

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: 11/30/2021

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	15,913.38
Savings Cash	2,027.83
Reserves Cash	112,795.48
Total Cash	130,736.69
ASSETS	
Accounts Receivable	5,118.82
Total ASSETS	5,118.82
TOTAL ASSETS	135,855.51
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	935.99
Prepaid Assessments	1,868.81
Total LIABILITIES	2,804.80
Total Liabilities	2,804.80
Capital	
RESERVES	
General Reserves	25,057.43
Total RESERVES	25,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	10,443.56
Calculated Prior Years Retained Earnings	1,585.31
Total Capital	133,050.71
TOTAL LIABILITIES & CAPITAL	135,855.51

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: Nov 2021

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	0.00	9,068.66	110,827.44	99,755.34	108,824.00
Late Fees	0.00	0.00	2,374.54	0.00	0.00
Late Interest	0.00	0.00	477.85	0.00	0.00
Attorney Fees	0.00	0.00	1,783.23	0.00	0.00
Bank Interest	0.00	0.00	290.98	0.00	0.00
Total INCOME	0.00	9,068.66	115,754.04	99,755.34	108,824.00
Total Operating Income	0.00	9,068.66	115,754.04	99,755.34	108,824.00
Expense					
EXPENSES					
ADMINISTRATION					
Management Fees	1,675.00	1,675.00	18,875.00	18,425.00	20,100.00
Accounting Fees	275.00	37.50	751.00	412.50	450.00
Legal Fees Expense	1,364.06	41.66	23,018.49	458.34	500.00
Legal Fees - Owed by Resident	239.55	33.33	872.60	366.67	400.00
Office Expenses	0.00	170.82	2,190.12	1,879.18	2,050.00
Community Events	0.00	41.66	0.00	458.34	500.00
Bad Debt Expense	0.00	41.66	0.00	458.34	500.00
Annual Report (Div of Corp)	0.00	5.16	61.25	56.84	62.00
Insurance	0.00	166.66	2,100.00	1,833.34	2,000.00
Total ADMINISTRATION	3,553.61	2,213.45	47,868.46	24,348.55	26,562.00
UTILITIES					
Electric	94.04	166.66	1,086.24	1,833.34	2,000.00
Water / Sewer	429.64	250.00	3,437.02	2,750.00	3,000.00
Total UTILITIES	523.68	416.66	4,523.26	4,583.34	5,000.00
MAINTENANCE AND REPAIRS					
General Maintenance	1,140.53	150.00	1,499.28	1,650.00	1,800.00
Pet Waste Stations	0.00	87.91	4,110.48	967.09	1,055.00

2 - Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Special Projects	0.00	1,802.41	0.00	19,826.59	21,629.00
Sign- Repair and Maint	0.00	0.00	975.00	0.00	0.00
Landscape Enhancements	0.00	83.33	1,279.03	916.67	1,000.00
Total MAINTENANCE AND REPAIRS	1,140.53	2,123.65	7,863.79	23,360.35	25,484.00
CONTRACT SERVICES					
Landscape Contract	3,601.00	0.00	39,631.00	0.00	0.00
Lawn/Shrub Treatment	0.00	3,606.00	0.00	39,666.00	43,272.00
Police Officer	459.88	570.00	4,031.64	6,270.00	6,840.00
Total CONTRACT SERVICES	4,060.88	4,176.00	43,662.64	45,936.00	50,112.00
RESERVE EXPENSES					
Reserves	1,000.00	83.33	1,000.00	916.67	1,000.00
Total RESERVE EXPENSES	1,000.00	83.33	1,000.00	916.67	1,000.00
Total EXPENSES	10,278.70	9,013.09	104,918.15	99,144.91	108,158.00
Board Expenses					
Assoc. Storage Unit	0.00	50.00	589.74	550.00	600.00
Postage	0.00	5.50	55.00	60.50	66.00
Total Board Expenses	0.00	55.50	644.74	610.50	666.00
Total Operating Expense	10,278.70	9,068.59	105,562.89	99,755.41	108,824.00
Total Operating Income	0.00	9,068.66	115,754.04	99,755.34	108,824.00
Total Operating Expense	10,278.70	9,068.59	105,562.89	99,755.41	108,824.00
NOI - Net Operating Income	-10,278.70	0.07	10,191.15	-0.07	0.00
Total Income	0.00	9,068.66	115,754.04	99,755.34	108,824.00
Total Expense	10,278.70	9,068.59	105,562.89	99,755.41	108,824.00
Net Income	-10,278.70	0.07	10,191.15	-0.07	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: 11/01/2021 to 11/30/2021

