

River Point Community Association, Inc.
Balance Sheet
As of October 31, 2020

	<u>Oct 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
C1CU 24mo CD	65,066.73
C1CU Money Market	46,616.60
C1CU Savings	2,025.73
Smartstreet	29,609.14
Total Checking/Savings	<u>143,318.20</u>
Accounts Receivable	
Accounts Receivable	-1,450.90
Total Accounts Receivable	<u>-1,450.90</u>
Total Current Assets	<u>141,867.30</u>
TOTAL ASSETS	<u>141,867.30</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	24,265.69
Total Other Current Liabilities	<u>24,265.69</u>
Total Current Liabilities	<u>24,265.69</u>
Total Liabilities	24,265.69
Equity	
Retained Earnings	107,527.87
Net Income	10,073.74
Total Equity	<u>117,601.61</u>
TOTAL LIABILITIES & EQUITY	<u>141,867.30</u>

River Point Community Association, Inc.

11/16/20

Budget Performance

Cash Basis

October 2020

	Oct 20	Budget	Jan - Oct 20	YTD Budget	Annual Budget
Income					
Income					
Annual Assessment	161.18	6,980.34	84,487.56	69,803.32	83,764.00
Assessment Interest	7.22		564.54		
Interest Earned	16.02		198.79		
Late Fee / Service Charges	0.00		1,575.46		
Legal Fee - Owed by Resident	70.61		1,131.99		
Total Income	255.03	6,980.34	87,958.34	69,803.32	83,764.00
Total Income	255.03	6,980.34	87,958.34	69,803.32	83,764.00
Gross Profit	255.03	6,980.34	87,958.34	69,803.32	83,764.00
Expense					
Board Expenses					
Association Storage Unit	0.00		589.74		
Office Supplies	8.49	15.50	8.49	155.00	186.00
Postage	22.00		22.00		
Total Board Expenses	30.49	15.50	620.23	155.00	186.00
Community Affairs					
Social Committee	0.00	58.33	0.00	583.34	700.00
Yard of the Month	0.00	14.17	0.00	141.66	170.00
Total Community Affairs	0.00	72.50	0.00	725.00	870.00
Corporate Expenses					
Corporate Report	0.00	5.25	61.25	52.50	63.00
Insurance - General	0.00	166.67	639.00	1,666.66	2,000.00
Tax Return	0.00	25.00	455.00	250.00	300.00
Taxes - Federal	0.00	12.50	402.00	125.00	150.00
Total Corporate Expenses	0.00	209.42	1,557.25	2,094.16	2,513.00
General & Administration					
Bad Debt	0.00	166.67	-76.64	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	0.00	166.67	645.98	1,666.66	2,000.00
Total General & Administration	1,675.00	2,008.34	17,319.34	20,083.32	24,100.00
Legal Fees					
Legal Fee - HOA	0.00	83.33	0.00	833.34	1,000.00
Legal Fee - Owed by Resident	344.70	16.67	619.20	166.66	200.00
Total Legal Fees	344.70	100.00	619.20	1,000.00	1,200.00
Maintenance & Operation					
Landcape					
Beautification Committee	0.00		-50.00		
Improvements	0.00	19.17	1,440.00	191.66	230.00
Landscape Contract	3,680.00	3,680.00	36,800.00	36,800.00	44,160.00
Repairs	1,135.00	150.00	1,200.26	1,500.00	1,800.00
Total Landcape	4,815.00	3,849.17	39,390.26	38,491.66	46,190.00
Reserve Maintenance (Long Term)	0.00	83.33	0.00	833.34	1,000.00
Security - City of Jacksonville	420.00	570.00	4,356.75	5,700.00	6,840.00
Signs - Repaired	1,886.78		6,012.39		
Utilities					
Electric	74.10	250.00	947.34	2,500.00	3,000.00
Water	184.24	333.33	1,771.84	3,333.34	4,000.00
Total Utilities	258.34	583.33	2,719.18	5,833.34	7,000.00
Total Maintenance & Operation	7,380.12	5,085.83	52,478.58	50,858.34	61,030.00
Special Projects	1,995.00		5,290.00		

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River Point Community Association, Inc.

