

Copy of Balance Sheet

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

As of: 07/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	47,952.03
Savings Cash	2,027.30
Reserves Cash	112,667.62
Total Cash	162,646.95
ASSETS	
Accounts Receivable	3,190.11
Total ASSETS	3,190.11
TOTAL ASSETS	165,837.06
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Prepaid Assessments	1,591.08
Total LIABILITIES	1,591.08
Total Liabilities	1,591.08
Capital	
RESERVES	
General Reserves	25,057.43
Total RESERVES	25,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	42,558.14
Calculated Prior Years Retained Earnings	666.00
Total Capital	164,245.98
TOTAL LIABILITIES & CAPITAL	165,837.06

Copy of Budget - Comparative

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

Period Range: Jul 2021 to Jul 2021

Comparison Period Range: Jul 2020 to Jul 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Comparison Budget	Comparison Actual
Income				
INCOME				
Assessment Income - Dues	356.91	9,068.67	0.00	0.00
Late Fees	50.00	0.00	0.00	0.00
Late Interest	15.09	0.00	0.00	0.00
Bank Interest	43.23	0.00	0.00	0.00
Total INCOME	465.23	9,068.67	0.00	0.00
Total Budgeted Operating Income	465.23	9,068.67	0.00	0.00
Expense				
EXPENSES				
ADMINISTRATION				
Management Fees	1,675.00	1,675.00	0.00	0.00
Accounting Fees	0.00	25.00	0.00	0.00
Legal Fees Expense	4,015.54	41.67	0.00	0.00
Legal Fees - Owed by Resident	57.47	33.33	0.00	0.00
Office Expenses	0.00	166.67	0.00	0.00
Community Events	0.00	41.67	0.00	0.00
Bad Debt Expense	0.00	41.67	0.00	0.00
Total ADMINISTRATION	5,748.01	2,025.01	0.00	0.00
TAXES AND INSURANCE				
Taxes	0.00	12.50	0.00	0.00
Total TAXES AND INSURANCE	0.00	12.50	0.00	0.00
UTILITIES				
Electric	97.75	166.67	0.00	0.00
Water / Sewer	386.07	250.00	0.00	0.00
Total UTILITIES	483.82	416.67	0.00	0.00
MAINTENANCE AND REPAIRS				
Pet Waste Stations	0.00	87.92	0.00	0.00
Special Projects	0.00	1,802.42	0.00	0.00

Copy of Budget - Comparative

Account Name	Period Actual	Period Budget	Comparison Budget	Comparison Actual
Sign- Repair and Maint	975.00	0.00	0.00	0.00
Landscape Enhancements	0.00	83.33	0.00	0.00
Repairs & Maintenance	0.00	150.00	0.00	0.00
Total MAINTENANCE AND REPAIRS	975.00	2,123.67	0.00	0.00
CONTRACT SERVICES				
Landscape Contract	3,601.00	0.00	0.00	0.00
Lawn/Shrub Treatment	0.00	3,606.00	0.00	0.00
Police Officer	0.00	570.00	0.00	0.00
Total CONTRACT SERVICES	3,601.00	4,176.00	0.00	0.00
RESERVE EXPENSES				
Reserves	0.00	83.33	0.00	0.00
Total RESERVE EXPENSES	0.00	83.33	0.00	0.00
Total EXPENSES	10,807.83	8,837.18	0.00	0.00
Board Expenses				
Assoc. Storage Unit	0.00	50.00	0.00	0.00
Postage	55.00	5.50	0.00	0.00
Office Supplies	0.00	4.17	0.00	0.00
Total Board Expenses	55.00	59.67	0.00	0.00
CORPORATE EXPENSES				
Annual Report (Div of Corp)	0.00	5.17	0.00	0.00
Insurance	0.00	166.67	0.00	0.00
Total CORPORATE EXPENSES	0.00	171.84	0.00	0.00
Total Budgeted Operating Expense	10,862.83	9,068.69	0.00	0.00
Total Budgeted Operating Income	465.23	9,068.67	0.00	0.00
Total Budgeted Operating Expense	10,862.83	9,068.69	0.00	0.00
NOI - Net Operating Income	-10,397.60	-0.02	0.00	0.00
Total Budgeted Income	465.23	9,068.67	0.00	0.00
Total Budgeted Expense	10,862.83	9,068.69	0.00	0.00
Net Income	-10,397.60	-0.02	0.00	0.00