Accounting Basis: Cash

Show Reversed Transactions: No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1010 - Operating Cash							
Starting Balance						26,110.08	
11/01/2021	Angela Napolitan	Receipt	18308261	12.00		26,122.08	Prepaid Any
11/01/2021	River City Management Services	Payment	110121		1,675.00	24,447.08	Management Fees for 11/2021
11/04/2021	JEA	Payment	17874734110421		94.04	24,353.04	
11/04/2021	JEA	Payment	17874734110421		429.64	23,923.40	
11/04/2021	City of Jacksonville	Check	1700		39.88	23,883.52	September
11/04/2021	Gray Robinson	Check	1701		612.00	23,271.52	
11/04/2021	Brandon Fowler	Check	1702		420.00	22,851.52	October
11/04/2021	Brightview Landscape Service	Check	1703		3,601.00	19,250.52	November
11/04/2021	Dale Westling	Check	1704		57.91	19,192.61	demand letter
11/04/2021	Dale Westling	Check	1704		57.91	19,134.70	demand letter
11/04/2021	Dale Westling	Check	1704		57.91	19,076.79	demand letter
11/11/2021	Hughes Home Services	Bill Pay Check	3000000017		1,140.53	17,936.26	Entrance light repairs
11/15/2021	Steven Progar	eCheck receipt	E29E-FB10	50.00		17,986.26	Online Payment
11/16/2021	IH2 Property FLorida, LP	Receipt	410292	57.47		18,043.73	
11/17/2021	Gary W. Lee, P. A.	Bill Pay Check	3000000018		275.00	17,768.73	2020 1120H
11/19/2021	Gray Robinson	Bill Pay Check	3000000019		867.00	16,901.73	
11/19/2021	Dale Westling	Bill Pay Check	3000000020		7.91	16,893.82	demand letter
11/19/2021	Dale Westling	Bill Pay Check	3000000020		57.91	16,835.91	Demand letter
11/23/2021	Riverpoint Community Association	Check	1705		1,000.00	15,835.91	Reserve contributing
11/26/2021	Corner Kick Trust	Receipt	2391	57.47		15,893.38	
11/30/2021	Drema F. Johnson	Receipt	18397910	20.00		15,913.38	Prepaid Any
Net Change						-10,196.70	
				196.94	10,393.64	15,913.38	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1059 - Savings Cash							
Starting Balance						2,027.83	
Net Change						0.00	
				0.00	0.00	2,027.83	
1060 - Reserves Cash							
Starting Balance						112,795.48	
Net Change						0.00	
				0.00	0.00	112,795.48	
1500 - Accounts Receivable							
Starting Balance						3,190.11	
Net Change						0.00	
				0.00	0.00	3,190.11	
2310 - Prepaid Assessments							
Starting Balance						-1,786.81	
11/01/2021	Angela Napolitan	Receipt	18308261		12.00	-1,798.81	Prepaid Any
11/15/2021	Steven Progar	eCheck receipt	E29E-FB10		50.00	-1,848.81	Online Payment
11/30/2021	Drema F. Johnson	Receipt	18397910		20.00	-1,868.81	Prepaid Any
Net Change						-82.00	
				0.00	82.00	-1,868.81	
3009 - General Reserves							
Starting Balance						-25,057.43	
Net Change						0.00	
				0.00	0.00	-25,057.43	
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					-110,827.44	
	Net Change					0.00	
				0.00	0.00	-110,827.44	
4120 - Late Fees							
	Starting Balance					-2,374.54	
	Net Change					0.00	
				0.00	0.00	-2,374.54	
4125 - Late Interest							
	Starting Balance					-477.85	
	Net Change					0.00	
				0.00	0.00	-477.85	
4215 - Attorney Fees							
	Starting Balance					-1,783.23	
	Net Change					0.00	
				0.00	0.00	-1,783.23	
4399 - Bank Interest							
	Starting Balance					-290.98	
	Net Change					0.00	
				0.00	0.00	-290.98	
5003 - Assoc. Storage Unit							
	Starting Balance					589.74	
	Net Change					0.00	
				0.00	0.00	589.74	
5004 - Postage							
	Starting Balance					55.00	
