

1:22 PM  
11/21/16  
Cash Basis

**River Point Community Association, Inc.**  
**Balance Sheet**  
**As of October 31, 2016**

	<u>Oct 31, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
C1CU 24mo CD	61,688.40
C1CU Money Market	43,671.32
C1CU Savings	2,006.81
Smartstreet	<u>64,585.54</u>
<b>Total Checking/Savings</b>	171,952.07
<b>Accounts Receivable</b>	
Accounts Receivable	<u>-1,635.10</u>
<b>Total Accounts Receivable</b>	<u>-1,635.10</u>
<b>Total Current Assets</b>	<u>170,316.97</u>
<b>TOTAL ASSETS</b>	<b><u>170,316.97</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Reserves	<u>18,887.36</u>
<b>Total Other Current Liabilities</b>	<u>18,887.36</u>
<b>Total Current Liabilities</b>	<u>18,887.36</u>
<b>Total Liabilities</b>	18,887.36
<b>Equity</b>	
Retained Earnings	126,483.49
Net Income	<u>24,946.12</u>
<b>Total Equity</b>	<u>151,429.61</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>170,316.97</u></b>

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 Cash Basis

**River Point Community Association, Inc.**  
**Budget Performance**  
**October 2016**

	<u>Oct 16</u>	<u>Budget</u>	<u>Jan - Oct 16</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
<b>Income</b>					
Annual Assessment	0.00	6,371.58	76,773.00	63,715.84	76,459.00
Assessment Interest	0.00		824.86		
Assessments 2008	0.00		150.00		
Assessments 2009	0.00		22.78		
Interest Earned	13.41		131.38		
Late Fee / Service Charges	0.00		2,165.68		
Legal Fee - Owed by Resident	0.00		2,585.91		
<b>Total Income</b>	<u>13.41</u>	<u>6,371.58</u>	<u>82,653.61</u>	<u>63,715.84</u>	<u>76,459.00</u>
<b>Total Income</b>	<u>13.41</u>	<u>6,371.58</u>	<u>82,653.61</u>	<u>63,715.84</u>	<u>76,459.00</u>
<b>Gross Profit</b>	<u>13.41</u>	<u>6,371.58</u>	<u>82,653.61</u>	<u>63,715.84</u>	<u>76,459.00</u>
<b>Expense</b>					
<b>Board Expenses</b>					
Office Supplies	0.00	15.50	131.70	155.00	186.00
Postage	0.00		9.40		
<b>Total Board Expenses</b>	<u>0.00</u>	<u>15.50</u>	<u>141.10</u>	<u>155.00</u>	<u>186.00</u>
<b>Community Affairs</b>					
Social Committee	0.00	116.67	0.00	1,166.66	1,400.00
Yard of the Month	0.00	14.17	50.00	141.66	170.00
<b>Total Community Affairs</b>	<u>0.00</u>	<u>130.84</u>	<u>50.00</u>	<u>1,308.32</u>	<u>1,570.00</u>
<b>Corporate Expenses</b>					
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	250.00	250.00	300.00
Taxes - Federal	0.00	12.50	253.00	125.00	150.00
<b>Total Corporate Expenses</b>	<u>0.00</u>	<u>209.42</u>	<u>564.25</u>	<u>2,094.16</u>	<u>2,513.00</u>
<b>General &amp; Administration</b>					
Bad Debt	0.00	166.67	437.96	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	141.06	166.67	1,048.76	1,666.66	2,000.00
<b>Total General &amp; Administration</b>	<u>1,816.06</u>	<u>2,008.34</u>	<u>18,236.72</u>	<u>20,083.32</u>	<u>24,100.00</u>
<b>Legal Fees</b>					
Legal Fee - HOA	0.00	83.33	0.00	833.34	1,000.00
Legal Fee - Owed by Resident	0.00	166.67	2,408.76	1,666.66	2,000.00
<b>Total Legal Fees</b>	<u>0.00</u>	<u>250.00</u>	<u>2,408.76</u>	<u>2,500.00</u>	<u>3,000.00</u>
<b>Maintenance &amp; Operation</b>					
<b>Landcape</b>					
Beautification Committee	0.00		3,000.00		
Improvements	0.00	160.83	0.00	1,608.34	1,930.00
Landscape Contract	0.00	2,210.00	22,100.00	22,100.00	26,520.00
Repairs	0.00	150.00	438.74	1,500.00	1,800.00
<b>Total Landcape</b>	<u>0.00</u>	<u>2,520.83</u>	<u>25,538.74</u>	<u>25,208.34</u>	<u>30,250.00</u>
Reserve Maintenance (Long Term)	0.00	83.33	0.00	833.34	1,000.00
Security - City of Jacksonville	540.00	570.00	5,400.00	5,700.00	6,840.00
<b>Utilities</b>					
Electric	167.54	250.00	1,721.90	2,500.00	3,000.00
Water	273.25	333.33	3,646.02	3,333.34	4,000.00
<b>Total Utilities</b>	<u>440.79</u>	<u>583.33</u>	<u>5,367.92</u>	<u>5,833.34</u>	<u>7,000.00</u>
<b>Total Maintenance &amp; Operation</b>	<u>980.79</u>	<u>3,757.49</u>	<u>36,306.66</u>	<u>37,575.02</u>	<u>45,090.00</u>
<b>Suspense</b>	<u>0.00</u>		<u>0.00</u>		
<b>Total Expense</b>	<u>2,796.85</u>	<u>6,371.59</u>	<u>57,707.49</u>	<u>63,715.82</u>	<u>76,459.00</u>
<b>Net Income</b>	<u><b>-2,783.44</b></u>	<u><b>-0.01</b></u>	<u><b>24,946.12</b></u>	<u><b>0.02</b></u>	<u><b>0.00</b></u>

