

River Point Community Association, Inc.
Balance Sheet
As of October 31, 2019

	<u>Oct 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
C1CU 24mo CD	63,615.15
C1CU Money Market	46,362.50
C1CU Savings	2,022.05
Smartstreet	32,119.36
Total Checking/Savings	<u>144,119.06</u>
Accounts Receivable	
Accounts Receivable	-1,943.60
Total Accounts Receivable	<u>-1,943.60</u>
Total Current Assets	<u>142,175.46</u>
TOTAL ASSETS	<u>142,175.46</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	22,814.11
Total Other Current Liabilities	<u>22,814.11</u>
Total Current Liabilities	<u>22,814.11</u>
Total Liabilities	22,814.11
Equity	
Retained Earnings	104,618.65
Net Income	14,742.70
Total Equity	<u>119,361.35</u>
TOTAL LIABILITIES & EQUITY	<u>142,175.46</u>

Budget Performance

October 2019

	<u>Oct 19</u>	<u>Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
Income					
Annual Assessment	157.00	6,371.58	74,283.95	63,715.84	76,459.00
Assessment Interest	19.39		403.99		
Assessments 2011	0.00		157.00		
Interest Earned	29.95		292.89		
Late Fee / Service Charges	25.00		2,260.00		
Legal Fee - Owed by Resident	0.00		6,242.24		
Income - Other	0.00		-28.51		
Total Income	<u>231.34</u>	<u>6,371.58</u>	<u>83,611.56</u>	<u>63,715.84</u>	<u>76,459.00</u>
Total Income	231.34	6,371.58	83,611.56	63,715.84	76,459.00
Gross Profit	231.34	6,371.58	83,611.56	63,715.84	76,459.00
Expense					
Board Expenses					
Association Storage Unit	0.00		589.74		
Office Supplies	0.00	15.50	0.00	155.00	186.00
Postage	202.44		202.44		
Total Board Expenses	<u>202.44</u>	<u>15.50</u>	<u>792.18</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	0.00	14.17	0.00	141.66	170.00
Total Community Affairs	<u>0.00</u>	<u>130.84</u>	<u>0.00</u>	<u>1,308.32</u>	<u>1,570.00</u>
Corporate Expenses					
Annual Report	0.00	5.25	0.00	52.50	63.00
Insurance - General	0.00	166.67	0.00	1,666.66	2,000.00
Tax Return	0.00	25.00	430.00	250.00	300.00
Taxes - Federal	0.00	12.50	193.49	125.00	150.00
Corporate Expenses - Other	0.00		61.25		
Total Corporate Expenses	<u>0.00</u>	<u>209.42</u>	<u>684.74</u>	<u>2,094.16</u>	<u>2,513.00</u>
General & Administration					
Bad Debt	0.00	166.67	0.00	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	104.18	166.67	1,268.00	1,666.66	2,000.00
Total General & Administration	<u>1,779.18</u>	<u>2,008.34</u>	<u>18,018.00</u>	<u>20,083.32</u>	<u>24,100.00</u>
Legal Fees					
Legal Fee - HOA	0.00	83.33	857.50	833.34	1,000.00
Legal Fee - Owed by Resident	0.00	166.67	4,022.90	1,666.66	2,000.00
Total Legal Fees	<u>0.00</u>	<u>250.00</u>	<u>4,880.40</u>	<u>2,500.00</u>	<u>3,000.00</u>
Maintenance & Operation					
Landscape					
Beautification Committee	0.00		50.00		
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	941.00	150.00	3,156.24	1,500.00	1,800.00
Total Landscape	<u>3,151.00</u>	<u>2,520.83</u>	<u>25,306.24</u>	<u>25,208.34</u>	<u>30,250.00</u>
Lights - Maintenance	0.00		75.28		
Reserve Maintenance (Long Term)	0.00	83.34	0.00	833.32	1,000.00
Security - City of Jacksonville	476.25	570.00	4,536.25	5,700.00	6,840.00
Signs - Repaired	0.00		933.71		
Utilities					
Electric	108.37	250.00	875.76	2,500.00	3,000.00
Water	237.54	333.34	1,946.30	3,333.32	4,000.00

Budget Performance

October 2019

	<u>Oct 19</u>	<u>Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Total Utilities	345.91	583.34	2,822.06	5,833.32	7,000.00
Total Maintenance & Operation	3,973.16	3,757.51	33,673.54	37,574.98	45,090.00
Special Projects	0.00		10,820.00		
Total Expense	5,954.78	6,371.61	68,868.86	63,715.78	76,459.00
Net Income	<u>-5,723.44</u>	<u>-0.03</u>	<u>14,742.70</u>	<u>0.06</u>	<u>0.00</u>

River Point Community Association, Inc.