11/16/20

Budget Performance

Cash Basis

October 2020

	<u>Oct 20</u>	<u>Budget</u>	<u>Jan - Oct 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Suspense	0.00		0.00		
Total Expense	11,425.31	7,491.59	77,884.60	74,915.82	89,899.00
Net Income	<u>-11,170.28</u>	<u>-511.25</u>	<u>10,073.74</u>	<u>-5,112.50</u>	<u>-6,135.00</u>

River Point Community Association, Inc.

General Ledger

As of October 31, 2020

Type	Date	Num	Name	Memo	Paid Amount	Balance
C1CU 24mo CD						64,942.51
Deposit	10/31/2020			Interest	124.22	65,066.73
Total C1CU 24mo CD					124.22	65,066.73
C1CU Money Market						46,600.76
Deposit	10/31/2020			Interest	15.84	46,616.60
Total C1CU Money Market					15.84	46,616.60
C1CU Operating						0.00
Total C1CU Operating						0.00
C1CU Savings						2,025.55
Deposit	10/31/2020			Interest	0.18	2,025.73
Total C1CU Savings					0.18	2,025.73
Smartstreet						40,646.09
Check	10/01/2020	ACH	RCMS		-1,675.00	38,971.09
Deposit	10/01/2020			Deposit	180.40	39,151.49
Bill Pmt -Check	10/02/2020	1567	Bob's Backflow & Plumbing Services,...		-1,015.00	38,136.49
Bill Pmt -Check	10/02/2020	1568	JEA	9197614200	-258.34	37,878.15
Bill Pmt -Check	10/02/2020	1569	KO Electric		-1,000.00	36,878.15
Bill Pmt -Check	10/02/2020	1570	Tom's Outdoor Services, LLC		-1,995.00	34,883.15
Deposit	10/02/2020			Deposit	75.00	34,958.15
Check	10/06/2020	1571	11275	11275	-30.49	34,927.66
Check	10/09/2020	1572	Brandon Fowler		-420.00	34,507.66
Bill Pmt -Check	10/09/2020	1573	Beach River Landscapes		-3,680.00	30,827.66
Bill Pmt -Check	10/09/2020	1574	Bob's Backflow & Plumbing Services,...		-120.00	30,707.66
Bill Pmt -Check	10/09/2020	1575	Dale Westling		-344.70	30,362.96
Bill Pmt -Check	10/09/2020	1576	Hughes Home Services, LLC		-886.78	29,476.18
Deposit	10/15/2020			Deposit	35.00	29,511.18
Deposit	10/20/2020			Deposit	13.00	29,524.18
Deposit	10/22/2020			Deposit	13.16	29,537.34
Deposit	10/28/2020			Deposit	57.45	29,594.79
Deposit	10/30/2020			Deposit	14.35	29,609.14
Total Smartstreet					-11,036.95	29,609.14
Accounts Receivable						-1,301.55
Payment	10/01/2020	270639	13463		161.18	-1,140.37
Payment	10/01/2020	270639	13463		2.38	-1,137.99
Payment	10/01/2020	270639	13463		-168.40	-1,306.39
Payment	10/01/2020	270639	13463		2.46	-1,303.93
Payment	10/01/2020	270639	13463		2.38	-1,301.55
Payment	10/01/2020	16089...	11327		-12.00	-1,313.55
Payment	10/02/2020	16138...	11118		-75.00	-1,388.55
Payment	10/15/2020	16197...	10998		-35.00	-1,423.55
Payment	10/20/2020	16209...	13766		-13.00	-1,436.55
Payment	10/22/2020	7790	11296*		13.16	-1,423.39
Payment	10/22/2020	7790	11296*		-13.16	-1,436.55
Payment	10/28/2020	16222...	15087*		57.45	-1,379.10
Payment	10/28/2020	16222...	15087*		-57.45	-1,436.55
Payment	10/30/2020	16229...	15106		-14.35	-1,450.90
Total Accounts Receivable					-149.35	-1,450.90
Inventory Asset						0.00
Total Inventory Asset						0.00
Undeposited Funds						0.00
Payment	10/01/2020	270639	13463		168.40	168.40
Payment	10/01/2020	16089...	11327		12.00	180.40
Deposit	10/01/2020	270639	13463	Deposit	-168.40	12.00
Deposit	10/01/2020	16089...	11327	Deposit	-12.00	0.00
Payment	10/02/2020	16138...	11118		75.00	75.00
Deposit	10/02/2020	16138...	11118	Deposit	-75.00	0.00
Payment	10/15/2020	16197...	10998		35.00	35.00
Deposit	10/15/2020	16197...	10998	Deposit	-35.00	0.00
Payment	10/20/2020	16209...	13766		13.00	13.00
Deposit	10/20/2020	16209...	13766	Deposit	-13.00	0.00
Payment	10/22/2020	7790	11296*		13.16	13.16
Deposit	10/22/2020	7790	11296*	Deposit	-13.16	0.00
Payment	10/28/2020	16222...	15087*		57.45	57.45
Deposit	10/28/2020	16222...	15087*	Deposit	-57.45	0.00
Payment	10/30/2020	16229...	15106		14.35	14.35
Deposit	10/30/2020	16229...	15106	Deposit	-14.35	0.00
Total Undeposited Funds					0.00	0.00
Accounts Payable						0.00
Bill Pmt -Check	10/02/2020	1567	Bob's Backflow & Plumbing Services,...		-1,015.00	-1,015.00
Bill Pmt -Check	10/02/2020	1567	Bob's Backflow & Plumbing Services,...		1,015.00	0.00
Bill Pmt -Check	10/02/2020	1568	JEA	9197614200	258.34	258.34
Bill Pmt -Check	10/02/2020	1568	JEA	9197614200	-74.10	184.24
Bill Pmt -Check	10/02/2020	1568	JEA	9197614200	-184.24	0.00
Bill Pmt -Check	10/02/2020	1569	KO Electric		-1,000.00	-1,000.00
Bill Pmt -Check	10/02/2020	1569	KO Electric		1,000.00	0.00
Bill Pmt -Check	10/02/2020	1570	Tom's Outdoor Services, LLC		-1,995.00	-1,995.00
Bill Pmt -Check	10/02/2020	1570	Tom's Outdoor Services, LLC		1,995.00	0.00
Bill Pmt -Check	10/09/2020	1573	Beach River Landscapes		3,680.00	3,680.00
Bill Pmt -Check	10/09/2020	1573	Beach River Landscapes		-3,680.00	0.00

