

4:20 PM
11/20/15
Cash Basis

River Point Community Association, Inc.
Balance Sheet
As of October 31, 2015

	<u>Oct 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
C1CU 24mo CD	61,195.47
C1CU Money Market	43,518.29
C1CU Savings	2,001.72
Smartstreet	<u>54,922.00</u>
Total Checking/Savings	161,637.48
Accounts Receivable	
Accounts Receivable	<u>-1,257.41</u>
Total Accounts Receivable	<u>-1,257.41</u>
Total Current Assets	<u>160,380.07</u>
TOTAL ASSETS	<u>160,380.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	<u>18,394.43</u>
Total Other Current Liabilities	<u>18,394.43</u>
Total Current Liabilities	<u>18,394.43</u>
Total Liabilities	18,394.43
Equity	
Retained Earnings	114,910.63
Net Income	<u>27,075.01</u>
Total Equity	<u>141,985.64</u>
TOTAL LIABILITIES & EQUITY	<u>160,380.07</u>

River Point Community Association, Inc.
Budget Performance
October 2015

	<u>Oct 15</u>	<u>Budget</u>	<u>Jan - Oct 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
Income					
Annual Assessment	250.21	6,371.58	76,453.40	63,715.84	76,459.00
Assessment Interest	23.84		680.39		
Interest Earned	13.03		126.11		
Late Fee / Service Charges	25.00		2,531.04		
Legal Fee - Owed by Resident	0.00		210.17		
Total Income	<u>312.08</u>	<u>6,371.58</u>	<u>80,001.11</u>	<u>63,715.84</u>	<u>76,459.00</u>
Total Income	<u>312.08</u>	<u>6,371.58</u>	<u>80,001.11</u>	<u>63,715.84</u>	<u>76,459.00</u>
Gross Profit	<u>312.08</u>	<u>6,371.58</u>	<u>80,001.11</u>	<u>63,715.84</u>	<u>76,459.00</u>
Expense					
Board Expenses					
Office Supplies	0.00	15.50	0.00	155.00	186.00
Total Board Expenses	<u>0.00</u>	<u>15.50</u>	<u>0.00</u>	<u>155.00</u>	<u>186.00</u>
Community Affairs					
Social Committee	0.00	116.67	0.00	1,166.66	1,400.00
Yard of the Month	100.00	14.17	150.00	141.66	170.00
Total Community Affairs	<u>100.00</u>	<u>130.84</u>	<u>150.00</u>	<u>1,308.32</u>	<u>1,570.00</u>
Corporate Expenses					
Annual Report	0.00	5.25	61.25	52.50	63.00
Insurance - General	0.00	166.67	0.00	1,666.66	2,000.00
Tax Return	0.00	25.00	245.00	250.00	300.00
Taxes - Federal	0.00	12.50	160.00	125.00	150.00
Total Corporate Expenses	<u>0.00</u>	<u>209.42</u>	<u>466.25</u>	<u>2,094.16</u>	<u>2,513.00</u>
General & Administration					
Bad Debt	0.00	166.67	599.18	1,666.66	2,000.00
Management Fee	1,675.00	1,675.00	16,750.00	16,750.00	20,100.00
Postage and Delivery	15.61	166.67	1,004.95	1,666.66	2,000.00
Total General & Administration	<u>1,690.61</u>	<u>2,008.34</u>	<u>18,354.13</u>	<u>20,083.32</u>	<u>24,100.00</u>
Legal Fees					
Legal Fee - HOA	0.00	83.33	0.00	833.34	1,000.00
Legal Fee - Owed by Resident	0.00	166.67	36.96	1,666.66	2,000.00
Total Legal Fees	<u>0.00</u>	<u>250.00</u>	<u>36.96</u>	<u>2,500.00</u>	<u>3,000.00</u>
Maintenance & Operation					
Landscape					
Improvements	0.00	160.83	0.00	1,608.34	1,930.00
Landscape Contract	2,210.00	2,210.00	22,100.00	22,100.00	26,520.00
Repairs	16.42	150.00	106.42	1,500.00	1,800.00
Total Landscape	<u>2,226.42</u>	<u>2,520.83</u>	<u>22,206.42</u>	<u>25,208.34</u>	<u>30,250.00</u>
Reserve Maintenance (Long Term)	1,000.00	83.33	1,000.00	833.34	1,000.00
Security - City of Jacksonville	480.00	570.00	5,400.00	5,700.00	6,840.00
Utilities					
Electric	190.11	250.00	1,833.99	2,500.00	3,000.00
Water	336.82	333.33	3,334.20	3,333.34	4,000.00
Total Utilities	<u>526.93</u>	<u>583.33</u>	<u>5,168.19</u>	<u>5,833.34</u>	<u>7,000.00</u>
Total Maintenance & Operation	<u>4,233.35</u>	<u>3,757.49</u>	<u>33,774.61</u>	<u>37,575.02</u>	<u>45,090.00</u>
Suspense	<u>0.00</u>		<u>144.15</u>		
Total Expense	<u>6,023.96</u>	<u>6,371.59</u>	<u>52,926.10</u>	<u>63,715.82</u>	<u>76,459.00</u>
Net Income	<u>-5,711.88</u>	<u>-0.01</u>	<u>27,075.01</u>	<u>0.02</u>	<u>0.00</u>