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River Point Community Association, Inc.

11/21/16

General Ledger

Cash Basis

As of October 31, 2016

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>C1CU 24mo CD</b>						61,646.50
Deposit	10/31/2016			Interest	41.90	61,688.40
Total C1CU 24mo CD					41.90	61,688.40
<b>C1CU Money Market</b>						43,658.34
Deposit	10/31/2016			Interest	12.98	43,671.32
Total C1CU Money Market					12.98	43,671.32
<b>C1CU Operating</b>						0.00
Total C1CU Operating						0.00
<b>C1CU Savings</b>						2,006.38
Deposit	10/31/2016			Interest	0.43	2,006.81
Total C1CU Savings					0.43	2,006.81
<b>Smartstreet</b>						67,178.12
Check	10/01/2016	1272	Frank Holtsman		-480.00	66,698.12
Check	10/01/2016	144...	RCMS		-1,675.00	65,023.12
Deposit	10/03/2016			Deposit	20.00	65,043.12
Bill Pmt -C...	10/04/2016	1273	City of Jacksonville, Florida		-60.00	64,983.12
Bill Pmt -C...	10/04/2016	1274	JEA	9197614200	-440.79	64,542.33
Deposit	10/07/2016			Deposit	13.00	64,555.33
Check	10/13/2016	146...	RCMS		-141.06	64,414.27
Deposit	10/21/2016			Deposit	157.00	64,571.27
Deposit	10/28/2016			Deposit	14.27	64,585.54
Total Smartstreet					-2,592.58	64,585.54
<b>Accounts Receivable</b>						-1,430.83
Payment	10/03/2016	880...	11118		-20.00	-1,450.83
Payment	10/07/2016	365...	11248		-13.00	-1,463.83
Payment	10/21/2016	140	11266		-157.00	-1,620.83
Payment	10/28/2016	889...	10988		-14.27	-1,635.10
Total Accounts Receivable					-204.27	-1,635.10
<b>Inventory Asset</b>						0.00
Total Inventory Asset						0.00
<b>Undeposited Funds</b>						0.00
Payment	10/03/2016	880...	11118		20.00	20.00
Deposit	10/03/2016	880...	11118	Deposit	-20.00	0.00
Payment	10/07/2016	365...	11248		13.00	13.00
Deposit	10/07/2016	365...	11248	Deposit	-13.00	0.00
Payment	10/21/2016	140	11266		157.00	157.00
Deposit	10/21/2016	140	11266	Deposit	-157.00	0.00
Payment	10/28/2016	889...	10988		14.27	14.27
Deposit	10/28/2016	889...	10988	Deposit	-14.27	0.00
Total Undeposited Funds					0.00	0.00
<b>Accounts Payable</b>						0.00
Bill Pmt -C...	10/04/2016	1273	City of Jacksonville, Florida		60.00	60.00
Bill Pmt -C...	10/04/2016	1273	City of Jacksonville, Florida		-60.00	0.00
Bill Pmt -C...	10/04/2016	1274	JEA	9197614200	-167.54	-167.54
Bill Pmt -C...	10/04/2016	1274	JEA	9197614200	440.79	273.25
Bill Pmt -C...	10/04/2016	1274	JEA	9197614200	-273.25	0.00
Total Accounts Payable					0.00	0.00
<b>Reserves</b>						-18,845.46
Deposit	10/31/2016			Interest	-41.90	-18,887.36
Total Reserves					-41.90	-18,887.36
<b>Opening Bal Equity</b>						0.00
Total Opening Bal Equity						0.00
<b>Retained Earnings</b>						-126483.49
Total Retained Earnings						-126483.49
<b>A/R-Assessments</b>						0.00