Copy of Budget - Comparative

Account Name	Period Actual	Period Budget	Comparison Budget	Comparison Actual
Cash				
Operating Cash	-10,753.78	0.00	0.00	0.00
Savings Cash	0.18	0.00	0.00	0.00
Reserves Cash	43.05	0.00	0.00	0.00
Total Budgeted Cash	-10,710.55	0.00	0.00	0.00
Liability				
LIABILITIES				
Prepaid Assessments	-312.95	0.00	0.00	0.00
Total LIABILITIES	-312.95	0.00	0.00	0.00
Total Budgeted Liability	-312.95	0.00	0.00	0.00

Copy of General Ledger

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: 07/01/2021 to 07/31/2021

Accounting Basis: Cash

Show Reversed Transactions: No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1010 - Operating Cash							
Starting Balance						58,705.81	
07/01/2021	Angela Napolitan	Receipt	17675696	12.00		58,717.81	Prepaid Any
07/01/2021	River City Management Services	Payment	56047226		1,675.00	57,042.81	July
07/03/2021	JEA	Check	1628		97.75	56,945.06	
07/03/2021	JEA	Check	1628		386.07	56,558.99	
07/03/2021	Brightview Landscape Service	Check	1629		3,601.00	52,957.99	July
07/12/2021	Gray Robinson	Check	1630		4,015.54	48,942.45	
07/12/2021	Simon's Side Jobs & Services	Check	1631		400.00	48,542.45	
07/12/2021	Simon's Side Jobs & Services	Check	1631		575.00	47,967.45	repair and paint monument sign
07/15/2021	Steven Progar	Receipt	17763925	50.00		48,017.45	Prepaid Any
07/22/2021	Dale Westling	Check	1632		57.47	47,959.98	demand letter
07/22/2021	Shantell Hughes	Check	1634		55.00	47,904.98	
07/29/2021	Mary F. Schneider	Receipt	68368562	27.05		47,932.03	
07/30/2021	Drema F. Johnson	Receipt	17797214	20.00		47,952.03	Prepaid Any
Net Change						-10,753.78	
				109.05	10,862.83	47,952.03	
1059 - Savings Cash							
Starting Balance						2,027.12	
07/31/2021		JE	148	0.18		2,027.30	Interest Earned
Net Change						0.18	
				0.18	0.00	2,027.30	

Copy of General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1060 - Reserves Cash							
Starting Balance						112,624.57	
07/31/2021		JE	147	43.05		112,667.62	Interest Earned
Net Change						43.05	
				43.05	0.00	112,667.62	
1500 - Accounts Receivable							
Starting Balance						3,190.11	
Net Change						0.00	
				0.00	0.00	3,190.11	
2310 - Prepaid Assessments							
Starting Balance						-1,904.03	
07/01/2021	Angela Napolitan	Receipt	17675696		12.00	-1,916.03	Prepaid Any
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt		172.00		-1,744.03	Prepaid Assessment Income - Dues
07/01/2021	Michael Neef	Receipt		223.00		-1,521.03	Prepaid Assessment Income - Dues
07/15/2021	Steven Progar	Receipt	17763925		50.00	-1,571.03	Prepaid Any
07/30/2021	Drema F. Johnson	Receipt	17797214		20.00	-1,591.03	Prepaid Any
Net Change						313.00	
				395.00	82.00	-1,591.03	
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	

Copy of General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
4110 - Assessment Income - Dues							
Starting Balance						-109,129.00	
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			135.21	-109,264.21	Annual Dues
07/01/2021	Michael Neef	Receipt			194.65	-109,458.86	Annual Dues
07/29/2021	Mary F. Schneider	Receipt	68368562		27.05	-109,485.91	
Net Change						-356.91	
				0.00	356.91	-109,485.91	
4120 - Late Fees							
Starting Balance						-2,099.54	
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			25.00	-2,124.54	Late Fee
07/01/2021	Michael Neef	Receipt			25.00	-2,149.54	Late Fee
Net Change						-50.00	
				0.00	50.00	-2,149.54	
4125 - Late Interest							
Starting Balance						-347.25	
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			1.18	-348.43	Finance Charge
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			1.18	-349.61	Finance Charge
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			1.22	-350.83	Finance Charge
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			2.32	-353.15	Finance Charge
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			2.54	-355.69	Finance Charge
07/01/2021	Cerberus SFR Holdings V, L.P.	Receipt			3.35	-359.04	Interest July 2021
07/01/2021	Michael Neef	Receipt			3.35	-362.39	Interest July 2021
Net Change						-15.14	
				0.00	15.14	-362.39	
4215 - Attorney Fees							
Starting Balance						-1,783.23	
Net Change						0.00	
				0.00	0.00	-1,783.23	