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 11/20/15
 Cash Basis

River Point Community Association, Inc.
General Ledger
 As of October 31, 2015

Type	Date	Num	Name	Memo	Paid Amount	Balance
C1CU 24mo CD						
Deposit	10/31/2015			Interest	41.57	61,153.90
						61,195.47
Total C1CU 24mo CD					41.57	61,195.47
C1CU Money Market						
Transfer	10/22/2015			Funds Transfer - reserve contribution	1,000.00	42,505.55
Deposit	10/31/2015			Interest	12.74	43,505.55
						43,518.29
Total C1CU Money Market					1,012.74	43,518.29
C1CU Operating						
Total C1CU Operating						0.00
C1CU Savings						
Check	10/19/2015	1198	Riverpoint Community	transfer for reserve fund for 2015 and 2016	2,000.00	1,001.43
Transfer	10/22/2015			Funds Transfer - reserve contribution	-1,000.00	3,001.43
Deposit	10/31/2015			Interest	0.29	2,001.43
						2,001.72
Total C1CU Savings					1,000.29	2,001.72
Smartstreet						
Check	10/01/2015	1195	Frank Holtzman		-480.00	61,618.91
Check	10/01/2015	127...	RCMS		-1,675.00	61,138.91
Deposit	10/01/2015			Deposit	15.00	59,463.91
Deposit	10/09/2015			Deposit	13.00	59,478.91
Bill Pmt -C...	10/12/2015	1196	JEA	9197614200	-526.93	59,491.91
Bill Pmt -C...	10/12/2015	1197	Tru-Cut Lawn Service		-2,210.00	58,964.98
Deposit	10/13/2015			Deposit	93.21	56,754.98
Check	10/19/2015	1198	Riverpoint Community		-2,000.00	56,848.19
Check	10/19/2015	1199	11275	reimbursements	-116.42	54,848.19
Deposit	10/19/2015			Deposit	205.84	54,731.77
Check	10/23/2015	130...	RCMS		-15.61	54,937.61
						54,922.00
Total Smartstreet					-6,696.91	54,922.00
Accounts Receivable						
Payment	10/01/2015	736...	11113		-15.00	-1,229.41
Payment	10/07/2015	87423	10910	From Mr. Tankels office	-93.21	-1,244.41
Payment	10/07/2015	87423	10910	From Mr. Tankels office	93.21	-1,337.62
Payment	10/09/2015	310...	11248		-13.00	-1,244.41
Payment	10/19/2015	427...	11228		2.32	-1,257.41
Payment	10/19/2015	427...	11228		2.33	-1,255.09
Payment	10/19/2015	427...	11228		2.78	-1,252.76
Payment	10/19/2015	427...	11228		2.69	-1,249.98
Payment	10/19/2015	427...	11228		2.78	-1,247.29
Payment	10/19/2015	427...	11228		2.78	-1,244.51
Payment	10/19/2015	427...	11228		2.69	-1,241.82
Payment	10/19/2015	427...	11228		2.78	-1,241.82
Payment	10/19/2015	427...	11228		2.78	-1,239.04
Payment	10/19/2015	427...	11228		2.78	-1,236.26
Payment	10/19/2015	427...	11228		25.00	-1,211.26
Payment	10/19/2015	427...	11228		157.00	-1,211.26
Payment	10/19/2015	427...	11228		2.69	-1,054.26
Payment	10/19/2015	427...	11228		2.69	-1,051.57
Payment	10/19/2015	427...	11228		-205.84	-1,257.41
Total Accounts Receivable					-28.00	-1,257.41
Inventory Asset						
Total Inventory Asset						0.00
Undeposited Funds						
Payment	10/01/2015	736...	11113		15.00	15.00
Deposit	10/01/2015	736...	11113	Deposit	-15.00	0.00
Payment	10/07/2015	87423	10910	From Mr. Tankels office	93.21	93.21
Payment	10/09/2015	310...	11248		13.00	106.21
Deposit	10/09/2015	310...	11248	Deposit	-13.00	93.21
Deposit	10/13/2015	87423	10910	From Mr. Tankels office	-93.21	0.00
Payment	10/19/2015	427...	11228		205.84	205.84
Deposit	10/19/2015	427...	11228	Deposit	-205.84	0.00
Total Undeposited Funds					0.00	0.00