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 Cash Basis

**River Point Community Association, Inc.**  
**General Ledger**  
 As of October 31, 2016

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total A/R-Assessments						0.00
<b>A/R-Other</b>						0.00
Total A/R-Other						0.00
<b>Income</b>						-82,640.20
<b>Annual Assessment</b>						-76,773.00
Total Annual Assessment						-76,773.00
<b>Assessment Interest</b>						-824.86
Total Assessment Interest						-824.86
<b>Assessment Interest 2010</b>						0.00
Total Assessment Interest 2010						0.00
<b>Assessments 2002</b>						0.00
Total Assessments 2002						0.00
<b>Assessments 2003</b>						0.00
Total Assessments 2003						0.00
<b>Assessments 2004</b>						0.00
Total Assessments 2004						0.00
<b>Assessments 2005</b>						0.00
Total Assessments 2005						0.00
<b>Assessments 2006</b>						0.00
Total Assessments 2006						0.00
<b>Assessments 2007</b>						0.00
Total Assessments 2007						0.00
<b>Assessments 2008</b>						-150.00
Total Assessments 2008						-150.00
<b>Assessments 2009</b>						-22.78
Total Assessments 2009						-22.78
<b>Assessments 2010</b>						0.00
Total Assessments 2010						0.00
<b>Assessments 2011</b>						0.00
Total Assessments 2011						0.00
<b>Assessments 2012</b>						0.00
Total Assessments 2012						0.00
<b>Assessments 2013</b>						0.00
Total Assessments 2013						0.00
<b>Assessments Interest 2006</b>						0.00
Total Assessments Interest 2006						0.00
<b>Assessments Interest 2007</b>						0.00
Total Assessments Interest 2007						0.00
<b>Assessments Interest 2008</b>						0.00
Total Assessments Interest 2008						0.00
<b>Assessments Interest 2009</b>						0.00
Total Assessments Interest 2009						0.00
<b>Assessments prior to KM</b>						0.00
Total Assessments prior to KM						0.00
<b>Back late Fees</b>						0.00

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 Cash Basis

**River Point Community Association, Inc.**  
**General Ledger**  
 As of October 31, 2016

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total Back late Fees						0.00
<b>Interest Earned</b>						-117.97
Deposit	10/31/2016			Interest	-12.98	-130.95
Deposit	10/31/2016			Interest	-0.43	-131.38
Total Interest Earned						-13.41
<b>Late Fee / Service Charges</b>						-2,165.68
Total Late Fee / Service Charges						-2,165.68
<b>Late Fee 2009</b>						0.00
Total Late Fee 2009						0.00
<b>Late Fee 2010</b>						0.00
Total Late Fee 2010						0.00
<b>Legal Fee - Owed by Resident</b>						-2,585.91
Total Legal Fee - Owed by Resident						-2,585.91
<b>Income - Other</b>						0.00
Total Income - Other						0.00
Total Income					-13.41	-82,653.61
<b>Interest Income</b>						0.00
Total Interest Income						0.00
<b>Legal Fees Owed by Res</b>						0.00
Total Legal Fees Owed by Res						0.00
<b>Returned Check Charges</b>						0.00
Total Returned Check Charges						0.00
<b>Website Advertising</b>						0.00
Total Website Advertising						0.00
<b>Cost of Goods Sold</b>						0.00
Total Cost of Goods Sold						0.00
<b>Board Expenses</b>						141.10
<b>Association Storage Unit</b>						0.00
Total Association Storage Unit						0.00
<b>Office Supplies</b>						131.70
Total Office Supplies						131.70
<b>Postage</b>						9.40
Total Postage						9.40
<b>Board Expenses - Other</b>						0.00
Total Board Expenses - Other						0.00
Total Board Expenses						141.10
<b>Community Affairs</b>						50.00
<b>Events</b>						0.00
Total Events						0.00
<b>Social Committee</b>						0.00
Total Social Committee						0.00
<b>Yard of the Month</b>						50.00
Total Yard of the Month						50.00
<b>Community Affairs - Other</b>						0.00
Total Community Affairs - Other						0.00