Copy of General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
4399 - Bank Interest							
Starting Balance						-119.36	
07/31/2021		JE	147		43.05	-162.41	Interest Earned
07/31/2021		JE	148		0.18	-162.59	Interest Earned
Net Change						-43.23	
				0.00	43.23	-162.59	
5003 - Assoc. Storage Unit							
Starting Balance						589.74	
Net Change						0.00	
				0.00	0.00	589.74	
5004 - Postage							
Starting Balance						0.00	
07/22/2021	Shantell Hughes	Check	1634	55.00		55.00	
Net Change						55.00	
				55.00	0.00	55.00	
5005 - Office Supplies							
Starting Balance						97.25	
Net Change						0.00	
				0.00	0.00	97.25	
5010 - Management Fees							
Starting Balance						10,500.00	
07/01/2021	River City Management Services	Payment	56047226	1,675.00		12,175.00	July
Net Change						1,675.00	
				1,675.00	0.00	12,175.00	
5040 - Legal Fees Expense							
Starting Balance						16,776.50	
07/12/2021	Gray Robinson	Check	1630	4,015.54		20,792.04	
Net Change						4,015.54	
				4,015.54	0.00	20,792.04	

Copy of General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5041 - Legal Fees - Owed by Resident							
Starting Balance						459.76	
07/22/2021	Dale Westling	Check	1632	57.47		517.23	demand letter
Net Change						57.47	
				57.47	0.00	517.23	
5110 - Office Expenses							
Starting Balance						2,034.35	
Net Change						0.00	
				0.00	0.00	2,034.35	
5190 - Taxes							
Starting Balance						476.00	
Net Change						0.00	
				0.00	0.00	476.00	
5212 - Electric							
Starting Balance						611.11	
07/03/2021	JEA	Check	1628	97.75		708.86	
Net Change						97.75	
				97.75	0.00	708.86	
5215 - Water / Sewer							
Starting Balance						1,430.30	
07/03/2021	JEA	Check	1628	386.07		1,816.37	
Net Change						386.07	
				386.07	0.00	1,816.37	
5512 - Annual Report (Div of Corp)							
Starting Balance						61.25	
Net Change						0.00	
				0.00	0.00	61.25	

Copy of General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5514 - Insurance							
Starting Balance						2,100.00	
Net Change						0.00	
				0.00	0.00	2,100.00	
5855 - Sign- Repair and Maint							
Starting Balance						0.00	
07/12/2021	Simon's Side Jobs & Services	Check	1631	400.00		400.00	
07/12/2021	Simon's Side Jobs & Services	Check	1631	575.00		975.00	repair and paint monument sign
Net Change						975.00	
				975.00	0.00	975.00	
6010 - Landscape Contract							
Starting Balance						21,626.00	
07/03/2021	Brightview Landscape Service	Check	1629	3,601.00		25,227.00	July
Net Change						3,601.00	
				3,601.00	0.00	25,227.00	
6020 - Landscape Enhancements							
Starting Balance						900.00	
Net Change						0.00	
				0.00	0.00	900.00	
6075 - Repairs & Maintenance							
Starting Balance						176.75	
Net Change						0.00	
				0.00	0.00	176.75	
6193 - Police Officer							
Starting Balance						2,683.63	
Net Change						0.00	
				0.00	0.00	2,683.63	
Total				11,410.11	11,410.11	666.00	