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River Point Community Association, Inc.
General Ledger
 As of October 31, 2015

Type	Date	Num	Name	Memo	Paid Amount	Balance
Accounts Payable						0.00
Bill Pmt -C...	10/12/2015	1196	JEA	9197614200	526.93	526.93
Bill Pmt -C...	10/12/2015	1196	JEA	9197614200	-190.11	336.82
Bill Pmt -C...	10/12/2015	1196	JEA	9197614200	-336.82	0.00
Bill Pmt -C...	10/12/2015	1197	Tru-Cut Lawn Service		2,210.00	2,210.00
Bill Pmt -C...	10/12/2015	1197	Tru-Cut Lawn Service		-2,210.00	0.00
Total Accounts Payable					0.00	0.00
Reserves						-17,352.86
General Jo...	10/19/2015	88		2015 Contribution	-1,000.00	-18,352.86
Deposit	10/31/2015			Interest	-41.57	-18,394.43
Total Reserves					-1,041.57	-18,394.43
Opening Bal Equity						0.00
Total Opening Bal Equity						0.00
Retained Earnings						-114910.63
Total Retained Earnings						-114910.63
A/R-Assessments						0.00
Total A/R-Assessments						0.00
A/R-Other						0.00
Total A/R-Other						0.00
Income						-79,689.03
Annual Assessment						-76,203.19
Stmnt Charge	10/07/2015	10910		Annual Assessment	-93.21	-76,296.40
Stmnt Charge	10/19/2015	11228		Annual Assessment	-157.00	-76,453.40
Total Annual Assessment					-250.21	-76,453.40
Assessment Interest						-656.55
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.32	-658.87
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.33	-661.20
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.78	-663.98
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.69	-666.67
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.78	-669.45
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.69	-672.14
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.78	-674.92
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.78	-677.70
Invoice	10/19/2015	FC ...	11228	Finance Charges on Overdue Balance	-2.69	-680.39
Total Assessment Interest					-23.84	-680.39
Assessment Interest 2010						0.00
Total Assessment Interest 2010						0.00
Assessments 2002						0.00
Total Assessments 2002						0.00
Assessments 2003						0.00
Total Assessments 2003						0.00
Assessments 2004						0.00
Total Assessments 2004						0.00
Assessments 2005						0.00
Total Assessments 2005						0.00
Assessments 2006						0.00
Total Assessments 2006						0.00
Assessments 2007						0.00
Total Assessments 2007						0.00
Assessments 2008						0.00
Total Assessments 2008						0.00

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River Point Community Association, Inc.
General Ledger
 As of October 31, 2015

Type	Date	Num	Name	Memo	Paid Amount	Balance
Assessments 2009						0.00
Total Assessments 2009						0.00
Assessments 2010						0.00
Total Assessments 2010						0.00
Assessments 2011						0.00
Total Assessments 2011						0.00
Assessments 2012						0.00
Total Assessments 2012						0.00
Assessments 2013						0.00
Total Assessments 2013						0.00
Assessments Interest 2006						0.00
Total Assessments Interest 2006						0.00
Assessments Interest 2007						0.00
Total Assessments Interest 2007						0.00
Assessments Interest 2008						0.00
Total Assessments Interest 2008						0.00
Assessments Interest 2009						0.00
Total Assessments Interest 2009						0.00
Assessments prior to KM						0.00
Total Assessments prior to KM						0.00
Back late Fees						0.00
Total Back late Fees						0.00
Interest Earned						-113.08
Deposit	10/31/2015			Interest	-12.74	-125.82
Deposit	10/31/2015			Interest	-0.29	-126.11
Total Interest Earned						-13.03
Late Fee / Service Charges						-2,506.04
Stmt Charge	10/19/2015	11228		Late Fee	-25.00	-2,531.04
Total Late Fee / Service Charges						-25.00
Late Fee 2009						0.00
Total Late Fee 2009						0.00
Late Fee 2010						0.00
Total Late Fee 2010						0.00
Legal Fee - Owed by Resident						-210.17
Total Legal Fee - Owed by Resident						-210.17
Income - Other						0.00
Total Income - Other						0.00
Total Income					-312.08	-80,001.11
Interest Income						0.00
Total Interest Income						0.00
Legal Fees Owed by Res						0.00
Total Legal Fees Owed by Res						0.00
Returned Check Charges						0.00
Total Returned Check Charges						0.00
Website Advertising						0.00
Total Website Advertising						0.00