River Point Community Association, Inc.

General Ledger

As of October 31, 2020

Type	Date	Num	Name	Memo	Paid Amount	Balance
Bill Pmt -Check	10/09/2020	1574	Bob's Backflow & Plumbing Services,...		-120.00	-120.00
Bill Pmt -Check	10/09/2020	1574	Bob's Backflow & Plumbing Services,...		120.00	0.00
Bill Pmt -Check	10/09/2020	1575	Dale Westling		344.70	344.70
Bill Pmt -Check	10/09/2020	1575	Dale Westling		-344.70	0.00
Bill Pmt -Check	10/09/2020	1576	Hughes Home Services, LLC		-886.78	-886.78
Bill Pmt -Check	10/09/2020	1576	Hughes Home Services, LLC		886.78	0.00
Total Accounts Payable					0.00	0.00
Reserves						-24,141.47
Deposit	10/31/2020			Interest	-124.22	-24,265.69
Total Reserves					-124.22	-24,265.69
Opening Bal Equity						0.00
Total Opening Bal Equity						0.00
Retained Earnings						-107,527.87
Total Retained Earnings						-107,527.87
A/R-Assessments						0.00
Total A/R-Assessments						0.00
A/R-Other						0.00
Total A/R-Other						0.00
Income						-87,703.31
Annual Assessment						-84,326.38
Stmt Charge	10/01/2020	13463		Annual Assessment	-161.18	-84,487.56
Total Annual Assessment					-161.18	-84,487.56
Assessment Interest						-557.32
Invoice	10/01/2020	FC 50...	13463	Finance Charges on Overdue Balance	-2.38	-559.70
Invoice	10/01/2020	FC 50...	13463	Finance Charges on Overdue Balance	-2.46	-562.16
Invoice	10/01/2020	FC 50...	13463	Finance Charges on Overdue Balance	-2.38	-564.54
Total Assessment Interest					-7.22	-564.54
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						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

River Point Community Association, Inc.