Copy of Homeowner Delinquency

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

Delinquency Note Range: Last Month

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Name	Amount Receivable	Last Payment	Payment Amount
River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240				
1221 Shallowford Drive East	Delapaz, Ricky	57.47		
1306 Trotters Walk Way	Murdzova, Janka	57.47		
1345 Trotters Walk Way	Neef, Michael	28.78	02/01/2021	223.00
1365 Running Brook Court	Key, Leon	781.54		
1425 Panther Run Road	Yamasa Co., Ltd.	144.35	01/13/2021	157.00
1482 Crabapple Cove Court S.	Vastano, Vanessa	272.49		
1717 Swimming Salmon Place S.	Cerberus SFR Holdings V, L.P.	89.11	12/24/2020	172.00
1734 Swimming Salmon Place N.	Puyau, Stephen	106.03		
1763 High Brook Court	Brooks, Carey B.	272.49		
1820 Woodenrail Lane	Kelley, Ryan	57.47		
1827 Woodenrail Lane	IH2 Property FLorida, LP	57.47		
1860 Dove Ridge Court	Toporek, Abraham	180.98		
11254 Monument Landing Blvd.	Reyes, Diego F. Molina	57.47		
12212 High Laurel Drive	Corner Kick Trust	57.47		
		2,220.59		552.00
Total		2,220.59		552.00

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

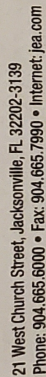
Homeowner Status: Current

Prepayment Account: 2310: Prepaid Assessments

As of: 07/31/2021

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
1218 Raleigh Ridge Drive	Schneider, Mary F.	0.05
1340 Trotters Walk Way	Yee, Steve	77.84
1356 Trotters Walk Way	Sheridan, III, Daniel P.	98.99
1364 Trotters Walk Way	Home SFR Borrower, III, LLC	176.09
1409 Panther Run Road	Cummings, Ronn	57.00
1602 Panther Ridge Court	Progress Residential Barrower 3, LLC	1.00
1633 Panther Ridge Court	Progress Residential Barrower 3, LLC	1.00
1642 Panther Ridge Court	Johnson, Drema F.	147.85
1824 Powder Springs Drive	Napolitan, Angela	96.00
11240 Monument Landing Blvd.	Schexnayder, Randall	40.46
11313 Monument Landing Blvd.	Rykaczewski, Michael	0.46
11331 Monument Landing Blvd.	Murphy, Ralph	323.04
12113 Camp Creek Drive	Lowe, Gail	10.00
12209 Dove Ridge Drive	Lopes, Romana	25.00
12210 Pink Panther Court	Progar, Steven	164.67
12310 Dunwoody Drive	Progress Residential Barrower 2, LLC	337.00
		1,591.08
Total		1,591.08



Account #: 9197614200

Cycle: 20


TOTAL SUMMARY OF CHARGES

Electric	\$ 97.75
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Irrigation	386.07
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(A complete breakdown of charges can be found on the following pages.)

Total New Charges: **\$ 483.82**

 Please pay \$483.82 by 07/15/21 to avoid 1.5% late payment fee and service disconnections.

 Change your light bulbs to LEDs.

JF JEA's Annual Water Quality report for 2020 is available at jea.com/waterqualityreport. 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
\$320.25	\$320.25	\$0.00	\$483.82	\$483.82

**WE APPRECIATE
YOUR BUSINESS**

Additional information on reverse side.

ON FACE OF DETACH AND RETURN PAYMENT OTHER THAN WITH TOTAL DUE IN ENVELOPE PROVIDED.

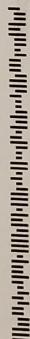


☐ Add \$_____ to my monthly bill; \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify IEA when I no longer wish to contribute.

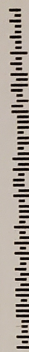
Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 9197614200	Bill Date: 06/23/21	Please pay by 07/15/21 to avoid 1.5% late Payment Fee.	
Previous Balance	Payments Received	Balance Before New Charges	Phase Pay
\$320.35	\$-320.35	\$0.00	\$483.82
		New Charges	
		\$483.82	
			TOTAL AMOUNT DUE
			\$483.82

$T=10010000$



8351 2 AV 0.395
RIVER POINT COMMUNITY ASSOCIATION INC
PO BOX 50886
JACKSONVILLE FL 32240-0886



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

0206919761420000000000004000048382010100000002000015



INVOICE

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

Customer #: 22359196
Invoice #: 7423691
Invoice Date: 7/1/2021
Cust PO #:

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

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 22359196
Invoice #: 7423691
Invoice Date: 7/1/2021

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

GRAY | ROBINSON
ATTORNEYS AT LAW

50 NORTH LAURA STREET
SUITE 1100
JACKSONVILLE, FLORIDA 32202
TEL 904-598-9929
FAX 904-598-9109

BOCA RATON
FORT LAUDERDALE
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JACKSONVILLE
KEY WEST
LAKELAND
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NAPLES
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TAMPA
WASHINGTON, DC
WEST PALM BEACH

S. Grier Wells
*Board Certified by The Florida Bar in
Civil Trial and Business Litigation*
904-632-8478
GWELLS@GRAY-ROBINSON.COM

July 8, 2021

River Point Community Association
Shantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, Florida 32225

Re: 732186.1 – River Point Community Association

Dear Shantell:

Our firm's Statement of Account and invoice for fees and costs through June 30, 2021 are enclosed. We appreciate the opportunity to have served you in these matters and trust you continue to find our services to be satisfactory.