	Net Change					0.00	
				0.00	0.00	55.00	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5010 - Management Fees							
Starting Balance						17,200.00	
11/01/2021	River City Management Services	Payment	110121	1,675.00		18,875.00	Management Fees for 11/2021
Net Change						1,675.00	
				1,675.00	0.00	18,875.00	
5020 - Accounting Fees							
Starting Balance						476.00	
11/17/2021	Gary W. Lee, P. A.	Bill Pay Check	3000000018	275.00		751.00	2020 1120H
Net Change						275.00	
				275.00	0.00	751.00	
5040 - Legal Fees Expense							
Starting Balance						21,654.43	
11/04/2021	Gray Robinson	Check	1701	612.00		22,266.43	
11/16/2021	IH2 Property FLorida, LP	Receipt	410292		57.47	22,208.96	
11/19/2021	Gray Robinson	Bill Pay Check	3000000019	867.00		23,075.96	
11/26/2021	Corner Kick Trust	Receipt	2391		57.47	23,018.49	
Net Change						1,364.06	
				1,479.00	114.94	23,018.49	
5041 - Legal Fees - Owed by Resident							
Starting Balance						633.05	
11/04/2021	Dale Westling	Check	1704	57.91		690.96	demand letter
11/04/2021	Dale Westling	Check	1704	57.91		748.87	demand letter
11/04/2021	Dale Westling	Check	1704	57.91		806.78	demand letter
11/19/2021	Dale Westling	Bill Pay Check	3000000020	57.91		864.69	Demand letter
11/19/2021	Dale Westling	Bill Pay Check	3000000020	7.91		872.60	demand letter
Net Change						239.55	
				239.55	0.00	872.60	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5110 - Office Expenses							
Starting Balance						2,190.12	
Net Change						0.00	
				0.00	0.00	2,190.12	
5212 - Electric							
Starting Balance						992.20	
11/04/2021	JEA	Payment	17874734110421	94.04		1,086.24	
Net Change						94.04	
				94.04	0.00	1,086.24	
5215 - Water / Sewer							
Starting Balance						3,007.38	
11/04/2021	JEA	Payment	17874734110421	429.64		3,437.02	
Net Change						429.64	
				429.64	0.00	3,437.02	
5512 - Annual Report (Div of Corp)							
Starting Balance						61.25	
Net Change						0.00	
				0.00	0.00	61.25	
5514 - Insurance							
Starting Balance						2,100.00	
Net Change						0.00	
				0.00	0.00	2,100.00	
5801 - General Maintenance							
Starting Balance						358.75	
11/11/2021	Hughes Home Services	Bill Pay Check	3000000017	1,140.53		1,499.28	Entrance light repairs
Net Change						1,140.53	
				1,140.53	0.00	1,499.28	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5812 - Pet Waste Stations							
Starting Balance						4,110.48	
Net Change						0.00	
				0.00	0.00	4,110.48	
5855 - Sign- Repair and Maint							
Starting Balance						975.00	
Net Change						0.00	
				0.00	0.00	975.00	
6010 - Landscape Contract							
Starting Balance						36,030.00	
11/04/2021	Brightview Landscape Service	Check	1703	3,601.00		39,631.00	November
Net Change						3,601.00	
				3,601.00	0.00	39,631.00	
6020 - Landscape Enhancements							
Starting Balance						1,279.03	
Net Change						0.00	
				0.00	0.00	1,279.03	
6193 - Police Officer							
Starting Balance						3,571.76	
11/04/2021	City of Jacksonville	Check	1700	39.88		3,611.64	September
11/04/2021	Brandon Fowler	Check	1702	420.00		4,031.64	October
Net Change						459.88	
				459.88	0.00	4,031.64	
9951 - Reserves							
Starting Balance						0.00	
11/23/2021	Riverpoint Community Association	Check	1705	1,000.00		1,000.00	Reserve contributing
Net Change						1,000.00	
				1,000.00	0.00	1,000.00	