11/18/19

General Ledger

Cash Basis

As of October 31, 2019

Type	Date	Num	Name	Memo	Paid Amount	Balance
C1CU 24mo CD						63,493.70
Deposit	10/31/2019			Interest	121.45	63,615.15
Total C1CU 24mo CD					121.45	63,615.15
C1CU Money Market						46,332.98
Deposit	10/31/2019			Interest	29.52	46,362.50
Total C1CU Money Market					29.52	46,362.50
C1CU Operating						0.00
Total C1CU Operating						0.00
C1CU Savings						2,021.62
Deposit	10/31/2019			Interest	0.43	2,022.05
Total C1CU Savings					0.43	2,022.05
Smartstreet						37,834.75
Check	10/01/2019	ACH	RCMS		-1,675.00	36,159.75
Bill Pmt -Check	10/01/2019	1492	Brandon Fowler		-420.00	35,739.75
Bill Pmt -Check	10/01/2019	1493	City of Jacksonville, Florida		-56.25	35,683.50
Bill Pmt -Check	10/01/2019	1494	JEA	9197614200	-345.91	35,337.59
Bill Pmt -Check	10/01/2019	1495	Tru-Cut Lawn Service	VOID:	0.00	35,337.59
Deposit	10/15/2019			Deposit	25.00	35,362.59
Check	10/15/2019	20169...	RCMS		-202.44	35,160.15
Bill Pmt -Check	10/16/2019	1496	KO Electric		-941.00	34,219.15
Bill Pmt -Check	10/16/2019	1497	National Business Services		-104.18	34,114.97
Bill Pmt -Check	10/16/2019	1498	Tru-Care Landscaping		-2,210.00	31,904.97
Deposit	10/16/2019			Deposit	201.39	32,106.36
Deposit	10/18/2019			Deposit	13.00	32,119.36
Total Smartstreet					-5,715.39	32,119.36
Accounts Receivable						-1,905.60
Payment	10/01/2019	106169	13748	From Mr. Tankels office	2.69	-1,902.91
Payment	10/01/2019	106169	13748	From Mr. Tankels office	2.85	-1,900.06
Payment	10/01/2019	106169	13748	From Mr. Tankels office	2.40	-1,897.66
Payment	10/01/2019	106169	13748	From Mr. Tankels office	2.17	-1,895.49
Payment	10/01/2019	106169	13748	From Mr. Tankels office	2.32	-1,893.17
Payment	10/01/2019	106169	13748	From Mr. Tankels office	25.00	-1,868.17
Payment	10/01/2019	106169	13748	From Mr. Tankels office	157.00	-1,711.17
Payment	10/01/2019	106169	13748	From Mr. Tankels office	-201.39	-1,912.56
Payment	10/01/2019	106169	13748	From Mr. Tankels office	2.69	-1,909.87
Payment	10/01/2019	106169	13748	From Mr. Tankels office	2.78	-1,907.09
Payment	10/01/2019	106169	13748	From Mr. Tankels office	1.49	-1,905.60
Payment	10/15/2019	14149...	10998		-25.00	-1,930.60
Payment	10/18/2019	14159...	13766		-13.00	-1,943.60
Total Accounts Receivable					-38.00	-1,943.60
Inventory Asset						0.00
Total Inventory Asset						0.00
Undeposited Funds						0.00
Payment	10/01/2019	106169	13748	From Mr. Tankels office	201.39	201.39
Payment	10/15/2019	14149...	10998		25.00	226.39
Deposit	10/15/2019	14149...	10998	Deposit	-25.00	201.39
Deposit	10/16/2019	106169	13748	From Mr. Tankels office	-201.39	0.00
Payment	10/18/2019	14159...	13766		13.00	13.00
Deposit	10/18/2019	14159...	13766	Deposit	-13.00	0.00
Total Undeposited Funds					0.00	0.00
Accounts Payable						0.00
Bill Pmt -Check	10/01/2019	1492	Brandon Fowler		-420.00	-420.00
Bill Pmt -Check	10/01/2019	1492	Brandon Fowler		420.00	0.00
Bill Pmt -Check	10/01/2019	1493	City of Jacksonville, Florida		-56.25	-56.25
Bill Pmt -Check	10/01/2019	1493	City of Jacksonville, Florida		56.25	0.00
Bill Pmt -Check	10/01/2019	1494	JEA	9197614200	-237.54	-237.54
Bill Pmt -Check	10/01/2019	1494	JEA	9197614200	345.91	108.37
Bill Pmt -Check	10/01/2019	1494	JEA	9197614200	-108.37	0.00
Bill Pmt -Check	10/01/2019	1495	Tru-Cut Lawn Service	VOID:	0.00	0.00
Bill Pmt -Check	10/16/2019	1496	KO Electric		-941.00	-941.00
Bill Pmt -Check	10/16/2019	1496	KO Electric		941.00	0.00
Bill Pmt -Check	10/16/2019	1497	National Business Services		104.18	104.18
Bill Pmt -Check	10/16/2019	1497	National Business Services		-104.18	0.00
Bill Pmt -Check	10/16/2019	1498	Tru-Care Landscaping		-2,210.00	-2,210.00
Bill Pmt -Check	10/16/2019	1498	Tru-Care Landscaping		2,210.00	0.00
Total Accounts Payable					0.00	0.00
Reserves						-22,692.66
Deposit	10/31/2019			Interest	-121.45	-22,814.11
Total Reserves					-121.45	-22,814.11
Opening Bal Equity						0.00
Total Opening Bal Equity						0.00
Retained Earnings						-104,618.65
Total Retained Earnings						-104,618.65
A/R-Assessments						0.00