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

Sincerely,



S. Grier Wells

SGW:br
Enclosure

GRAY ROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802
Telephone (407) 843-8880
Federal ID # 59-1300132

River Point Community Association
Chantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

Remittance Address:
P.O. Box 3068
Orlando, Florida 32802-3068

Statement of Account As of July 07, 2021
For Client Account No.: 732186

Invoice Number	Invoice Date	Mat #	Matter Name	Amount Billed	Amount Received	Balance Due
11014707	06/11/21	1	River Point Community Association	\$2,472.50	\$0.00	\$2,472.50
11018760	07/07/21	1	River Point Community Association	\$4,015.54	\$0.00	\$4,015.54
Totals:				\$6,488.04	\$0.00	\$6,488.04

0-30 Days	31-60 Days	61-90 Days	91+ Days	Balance Due
\$6,488.04				\$6,488.04

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

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

River Point Community Association
Chantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

July 7, 2021
FILE # 732186 - 1

Invoice # 11018760
Re: River Point Community Association

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

PRIOR BALANCE:	\$ 2,472.50
CURRENT FEES:	\$ 3,990.00
CURRENT DISBURSEMENTS:	\$ 25.54
CURRENT BALANCE DUE:	\$ 4,015.54
TOTAL BALANCE DUE: (Prior balance included)	\$ 6,488.04

1707

REMITTANCE COPY

PAYMENT IS DUE UPON RECEIPT

To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ABA/Routing #121000248
GrayRobinson, P.A. Operating Account
Account #2699400205474

Please reference your File or Invoice Number.

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

River Point Community Association
Chantell Hughes
1753 Rush Creek Dr. W.
Jacksonville, FL 32225

July 7, 2021
FILE # 732186 - 1

Invoice # 11018760
Re: River Point Community Association

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

PRIOR BALANCE:	\$ 2,472.50
CURRENT FEES:	\$ 3,990.00
CURRENT DISBURSEMENTS:	\$ 25.54
CURRENT BALANCE DUE:	\$ 4,015.54
TOTAL BALANCE DUE: (Prior balance included)	\$ 6,488.04

1707

CLIENT COPY

PAYMENT IS DUE UPON RECEIPT

To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ABA/Routing #121000248
GrayRobinson, P.A. Operating Account
Account #2699400205474
Please reference your File or Invoice Number.

River Point Community Association
River Point Community Association

Invoice No. 11018760
Invoice Date: July 7, 2021

Professional Services:

06/07/21	GW	Telephone conference with Capri Trigo regarding commencing settlement negotiations with Plaintiff.	0.30	\$142.50
06/15/21	GW	Conference call with Matt Dietz, Capri Trigo regarding potential settlement; telephone conference with Capri Trigo regarding follow-up settlement conference.	0.50	\$237.50
06/16/21	GW	Telephone conference with Capri Trigo regarding approach in continued settlement discussions; telephone conference with Matt Dietz and Capri Trigo regarding settlement negotiations; telephone conference with Capri Trigo regarding analysis of settlement discussions with Matt Dietz.	0.80	\$380.00
06/17/21	GW	Email exchange with Capri Trigo regarding mediation logistics; receipt of email from Matt Dietz regarding settlement offer.	0.40	\$190.00
06/18/21	GW	Receipt of Order to Show Cause.	0.30	\$142.50
06/19/21	GW	Receipt and review of email from Matt Dietz regarding mediation issues, potential default of Shantell Hughes; telephone conference with Shantell Hughes to confirm lack of service of process; coordinate conference call with Capri Trigo.	0.80	\$380.00
06/21/21	GW	Prepare for mediation; conference with Shantell Hughes and Sharlene Thompson-Messinese in preparation for mediation; telephone conference with Capri Trigo prior to mediation; attend mediation; telephone conference with Capri Trigo following mediation regarding communications with mediator and with Matt Dietz.	4.80	\$2,280.00
06/22/21	GW	Telephone conference with Capri Trigo regarding potential for filing Offer of Judgment.	0.20	\$95.00
06/24/21	GW	Receipt and review of Plaintiff's response to Order to Show Cause regarding service of process on Chantel Hughes individually.	0.30	\$142.50