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River Point Community Association, Inc.
General Ledger
 As of October 31, 2015

Type	Date	Num	Name	Memo	Paid Amount	Balance
Cost of Goods Sold						0.00
Total Cost of Goods Sold						0.00
Board Expenses						0.00
Office Supplies						0.00
Total Office Supplies						0.00
Postage						0.00
Total Postage						0.00
Board Expenses - Other						0.00
Total Board Expenses - Other						0.00
Total Board Expenses						0.00
Community Affairs						50.00
Events						0.00
Total Events						0.00
Social Committee						0.00
Total Social Committee						0.00
Yard of the Month						50.00
Check	10/19/2015	1199	11275	gift certificates	100.00	150.00
Total Yard of the Month					100.00	150.00
Community Affairs - Other						0.00
Total Community Affairs - Other						0.00
Total Community Affairs					100.00	150.00
Corporate Expenses						466.25
Annual Report						61.25
Total Annual Report						61.25
Insurance - General						0.00
Total Insurance - General						0.00
Tax Return						245.00
Total Tax Return						245.00
Taxes						0.00
Total Taxes						0.00
Taxes - Federal						160.00
Total Taxes - Federal						160.00
Corporate Expenses - Other						0.00
Total Corporate Expenses - Other						0.00
Total Corporate Expenses						466.25
General & Administration						16,663.52
Accounting Audit						0.00
Total Accounting Audit						0.00
Bad Debt						599.18
Total Bad Debt						599.18
Bank Fees						0.00
Total Bank Fees						0.00
Community Events						0.00
Total Community Events						0.00
Fee for NSF Check						0.00
Total Fee for NSF Check						0.00

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 As of October 31, 2015

Type	Date	Num	Name	Memo	Paid Amount	Balance
Management Fee						
Check	10/01/2015	127...	RCMS		1,675.00	15,075.00
						16,750.00
Total Management Fee					1,675.00	16,750.00
Postage and Delivery						
Check	10/23/2015	130...	RCMS	September	15.61	989.34
						1,004.95
Total Postage and Delivery					15.61	1,004.95
Storage						
Total Storage						0.00
Website						
Total Website						0.00
General & Administration - Other						
Total General & Administration - Other						0.00
Total General & Administration					1,690.61	18,354.13
Legal Fees						
Total Legal Fees						36.96
Legal Fee - HOA						
Total Legal Fee - HOA						0.00
Legal Fee - Owed by Resident						
Total Legal Fee - Owed by Resident						36.96
Legal Fees - Other						
Total Legal Fees - Other						0.00
Total Legal Fees						36.96
Maintenance & Operation						
Total Maintenance & Operation						29,541.26
Fence - Repairs						
Total Fence - Repairs						0.00
Landcape						
Total Landcape						19,980.00
Beautification Committee						
Total Beautification Committee						0.00
Flowers / Annuals						
Total Flowers / Annuals						0.00
Improvements						
Total Improvements						0.00
Irrigation Repairs						
Total Irrigation Repairs						0.00
Landcape Improvements						
Total Landcape Improvements						0.00
Landscape Contract						
Bill	10/12/2015	8510	Tru-Cut Lawn Service	September	2,210.00	19,890.00
						22,100.00
Total Landscape Contract					2,210.00	22,100.00
Mulch, Sod, Etc.						
Total Mulch, Sod, Etc.						0.00
Repairs						
Check	10/19/2015	1199	11275	bulbs	16.42	90.00
						106.42
Total Repairs					16.42	106.42
Tree Maint.						
Total Tree Maint.						0.00