River Point Community Association, Inc.
General Ledger
As of October 31, 2019

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total A/R-Assessments						0.00
A/R-Other						0.00
Total A/R-Other						0.00
Income						-83,380.22
Annual Assessment						-74,126.95
Stmt Charge	10/01/2019	13748		Annual Assessment	-157.00	-74,283.95
Total Annual Assessment					-157.00	-74,283.95
Assessment Interest						-384.60
Invoice	10/01/2019	FC 43...	13748	Finance Charges on Overdue Balance	-2.32	-386.92
Invoice	10/01/2019	FC 44...	13748	Finance Charges on Overdue Balance	-2.17	-389.09
Invoice	10/01/2019	FC 45...	13748	Finance Charges on Overdue Balance	-2.40	-391.49
Invoice	10/01/2019	FC 45...	13748	Finance Charges on Overdue Balance	-2.85	-394.34
Invoice	10/01/2019	FC 46...	13748	Finance Charges on Overdue Balance	-2.69	-397.03
Invoice	10/01/2019	FC 46...	13748	Finance Charges on Overdue Balance	-2.69	-399.72
Invoice	10/01/2019	FC 46...	13748	Finance Charges on Overdue Balance	-2.78	-402.50
Invoice	10/01/2019	FC 47...	13748	Finance Charges on Overdue Balance	-1.29	-403.79
Invoice	10/01/2019	FC 47...	13748	Finance Charges on Overdue Balance	-1.49	-405.28
Payment	10/01/2019	106169	13748	From Mr. Tankels office	1.29	-403.99
Total Assessment Interest					-19.39	-403.99
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
Assessments 2009						0.00
Total Assessments 2009						0.00
Assessments 2010						0.00
Total Assessments 2010						0.00
Assessments 2011						-157.00
Total Assessments 2011						-157.00
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						-262.94
Deposit	10/31/2019			Interest	-29.52	-292.46
Deposit	10/31/2019			Interest	-0.43	-292.89
Total Interest Earned					-29.95	-292.89
Late Fee / Service Charges						-2,235.00
Stmt Charge	10/01/2019	13748		Late Fee	-25.00	-2,260.00
Total Late Fee / Service Charges					-25.00	-2,260.00
Late Fee 2009						0.00