Current Fees: \$3,990.00

Summary of Professional Fees:

<u>NAME</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
Wells, Grier	8.40	\$ 475.00	\$ 3,990.00
	<u>8.40</u>		<u>\$ 3,990.00</u>

Disbursements:

06/21/21	VENDOR: S. Grier Wells INVOICE#: 4615195706221933 DATE: 6/22/2021 Lunch for Mediation	\$ 25.54
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River Point Community Association
River Point Community Association

Invoice No. 11018760
Invoice Date: July 7, 2021

Current Disbursements: \$ 25.54

Summary of Disbursements:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Meals	\$ 25.54
	<u>\$ 25.54</u>

Simon's Side Jobs & Services LLC

Matthew Simon
1766 Rush Creek Dr W
Jacksonville Florida 32225
United States

INVOICE

Bill To

River Point/Monument Landing
Jacksonville Florida 32225
United States

Invoice#

26

Invoice Date

Jun 13, 2021

Due Date

Jun 13, 2021

Item Name and Description	Qty	Rate	Amount
Monument North Sign Stucco Repair + Paint	1	\$75	\$75
Subtotal			\$75
TOTAL			\$575

Notes

Thank you! ☺

Terms & Conditions

(904)-525-7019
Simonsjobsandservices@gmail.com

Simon's Side Jobs & Services LLC

Matthew Simon
1766 Rush Creek Dr W
Jacksonville Florida 32225
United States

INVOICE

Bill To

River Point/Monument Landing
Jacksonville Florida 32225
United States

Invoice# 27

Invoice Date Jun 13, 2021

Due Date Jun 13, 2021

Item Name and Description	Qty	Rate	Amount
Monument South Sign Paint	1	400	400
Subtotal			400
TOTAL			5400

Notes

Thank you! ☺

Terms & Conditions

(904)-525-7019
Simonsjobsandservices@gmail.com

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

July 6, 2021

River City Management Services, Inc
ATTN: Sharleen
1633 Beach Blvd.
Jacksonville, Florida 32250

PROFESSIONAL SERVICES RENDERED

RE: **Invoice #RC21-11**

River Point Community Association, Inc.

Diego F. Molina Reyes, 11254 Monument Landing Blvd

Violation Demand Letter (1 @ \$50.00):	\$50.00
Postage (1 @ \$7.47):	\$ 7.47
TOTAL DUE:	<u>\$57.47</u>

Thank you.



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

02/05/2021 02:14 PM

Product	Qty	Unit Price	Price
US Flag Coil/100	1	\$55.00	\$55.00

Grand Total: \$55.00

Debit Card Remitted \$55.00

Card Name: VISA
Account #: XXXXXXXXXXXX0219
Approval #
Transaction #: 753
Receipt #: 037424
Debit Card Purchase: \$55.00
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Verified

USPS is experiencing unprecedented volume
increases and limited employee
availability due to the impacts of
COVID-19. We appreciate your patience.

River Point

\$ 55. Postage

Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 3
Statement Number: 0030559037
07/01/21 -07/30/21

For 24-hour banking sign on to
Homeowners Association Services Online
Banking on olbanking.smartstreet.com

For customer service call 1-888-705-0600
Monday - Friday: 8 AM - 6 PM ET

Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at smartstreet.com

RIVER POINT COMMUNITY ASSN INC
C/O RIVER CITY MANAGEMENT SERVICES, INC.
OPERATING ACCOUNT
1639 BEACH BLVD
JACKSONVILLE BEACH FL 32250-2603

Analyzed Business Checking Summary

Account number: 0030559037

Days in statement period: 30

Beginning Balance on 07/01		61,711.23
Total Credits		109.05
Electronic Credits(4)	109.05	
Total Debits		-13,383.46
Checks(8)	-11,708.46	
Electronic Debits(1)	-1,675.00	
Ending Balance on 07/30		48,436.82

Credits

Electronic Credits	Date	Description	Reference	Amount
	07/01	UNION BANK ASSN CR CCD	0804-000000RP 54682501	20.00
	07/02	UNION BANK ASSN CR CCD	0804-000000RP 55899598	12.00
	07/16	UNION BANK ASSN CR CCD	0804-000000RP 50047904	50.00
	07/30	UNION BANK ASSN CR CCD	0804-000000RP 53526900	27.05
4 Electronic Credits				109.05