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**River Point Community Association, Inc.**  
**General Ledger**  
 As of October 31, 2016

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total Community Affairs						50.00
<b>Corporate Expenses</b>						564.25
<b>Annual Report</b>						61.25
Total Annual Report						61.25
<b>Insurance - General</b>						0.00
Total Insurance - General						0.00
<b>Tax Return</b>						250.00
Total Tax Return						250.00
<b>Taxes</b>						0.00
Total Taxes						0.00
<b>Taxes - Federal</b>						253.00
Total Taxes - Federal						253.00
<b>Corporate Expenses - Other</b>						0.00
Total Corporate Expenses - Other						0.00
Total Corporate Expenses						564.25
<b>General &amp; Administration</b>						16,420.66
<b>Accounting Audit</b>						0.00
Total Accounting Audit						0.00
<b>Bad Debt</b>						437.96
Total Bad Debt						437.96
<b>Bank Fees</b>						0.00
Total Bank Fees						0.00
<b>Community Events</b>						0.00
Total Community Events						0.00
<b>Fee for NSF Check</b>						0.00
Total Fee for NSF Check						0.00
<b>Management Fee</b>						15,075.00
Check	10/01/2016	144...	RCMS		1,675.00	16,750.00
Total Management Fee					1,675.00	16,750.00
<b>Postage and Delivery</b>						907.70
Check	10/13/2016	146...	RCMS	September	141.06	1,048.76
Total Postage and Delivery					141.06	1,048.76
<b>Storage</b>						0.00
Total Storage						0.00
<b>Website</b>						0.00
Total Website						0.00
<b>General &amp; Administration - Other</b>						0.00
Total General & Administration - Other						0.00
Total General & Administration					1,816.06	18,236.72
<b>Legal Fees</b>						2,408.76
<b>Legal Fee - HOA</b>						0.00
Total Legal Fee - HOA						0.00
<b>Legal Fee - Owed by Resident</b>						2,408.76
Total Legal Fee - Owed by Resident						2,408.76
<b>Legal Fees - Other</b>						0.00
Total Legal Fees - Other						0.00

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**River Point Community Association, Inc.**  
**General Ledger**  
 As of October 31, 2016

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total Legal Fees						2,408.76
<b>Maintenance &amp; Operation</b>						35,325.87
<b>Fence - Repairs</b>						0.00
Total Fence - Repairs						0.00
<b>Landcape</b>						25,538.74
<b>Beautification Committee</b>						3,000.00
Total Beautification Committee						3,000.00
<b>Flowers / Annuals</b>						0.00
Total Flowers / Annuals						0.00
<b>Improvements</b>						0.00
Total Improvements						0.00
<b>Irrigation Repairs</b>						0.00
Total Irrigation Repairs						0.00
<b>Landcape Improvements</b>						0.00
Total Landcape Improvements						0.00
<b>Landscape Contract</b>						22,100.00
Total Landscape Contract						22,100.00
<b>Mulch, Sod, Etc.</b>						0.00
Total Mulch, Sod, Etc.						0.00
<b>Repairs</b>						438.74
Total Repairs						438.74
<b>Tree Maint.</b>						0.00
Total Tree Maint.						0.00
<b>Landcape - Other</b>						0.00
Total Landcape - Other						0.00
Total Landcape						25,538.74
<b>Lights - Maintenance</b>						0.00
Total Lights - Maintenance						0.00
<b>Reserve Maintenance (Long Term)</b>						0.00
Total Reserve Maintenance (Long Term)						0.00
<b>Security</b>						0.00
Total Security						0.00
<b>Security - City of Jacksonville</b>						4,860.00
Check	10/01/2016	1272	Frank Holtzman		480.00	5,340.00
Bill	10/04/2016	AR...	City of Jacksonville, Florida	August	60.00	5,400.00
Total Security - City of Jacksonville					540.00	5,400.00
<b>Signs - Repaired</b>						0.00
Total Signs - Repaired						0.00
<b>Utilities</b>						4,927.13
<b>Electric</b>						1,554.36
Bill	10/04/2016	JEA			167.54	1,721.90
Total Electric					167.54	1,721.90
<b>Irrigation</b>						0.00
Total Irrigation						0.00
<b>Water</b>						3,372.77
Bill	10/04/2016	JEA			273.25	3,646.02
Total Water					273.25	3,646.02

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11/21/16

Cash Basis

River Point Community Association, Inc.