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River Point Community Association, Inc.
General Ledger
 As of October 31, 2015

Type	Date	Num	Name	Memo	Paid Amount	Balance
Landcape - Other						0.00
Total Landcape - Other						0.00
Total Landcape						2,226.42
Lights - Maintenance						0.00
Total Lights - Maintenance						0.00
Reserve Maintenance (Long Term)						0.00
General Jo...	10/19/2015	88		2015 Contribution	1,000.00	1,000.00
Total Reserve Maintenance (Long Term)						1,000.00
Security						0.00
Total Security						0.00
Security - City of Jacksonville						4,920.00
Check	10/01/2015	1195	Frank Holtsman		480.00	5,400.00
Total Security - City of Jacksonville						480.00
Signs - Repaired						0.00
Total Signs - Repaired						0.00
Utilities						4,641.26
Electric						1,643.88
Bill	10/12/2015		JEA		190.11	1,833.99
Total Electric						190.11
Irrigation						0.00
Total Irrigation						0.00
Water						2,997.38
Bill	10/12/2015		JEA		336.82	3,334.20
Total Water						336.82
Utilities - Other						0.00
Total Utilities - Other						0.00
Total Utilities						526.93
Maintenance & Operation - Other						0.00
Total Maintenance & Operation - Other						0.00
Total Maintenance & Operation						4,233.35
Special Projects						0.00
Total Special Projects						0.00
Suspense						144.15
Total Suspense						144.15
No acct						0.00
Total no acct						0.00
TOTAL					0.00	0.00

River Point Community Association, Inc.

Aging Summary

As of October 31, 2015

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
10889 - T	2.78	0.00	2.69	2.78	200.37	208.62
10898	0.00	0.00	0.00	0.00	-25.00	-25.00
10944	0.00	0.00	0.00	0.00	25.00	25.00
10949 *	0.00	0.00	0.00	0.00	36.96	36.96
10980 *	0.00	0.00	0.00	0.00	150.00	150.00
10984 - T	2.78	0.00	2.69	2.78	200.37	208.62
10988	0.00	0.00	-14.27	-14.27	-85.78	-114.32
10998	0.00	0.00	-30.00	-30.00	-90.00	-150.00
11016	0.00	0.00	0.00	0.00	-25.00	-25.00
11026 *	0.00	0.00	0.00	0.00	36.96	36.96
11038	0.00	0.00	0.00	0.00	-12.95	-12.95
11040	0.00	0.00	0.00	0.00	27.32	27.32
11065 - T/B	30.18	0.00	5.01	5.18	408.25	448.62
11070	0.00	0.00	0.00	0.00	-2.00	-2.00
11113	0.00	-15.00	-15.00	-15.00	-105.00	-150.00
11118	0.00	0.00	0.00	0.00	-22.68	-22.68
11122	0.00	0.00	0.00	0.00	27.32	27.32
11180 - T	47.25	0.00	21.54	22.25	2,399.50	2,490.54
11189	0.00	0.00	0.00	0.00	-184.32	-184.32
11196 - MFC/T/B	2.78	0.00	2.69	2.78	200.37	208.62
11203 *	0.00	0.00	0.00	0.00	208.30	208.30
11228	2.78	0.00	0.00	0.00	0.00	2.78
11243	0.00	0.00	0.00	0.00	-0.57	-0.57
11248	0.00	-13.00	-13.00	-13.00	-192.00	-231.00
11268 *	0.00	0.00	0.00	0.00	106.03	106.03
11275	0.00	0.00	0.00	0.00	-157.00	-157.00
11284	0.00	0.00	0.00	0.00	-0.57	-0.57
11289	0.00	0.00	0.00	0.00	-182.00	-182.00
11305 *	0.00	0.00	0.00	0.00	18.96	18.96
11335 - T	2.82	0.00	2.72	2.82	200.63	208.99
11347 *	0.00	0.00	0.00	0.00	180.98	180.98
13307 * - T	30.75	0.00	5.56	5.75	446.16	488.22
13358 *	0.00	0.00	0.00	0.00	73.67	73.67
13417 *	0.00	0.00	0.00	0.00	36.96	36.96
13445	0.00	0.00	0.00	0.00	25.00	25.00
TOTAL	122.12	-28.00	-29.37	-27.93	3,924.24	3,961.06