3 - General Ledger cash

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Total				10,590.58	10,590.58	845.00	

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: 11/30/2021

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							
1221 Shallowford Dr. E.	Delapaz, Ricky	Current		0.00	0.00	57.47	115.38
1345 Trotters Walk Way	Neef, Michael	Current		65.82	0.00	25.00	90.82
1365 Running Brook Ct.	Key, Leon	Current		8.28	8.28	781.54	806.38
1734 Swimming Salmon Place N.	Puyau, Stephen	Current		0.00	0.00	106.03	106.03
1763 High Brook Ct.	Brooks, Carey B.	Current		3.35	3.35	272.49	282.54
1805 Powder Springs Dr.	Querubin, Rebecca	Current		0.00	0.00	0.00	57.91
1820 Woodenrail Lane	Kelley, Ryan	Current		0.00	0.00	57.47	57.47
1860 Dove Ridge Court	Toporek, Abraham	Current		0.00	0.00	180.98	180.98
11254 Monument Landing Blvd.	Reyes, Diego F. Molina	Current		0.00	57.91	57.47	115.38
12212 High Laurel Dr.	Corner Kick Trust	Current		57.91	0.00	0.00	57.91
12236 High Laurel Dr.	Hanson, Michael	Current		0.00	57.91	0.00	57.91
				135.36	127.45	1,538.45	1,928.71
Total				135.36	127.45	1,538.45	1,928.71

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: 11/30/2021

Accounting Basis: Cash

Unit	Homeowner	Amount
River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240		
1213 Shallowford Drive East	Salvatore Russo, Steven	34.63
1340 Trotters Walk Way	Yee, Steve	77.84
1364 Trotters Walk Way	Home SFR Borrower, III, LLC	176.09
1409 Panther Run Rd.	Cummings, Ronn	57.00
1482 Crabapple Cove Ct. S.	Vastano, Vanessa	6.16
1602 Panther Ridge Court	Progress Residential Barrower 3, LLC	49.61
1633 Panther Ridge Court	Progress Residential Barrower 3, LLC	59.00
1642 Panther Ridge Ct. N.	Johnson, Drema F.	227.85
1824 Powder Springs Dr.	Napolitan, Angela	144.00
11240 Monument Landing Blvd.	Schexnayder, Randall	40.46
11307 Monument Landing Blvd.	FKH SFR PropCo H, L.P.	223.00
11313 Monument Landing Blvd.	Rykaczewski, Michael	0.46
11331 Monument Landing Blvd.	Murphy, Ralph	323.04
12113 Camp Creek Dr.	Lowe, Gail	10.00
12209 Dove Ridge Dr.	Lopes, Romana	25.00
12210 Pink Panther Court	Progar, Steven	414.67
		1,868.81
Total		1,868.81

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

331 East Union Street
Jacksonville, Florida 32202

Telephone: 904/356-2341
Telefax: 904/354-3453
E-Mail: dalewestling@aol.com

October 29, 2021

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

PROFESSIONAL SERVICES RENDERED

RE: **Invoice #RC21-14**

River Point Community Association, Inc.

Michael Neff & Michelle Neff, 1345 Trotters Walk Way

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

Thank you.

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

331 East Union Street
Jacksonville, Florida 32202

Telephone: 904/356-2341
Telefax: 904/354-3453
E-Mail: dalewestling@aol.com

October 29, 2021

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

PROFESSIONAL SERVICES RENDERED

RE: **Invoice #RC21-13**

River Point Community Association, Inc.