River Point Community Association, Inc.
General Ledger
As of October 31, 2019

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total Late Fee 2009						0.00
Late Fee 2010						0.00
Total Late Fee 2010						0.00
Legal Fee - Owed by Resident						-6,242.24
Total Legal Fee - Owed by Resident						-6,242.24
Income - Other						28.51
Total Income - Other						28.51
Total Income					-231.34	-83,611.56
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
Cost of Goods Sold						0.00
Total Cost of Goods Sold						0.00
Board Expenses						589.74
Association Storage Unit						589.74
Total Association Storage Unit						589.74
Office Supplies						0.00
Total Office Supplies						0.00
Postage						0.00
Check	10/15/2019	20169...	RCMS		202.44	202.44
Total Postage					202.44	202.44
Board Expenses - Other						0.00
Total Board Expenses - Other						0.00
Total Board Expenses					202.44	792.18
Community Affairs						0.00
Events						0.00
Total Events						0.00
Social Committee						0.00
Total Social Committee						0.00
Yard of the Month						0.00
Total Yard of the Month						0.00
Community Affairs - Other						0.00
Total Community Affairs - Other						0.00
Total Community Affairs						0.00
Corporate Expenses						684.74
Annual Report						0.00
Total Annual Report						0.00
Insurance - General						0.00
Total Insurance - General						0.00
Tax Return						430.00
Total Tax Return						430.00
Taxes						0.00
Total Taxes						0.00
Taxes - Federal						193.49
Total Taxes - Federal						193.49
Corporate Expenses - Other						61.25
Total Corporate Expenses - Other						61.25
Total Corporate Expenses						684.74
General & Administration						16,238.82
Accounting Audit						0.00
Total Accounting Audit						0.00
Bad Debt						0.00
Total Bad Debt						0.00
Bank Fees						0.00
Total Bank Fees						0.00
Community Events						0.00
Total Community Events						0.00
Fee for NSF Check						0.00

River Point Community Association, Inc.

General Ledger

As of October 31, 2019

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total Fee for NSF Check						0.00
Management Fee						15,075.00
Check	10/01/2019	ACH	RCMS		1,675.00	16,750.00
Total Management Fee					1,675.00	16,750.00
Postage and Delivery						1,163.82
Bill	10/16/2019	9777	National Business Services	check stock	104.18	1,268.00
Total Postage and Delivery					104.18	1,268.00
Storage						0.00
Total Storage						0.00
Website						0.00
Total Website						0.00
General & Administration - Other						0.00
Total General & Administration - Other						0.00
Total General & Administration					1,779.18	18,018.00
Legal Fees						4,880.40
Legal Fee - HOA						857.50
Total Legal Fee - HOA						857.50
Legal Fee - Owed by Resident						4,022.90
Total Legal Fee - Owed by Resident						4,022.90
Legal Fees - Other						0.00
Total Legal Fees - Other						0.00
Total Legal Fees						4,880.40
Maintenance & Operation						29,700.38
Fence - Repairs						0.00
Total Fence - Repairs						0.00
Landscape						22,155.24
Beautification Committee						50.00
Total Beautification Committee						50.00
Flowers / Annuals						0.00
Total Flowers / Annuals						0.00
Improvements						0.00
Total Improvements						0.00
Irrigation Repairs						0.00
Total Irrigation Repairs						0.00
Landscape Improvements						0.00
Total Landscape Improvements						0.00
Landscape Contract						19,890.00
Bill	10/16/2019	11928	Tru-Care Landscaping	October	2,210.00	22,100.00
Total Landscape Contract					2,210.00	22,100.00
Mulch, Sod, Etc.						0.00
Total Mulch, Sod, Etc.						0.00
Repairs						2,215.24
Bill	10/16/2019	750	KO Electric	MLB entrance install new 3 panel	941.00	3,156.24
Total Repairs					941.00	3,156.24
Tree Maint.						0.00
Total Tree Maint.						0.00
Landscape - Other						0.00
Total Landscape - Other						0.00
Total Landscape					3,151.00	25,306.24
Lights - Maintenance						75.28
Total Lights - Maintenance						75.28
Reserve Maintenance (Long Term)						0.00
Total Reserve Maintenance (Long Term)						0.00
Security						0.00
Total Security						0.00
Security - City of Jacksonville						4,060.00
Bill	10/01/2019	ARSO...	City of Jacksonville, Florida	August	56.25	4,116.25
Bill	10/01/2019	2019-9	Brandon Fowler	September	420.00	4,536.25
Total Security - City of Jacksonville					476.25	4,536.25
Signs - Repaired						933.71
Total Signs - Repaired						933.71
Utilities						2,476.15
Electric						767.39

River Point Community Association, Inc.
General Ledger
 As of October 31, 2019

Type	Date	Num	Name	Memo	Paid Amount	Balance
Bill	10/01/2019		JEA		108.37	875.76
Total Electric					108.37	875.76
Irrigation						0.00
Total Irrigation						0.00
Water						1,708.76
Bill	10/01/2019		JEA		237.54	1,946.30
Total Water					237.54	1,946.30
Utilities - Other						0.00
Total Utilities - Other						0.00
Total Utilities					345.91	2,822.06
Maintenance & Operation - Other						0.00
Total Maintenance & Operation - Other						0.00
Total Maintenance & Operation					3,973.16	33,673.54
Pet Waste Stations						0.00
Total Pet Waste Stations						0.00
Special Projects						10,820.00
Total Special Projects						10,820.00
Suspense						0.00
Total Suspense						0.00
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, 2019

