	\$35.00	2	\$70.00
04/24/22 (Sun)	Brandon Fowler	Security	\$35.00	3	\$105.00
04/25/22 (Mon)	Brandon Fowler	Security	\$35.00	1.5	\$ 52.5
	<b>Total Due</b>			<b>12 hrs hours</b>	<b>\$420.00</b>

Due upon receipt

**Officer Brandon Fowler**

Tel (904)923 9252

501 E. Bay St  
Jacksonville, FL 32202

brandon.fowler@jaxsheriff.org



RIVER POINT COMMUNITY ASSN INC  
C/O RIVER CITY MANAGEMENT SERVICES INC  
OPERATING ACCOUNT  
1639 BEACH BLVD  
JACKSONVILLE BEACH FL 32250

Last statement: April 30, 2022  
This statement: May 31, 2022  
Total days in statement period: 31

Page 1  
0030559037  
( 7)

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	\$84,848.21
Enclosures	7	Total additions	1,121.35
Low balance	\$79,246.42	Total subtractions	6,563.69
Average balance	\$80,366.34	Ending balance	\$79,405.87
Avg collected balance	\$80,366		

## CHECKS

Number	Date	Amount	Number	Date	Amount
1709	05-02	139.57	3000000041	05-19	57.91
1710	05-20	70.13	3000000042	05-19	57.91
3000000039*	05-19	57.91	3000000043	05-27	420.00
3000000040	05-09	3,601.00			

\* Skip in check sequence

## DEBITS

Date	Description	Subtractions
05-02	' ACH Debit PACIFICWESTERNBK MGMNTFEES 220502	1,675.00
05-03	' ACH Debit JEA UTILITYPMT 220503	484.26

## CREDITS

Date	Description	Additions
05-02	' ACH Credit PACIFICWESTERNBK ASSN CR 220502 0804-000000RP	12.00
05-05	' ACH Credit PACIFICWESTERNBK ASSN CR 220505 0804-000000RP	233.55

RIVER POINT COMMUNITY ASSN INC  
May 31, 2022

Page 2  
0030559037

<b>Date</b>	<b>Description</b>	<b>Additions</b>
05-09	' ACH Credit PACIFICWESTERNBK ASSN CR 220509 0804-000000RP	251.35
05-13	' ACH Credit River City Manag Net Settle 220513 000014583409541	20.00
05-20	' ACH Credit River City Manag Net Settle 220520 000014639060885	25.00
05-23	' ACH Credit River City Manag Net Settle 220523 000014651041365	276.40
05-25	' ACH Credit PACIFICWESTERNBK ASSN CR 220525 0804-000000RP	258.05
05-27	' ACH Credit River City Manag Net Settle 220527 000014689550877	25.00
05-31	' ACH Credit PACIFICWESTERNBK ASSN CR 220531 0804-000000RP	20.00

#### DAILY BALANCES

<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>
04-30	84,848.21	05-09	79,445.28	05-23	79,522.82
05-02	83,045.64	05-13	79,465.28	05-25	79,780.87
05-03	82,561.38	05-19	79,291.55	05-27	79,385.87
05-05	82,794.93	05-20	79,246.42	05-31	79,405.87

#### OVERDRAFT/RETURN ITEM FEES

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

*Thank you for banking with Pacific Western Bank*

Account Number 30559037

Page 3 of 3

764579 1709

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

NOTICE: WEATHER BANK  
90-3820/1222

04/26/2022

PAY TO THE ORDER OF SHANTELL HUGHES & JONATHAN WADE HUGHES \$ 139.57

\*\*\*\* ONE HUNDRED THIRTY-NINE AND 57/100 DOLLARS

Shantell Hughes & Jonathan Wade Hughes  
1753 Rush Creek Dr. W  
Jacksonville, FL 32255

MEMO reimburse attached receipts

00017091# 122236200# 0030559037#

05/02/2022 1709 \$139.57

1710

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

NOTICE: WEATHER BANK  
90-3820/1222

05/12/2022

PAY TO THE ORDER OF CITY OF JACKSONVILLE \$ 70.13

\*\*\*\* SEVENTY AND 13/100 DOLLARS

City of Jacksonville  
Tax Collector  
231 East Forsyth Street, Room 141  
Jacksonville, FL 32202

MEMO AR5220425239

0001710# 122236200# 0030559037#

05/20/2022 1710 \$70.13

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

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

3820 1222 DATE 05/02/2022 3000000039

PAY TO THE ORDER OF FIFTY SEVEN DOLLARS AND 91/100

TO DATE westling

AMOUNT \*\*\$57.91

Pacific Western Bank

Memo: RC22-1

Signature on file - account holder has pre-approved this check  
Void After 90 Days

0000000039# 122236200# 0030559037#

05/19/2022 3000000039 \$57.91

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

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

3820 1222 DATE 05/02/2022 3000000040

PAY TO THE ORDER OF THREE THOUSAND SIX HUNDRED ONE DOLLARS AND NO/100

TO Brightview Landscape Service

AMOUNT \*\*\$3601.00

Pacific Western Bank

Memo: 22359196

Signature on file - account holder has pre-approved this check  
Void After 90 Days

0000000040# 122236200# 0030559037#

05/09/2022 3000000040 \$3,601.00

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

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

3820 1222 DATE 05/09/2022 3000000041

PAY TO THE ORDER OF FIFTY SEVEN DOLLARS AND 91/100

TO DATE westling

AMOUNT \*\*\$57.91

Pacific Western Bank

Memo: RC21-112

Signature on file - account holder has pre-approved this check  
Void After 90 Days

0000000041# 122236200# 0030559037#

05/19/2022 3000000041 \$57.91

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

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

3820 1222 DATE 05/10/2022 3000000042

PAY TO THE ORDER OF FIFTY SEVEN DOLLARS AND 91/100

TO DATE westling

AMOUNT \*\*\$57.91

Pacific Western Bank

Memo: RC22-2

Signature on file - account holder has pre-approved this check  
Void After 90 Days

0000000042# 122236200# 0030559037#

05/19/2022 3000000042 \$57.91

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

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

3820 1222 DATE 05/18/2022 3000000043

PAY TO THE ORDER OF FOUR HUNDRED TWENTY DOLLARS AND NO/100

TO Brandon Fowler

AMOUNT \*\*\$420.00

Pacific Western Bank

Memo: April

Signature on file - account holder has pre-approved this check  
Void After 90 Days

0000000043# 122236200# 0030559037#

05/27/2022 3000000043 \$420.00