Michael Hanson & Jillian Hanson, 12236 High Laurel Drive

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

Thank you.

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

331 East Union Street
Jacksonville, Florida 32202

Telephone: 904/356-2341
Telefax: 904/354-3453
E-Mail: dalewestling@aol.com

October 29, 2021

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

PROFESSIONAL SERVICES RENDERED

RE: Invoice #RC21-11-1

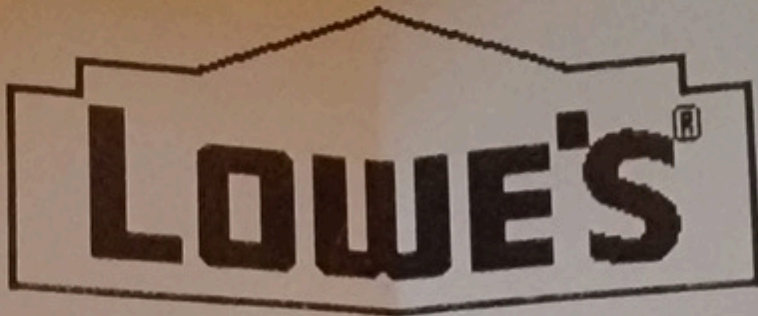
River Point Community Association, Inc.

Reyes Diego F. Molina, 11254 Monument Landing Blvd.,

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

Thank you.

RiverPoint



LOWE'S HOME CENTERS, LLC
12945 ATLANTIC BLVD.
JACKSONVILLE, FL 32225 (904) 486-4701

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: S1699KU8 3822459 TRANS#: 7587698 10-18-21

2462858 TRK LED 1200W SWIVEL PHOT 34.16
18.98 DISCOUNT EACH -1.90
2 @ 17.08

1029632 1HD SQ FLOOD LT 900 LUMEN 27.00
9.47 DISCOUNT EACH -0.47

MINIMUM RETAIL PRICE APPLIED TO THIS ITEM

3 @ 9.00

107204 LCC SYSTEM USE ONLY 0.00

SUBTOTAL: 61.16

TAX: 4.59

INVOICE 07047 TOTAL: 65.75

LCC: 65.75



Wade Hughes (904) 881-0688
Licensed and Insured

INVOICE

November 1, 2021

Provided To: River Point Community Association
c/o River City Management
Sharleen Messinese
smessinese@rivercitymgmt.com

Work Completed – October 18-19, 2021

- * Replace one (1) photo sensor at Monument sign (south side)
- * Replace one (1) photo sensor at McCormick letterboard
- * Replace 6 of 7 tree McCormick entrance tree island spot lights
- * Replace two (2) McCormick entrance tree island light posts
- * Replace two (2) McCormick entrance tree island gfcı receptacles and weather proof boxes
- * Replace three (3) McCormick entrance pvc junction boxes with underground connection piping

Labor	\$1000.00
10/18/21 Lowe's Receipt	\$ 65.75
10/19/21 Lowe's Receipt	\$ <u>74.78</u>

Total \$1,140.53

Thank you! We appreciate your business!

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

331 East Union Street
Jacksonville, Florida 32202

Telephone: 904/356-2341
Telefax: 904/354-3453
E-Mail: dalewestling@aol.com

November 18, 2021

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

PROFESSIONAL SERVICES RENDERED

RE: Invoice #RC20-152-2

River Point Community Association, Inc.

Corner Kick Land Trust, Inter Vivos Revocable Trust ATTN: Diana Ghannam, Trustee,
12212 High Laurel Drive,

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

Thank you.

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

331 East Union Street
Jacksonville, Florida 32202

Telephone: 904/356-2341
Telefax: 904/354-3453
E-Mail: dalewestling@nol.com

November 2, 2021

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

PROFESSIONAL SERVICES RENDERED

RE: **Invoice #RC21-14 REVISED**

River Point Community Association, Inc.