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
10910	0.00	0.00	0.00	0.00	-718.04	-718.04
10923	0.00	0.00	0.00	0.00	10.00	10.00
10961	0.00	0.00	37.35	0.00	0.00	37.35
10976	0.00	0.00	0.00	0.00	-144.86	-144.86
10977 - T	2.78	0.00	2.69	2.78	199.63	207.88
10993	0.00	0.00	74.49	0.00	0.00	74.49
10998	0.00	-25.00	-25.00	-25.00	-50.00	-125.00
11003	0.00	0.00	0.00	0.00	-25.00	-25.00
11009	0.00	0.00	37.35	0.00	0.00	37.35
11011	0.00	0.00	0.00	0.00	-37.14	-37.14
11050	0.00	0.00	37.35	0.00	0.00	37.35
11053	0.00	0.00	0.00	0.00	25.00	25.00
11064 - T	2.78	0.00	2.69	2.78	199.63	207.88
11076 - DNB* - MFC 8/5/19	50.00	0.00	0.00	0.00	611.60	661.60
11086	2.78	0.00	2.69	2.78	199.63	207.88
11118	0.00	0.00	0.00	0.00	31.60	31.60
11122 - T	2.78	0.00	2.69	2.78	235.65	243.90
11131	0.00	0.00	0.00	0.00	-157.00	-157.00
11134	0.00	0.00	0.00	0.00	-200.04	-200.04
11135 - T - MFC 10/29/19 - BKR	2.78	0.00	2.69	2.78	199.63	207.88
11139	0.00	0.00	37.35	0.00	0.00	37.35
11146	0.00	0.00	0.00	0.00	27.32	27.32
11164*	0.00	0.00	37.35	0.00	0.00	37.35
11180	0.00	0.00	0.00	0.00	66.12	66.12
11230	0.00	0.00	0.00	0.00	-157.00	-157.00
11260	0.00	0.00	37.35	0.00	0.00	37.35
11268 *	0.00	0.00	0.00	0.00	106.03	106.03
11295	0.00	0.00	37.14	0.00	0.00	37.14
11296*	0.00	0.00	0.00	0.00	1,266.16	1,266.16
11336	0.00	0.00	111.57	0.00	0.00	111.57
11347 *	0.00	0.00	0.00	0.00	180.98	180.98
11357	0.00	0.00	0.00	0.00	157.45	157.45
11359	0.00	0.00	0.00	0.00	-0.01	-0.01
13229	0.00	0.00	0.00	0.00	25.92	25.92
13259	0.00	0.00	37.35	0.00	0.00	37.35
13299	0.00	0.00	25.00	0.00	-25.00	0.00
13366 - T	2.78	0.00	2.69	2.78	199.63	207.88
13417	0.00	0.00	0.00	0.00	-6.37	-6.37
13521 - T	39.92	0.00	5.47	0.00	198.56	243.95
13531	0.00	0.00	0.00	0.00	27.32	27.32
13578 - T	2.78	0.00	2.69	2.78	199.63	207.88
13605 - T	114.41	0.00	2.69	2.78	200.17	320.05
13668	0.00	0.00	0.00	0.00	25.00	25.00
13671	0.00	0.00	0.00	0.00	-5.00	-5.00
13724	0.00	0.00	0.00	0.00	-37.14	-37.14
13748	37.35	0.00	0.00	0.00	37.14	74.49
13762 - T	2.78	0.00	2.69	2.78	199.63	207.88
13766	0.00	-13.00	-13.00	-13.00	-53.00	-92.00
13795	0.00	0.00	0.00	0.00	-8.00	-8.00
13796*	0.00	0.00	0.00	0.00	29.14	29.14
13837	0.00	0.00	0.00	0.00	-207.00	-207.00
13912	0.00	0.00	0.00	0.00	-8.00	-8.00
13937	0.00	0.00	0.00	0.00	-8.00	-8.00
13958*	0.00	0.00	0.00	0.00	74.28	74.28
13974 - T	2.78	0.00	2.69	2.78	199.63	207.88
13996 - T	2.78	0.00	2.69	2.78	237.04	245.29

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11/18/19

River Point Community Association, Inc.
Aging Summary
As of October 31, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
13997	0.00	0.00	0.00	0.00	-8.00	-8.00
TOTAL	<u>269.48</u>	<u>-38.00</u>	<u>506.71</u>	<u>-7.42</u>	<u>3,314.92</u>	<u>4,045.69</u>