General Ledger

As of October 31, 2016

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>Utilities - Other</b>						0.00
Total Utilities - Other						0.00
Total Utilities					440.79	5,367.92
<b>Maintenance &amp; Operation - Other</b>						0.00
Total Maintenance & Operation - Other						0.00
Total Maintenance & Operation					980.79	36,306.66
<b>Special Projects</b>						0.00
Total Special Projects						0.00
<b>Suspense</b>						0.00
Total Suspense						0.00
<b>No acct</b>						0.00
Total no acct						0.00
<b>TOTAL</b>					<b>0.00</b>	<b>0.00</b>



## River Point Community Association, Inc.

## Aging Summary

As of October 31, 2016

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
10893*	0.00	36.94	0.00	0.00	0.00	36.94
10900	0.00	0.00	-140.00	0.00	0.00	-140.00
10904	0.00	0.00	0.00	0.00	-0.51	-0.51
10910	0.00	73.88	0.00	0.00	0.00	73.88
10936	0.00	0.00	0.00	0.00	-10.00	-10.00
10976	0.00	0.00	0.00	-157.00	-339.00	-496.00
10980 *	0.00	0.00	0.00	150.00	0.00	150.00
10988	0.00	-14.27	-14.27	-14.27	-128.46	-171.27
11025	0.00	0.00	0.00	0.00	-33.00	-33.00
11027	0.00	0.00	0.00	25.00	0.00	25.00
11052	0.00	0.00	0.00	0.00	-0.51	-0.51
11065 - T/B	82.20	0.00	6.96	7.20	601.04	697.40
11076 - DNB*	0.00	0.00	0.00	44.46	0.00	44.46
11079*	0.00	36.94	0.00	0.00	0.00	36.94
11098	0.00	0.00	0.00	0.00	-3.51	-3.51
11115 - MFC 11/1/16	2.78	0.00	2.69	2.78	200.19	208.44
11118	0.00	-20.00	-20.00	0.00	-100.00	-140.00
11139*	0.00	36.94	0.00	0.00	0.00	36.94
11147	0.00	0.00	0.00	0.00	-184.32	-184.32
11169	0.00	0.00	0.00	0.00	-2.00	-2.00
11180 - T	22.36	0.00	21.65	22.36	2,371.55	2,437.92
11203 *	0.00	0.00	0.00	205.98	2.32	208.30
11248	0.00	-13.00	-13.00	-13.00	-204.00	-243.00
11266	0.00	-157.00	0.00	0.00	0.00	-157.00
11268 *	0.00	0.00	0.00	106.03	0.00	106.03
11284	0.00	0.00	0.00	0.00	-0.75	-0.75
11289	0.00	0.00	0.00	0.00	-25.00	-25.00
11296*	0.00	36.94	0.00	0.00	0.00	36.94
11305	0.00	0.00	0.00	0.00	-24.04	-24.04
11330*	0.00	0.00	0.00	0.00	36.94	36.94
11335 - T	54.84	0.00	4.67	4.84	380.06	444.41
11339*	0.00	36.94	0.00	0.00	0.00	36.94
11347 *	0.00	0.00	0.00	180.98	0.00	180.98
12797	0.00	0.00	0.00	0.00	-3.51	-3.51
13259*	0.00	73.88	0.00	0.00	0.00	73.88
13342*	0.00	1,468.88	0.00	0.00	0.00	1,468.88
13358*	0.00	36.94	0.00	0.00	0.00	36.94
13390*	0.00	36.94	0.00	0.00	0.00	36.94
13654	0.00	0.00	0.00	0.00	-0.68	-0.68
13668*	0.00	0.00	0.00	36.94	0.00	36.94
13681*	0.00	0.00	0.00	36.94	0.00	36.94
13710	0.00	0.00	0.00	0.00	-157.00	-157.00
13723	0.00	36.94	0.00	0.00	0.00	36.94
<b>TOTAL</b>	<b>162.18</b>	<b>1,707.89</b>	<b>-151.30</b>	<b>639.24</b>	<b>2,375.81</b>	<b>4,733.82</b>