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount	Number	Date	Reference	Amount
1625	07/01	06759748	48.13	1626	07/07	06827236	57.47	1627	07/09	06771880	2,472.50
1628	07/07	06828694	483.82	1629	07/19	07536602	3,601.00	1630	07/19	06859658	4,015.54
1631	07/13	06789270	975.00	1634 *	07/30	13006524	55.00				
8 Checks Paid											11,708.46

Electronic Debits	Date	Description	Reference	Amount
	07/01	UNION BANK MGMNTFEES PPD *****9928	56047226	1,675.00
1 Electronic Debits				1,675.00

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
07/01	60,008.10	07/02 - 07/06	60,020.10	07/07 - 07/08	59,478.81
07/09 - 07/12	57,006.31	07/13 - 07/15	56,031.31	07/16 - 07/18	56,081.31
07/19 - 07/29	48,464.77	07/30	48,436.82		

Check Images

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1625

6/25/2021

PAY TO THE ORDER OF City of Jacksonville, Florida

\$ **48.13

Forty-Eight and 13/100 ***** DOLLARS

City of Jacksonville, Florida
231 E. Forsyth Street
Jacksonville, FL 32202

MEMO

AUTHORIZED SIGNATURE

⑈001625⑈ ⑆122000496⑆ 0030559037⑈

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1626

6/25/2021

PAY TO THE ORDER OF Dale Westling, Sr., PA

\$ **57.47

Fifty-Seven and 47/100 ***** DOLLARS

Dale Westling
331 East Union Street
Jacksonville, FL 32202

MEMO

AUTHORIZED SIGNATURE

⑈001626⑈ ⑆122000496⑆ 0030559037⑈

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1627

6/25/2021

PAY TO THE ORDER OF Gray Robinson

\$ **2,472.50

Two Thousand Four Hundred Seventy-Two and 50/100 ***** DOLLARS

Gray Robinson
P. O. Box 3068
Orlando, FL 32802-3068

MEMO

AUTHORIZED SIGNATURE

⑈001627⑈ ⑆122000496⑆ 0030559037⑈

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1628

07/03/2021

PAY TO THE ORDER OF FOUR HUNDRED EIGHTY-THREE AND 52/100 DOLLARS

\$ \$483.82 DOLLARS

JE A
PO Box 45047
Jacksonville, FL 32232-6047

MEMO 4200

AUTHORIZED SIGNATURE

⑈001628⑈ ⑆122000496⑆ 0030559037⑈

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1629

07/03/2021

PAY TO THE ORDER OF THREE THOUSAND, SIX HUNDRED ONE AND 00/100 DOLLARS

\$ \$3,601.00 DOLLARS

Brightview Landscape Service
P. O. Box 740655
Atlanta, GA 30374-0655

MEMO 96

AUTHORIZED SIGNATURE

⑈001629⑈ ⑆122000496⑆ 0030559037⑈

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1630

07/12/2021

PAY TO THE ORDER OF FOUR THOUSAND FIFTEEN AND 54/100 DOLLARS

\$ \$4,015.00 DOLLARS

Gray Robinson
P. O. Box 3068
Orlando, FL 32802

MEMO 96

AUTHORIZED SIGNATURE

⑈001630⑈ ⑆122000496⑆ 0030559037⑈

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1631

07/12/2021

PAY TO THE ORDER OF SIMON'S SIDE JOBS & SERVICES

\$ 975.00

**** NINE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS

Simon's Side Jobs & Services
1766 Rush Creek Dr. W.
Jacksonville, FL 32225

MEMO 27.36

AUTHORIZED SIGNATURE

⑈001631⑈ ⑆122000496⑆ 0030559037⑈

RIVER POINT COMMUNITY ASSOCIATION
OPERATING ACCOUNT
P.O. BOX 50886
JACKSONVILLE BEACH, FL 32240

UNION BANK
16-496/1220

1634

07/22/2021

PAY TO THE ORDER OF SHANTELL HUGHES

\$ 55.00

**** FIFTY-FIVE AND 00/100 DOLLARS

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

MEMO reimburse postage

AUTHORIZED SIGNATURE

⑈001634⑈ ⑆122000496⑆ 0030559037⑈