Michael Neef & Michelle Neef, 1345 Trotters Walk Way and 2213 W. Huntington Rd.

Violation Demand Letter (1 @ \$50.00):	\$50.00
Postage (2 @ \$7.91):	\$15.82
TOTAL DUE:	<u>\$65.82</u>

Thank you.

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

331 East Union Street
Jacksonville, Florida 32202

Telephone: 904/356-2341
Telefax: 904/354-3453

November 1, 2021

VIA U.S. AND CERTIFIED MAIL
RECEIPT NO.: 7021 1970 0000 7607 6298

Michael Neef & Michelle Neef
2213 W. Huntington Road
Wilmington, DE 19808

RE: River Point Community Association Inc.
Property: 1345 Trotters Walk Way, Jacksonville, Florida 32225

Dear Mr. & Mrs. Neef:

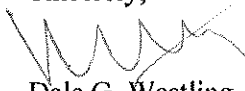
On behalf of River Point Community Association Inc., it has come to my attention that you are in violation of the Covenants and Restrictions for your Homeowners Association that deal with the maintenance and exterior appearance of your home. Specifically, the following needs to be corrected:

- Remove all items from driveway. Driveway should be kept clean and free from any items to maintain a neat appearance.

On behalf of the Association we now request that you correct the above situation(s) within 10 days of the date herein to avoid possible legal action. If you fail to comply with this request, the Homeowner's Association may request that a mediation / litigation process be instituted, which will constitute a significant expense to the Association. This expense will of course be passed on to you. Naturally, your Association does not wish to employ this drastic effort but will do so if left with no other option.

We anticipate your immediate compliance. If you have any questions, please contact your management company: River City Management Services, Inc., 1639 Beach Blvd., # 110, Jacksonville Beach, Florida 32250. 904-930-4669. E-mail: smessinese@riveritymgmt.com

Sincerely,


Dale G. Westling, Sr.

DGWsr./ac
Enc:
cc: River City Management Services, Inc.



PACIFIC WESTERN BANK
P.O. Box 131207
Carlsbad, CA 92013-1207
Return Service Requested

Last statement: October 31, 2021
This statement: November 30, 2021
Total days in statement period: 30

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

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0030559037
(0)

Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Analyzed Checking

Account number	0030559037	Beginning balance	\$26,557.40
Low balance	\$16,701.52	Total additions	196.94
Average balance	\$22,263.97	Total subtractions	10,052.82
Avg collected balance	\$22,263	Ending balance	\$16,701.52

CHECKS

Number	Date	Amount	Number	Date	Amount
1700	11-17	39.88	1705	11-26	1,000.00
1701	11-09	612.00	3000000017*	11-22	1,140.53
1702	11-24	420.00	3000000019*	11-30	867.00
1703	11-22	3,601.00	* Skip in check sequence		
1704	11-22	173.73			

DEBITS

Date	Description	Subtractions
11-01	' ACH Debit PACIFICWESTERNBK MGMNTFEES 211101	1,675.00
11-05	' ACH Debit JEA UTILITYPMT 211105	523.68

CREDITS

Date	Description	Additions
11-01	' ACH Credit PACIFICWESTERNBK ASSN CR 211101 0804-000000RP	12.00
11-16	' ACH Credit PACIFICWESTERNBK ASSN CR 211116 0804-000000RP	57.47

RIVER POINT COMMUNITY ASSN INC
November 30, 2021

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0030559037

Date	Description	Additions
11-19	' ACH Credit River City Manag Net Settle 211119 000012972106485	50.00
11-26	' ACH Credit PACIFICWESTERNBK ASSN CR 211126 0804-000000RP	57.47
11-30	' ACH Credit PACIFICWESTERNBK ASSN CR 211130 0804-000000RP	20.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	26,557.40	11-16	23,816.19	11-24	18,491.05
11-01	24,894.40	11-17	23,776.31	11-26	17,548.52
11-05	24,370.72	11-19	23,826.31	11-30	16,701.52
11-09	23,758.72	11-22	18,911.05		

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