General Ledger

As of October 31, 2020

Type	Date	Num	Name	Memo	Paid Amount	Balance
Interest Earned						-182.77
Deposit	10/31/2020			Interest	-15.84	-198.61
Deposit	10/31/2020			Interest	-0.18	-198.79
Total Interest Earned					-16.02	-198.79
Late Fee / Service Charges						-1,575.46
Total Late Fee / Service Charges						-1,575.46
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						-1,061.38
Stmt Charge	10/22/2020	11296*		Suit for Injunction	-13.16	-1,074.54
Stmt Charge	10/28/2020	15087*		Attorney Demand Letter	-57.45	-1,131.99
Total Legal Fee - Owed by Resident					-70.61	-1,131.99
Income - Other						0.00
Total Income - Other						0.00
Total Income					-255.03	-87,958.34
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
Check	10/06/2020	1571	11275	11275	8.49	8.49
Total Office Supplies					8.49	8.49
Postage						0.00
Check	10/06/2020	1571	11275	11275	22.00	22.00
Total Postage					22.00	22.00
Board Expenses - Other						0.00
Total Board Expenses - Other						0.00
Total Board Expenses					30.49	620.23
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						1,557.25
Annual Report						0.00
Total Annual Report						0.00
Corporate Report						61.25
Total Corporate Report						61.25
Insurance - General						639.00
Total Insurance - General						639.00
Tax Return						455.00
Total Tax Return						455.00
Taxes						0.00
Total Taxes						0.00
Taxes - Federal						402.00
Total Taxes - Federal						402.00
Corporate Expenses - Other						0.00

River Point Community Association, Inc.

General Ledger

As of October 31, 2020

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total Corporate Expenses - Other						0.00
Total Corporate Expenses						1,557.25
General & Administration						15,644.34
Accounting Audit						0.00
Total Accounting Audit						0.00
Bad Debt						-76.64
Total Bad Debt						-76.64
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
Management Fee						15,075.00
Check	10/01/2020	ACH	RCMS		1,675.00	16,750.00
Total Management Fee					1,675.00	16,750.00
Postage and Delivery						645.98
Total Postage and Delivery						645.98
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					1,675.00	17,319.34
Legal Fees						274.50
Legal Fee - HOA						0.00
Total Legal Fee - HOA						0.00
Legal Fee - Owed by Resident						274.50
Bill	10/09/2020	RC20-...	Dale Westling	demand letters	344.70	619.20
Total Legal Fee - Owed by Resident					344.70	619.20
Legal Fees - Other						0.00
Total Legal Fees - Other						0.00
Total Legal Fees					344.70	619.20
Maintenance & Operation						45,098.46
Fence - Repairs						0.00
Total Fence - Repairs						0.00
Landscape						34,575.26
Beautification Committee						-50.00
Total Beautification Committee						-50.00
Flowers / Annuals						0.00
Total Flowers / Annuals						0.00
Improvements						1,440.00
Total Improvements						1,440.00
Irrigation Repairs						0.00
Total Irrigation Repairs						0.00
Landscape Improvements						0.00
Total Landscape Improvements						0.00
Landscape Contract						33,120.00
Bill	10/09/2020	853011	Beach River Landscapes	October	3,680.00	36,800.00
Total Landscape Contract					3,680.00	36,800.00
Mulch, Sod, Etc.						0.00
Total Mulch, Sod, Etc.						0.00
Repairs						65.26
Bill	10/02/2020	69677	Bob's Backflow & Plumbing Services,...	backflow meter repairs	1,015.00	1,080.26
Bill	10/09/2020	68637	Bob's Backflow & Plumbing Services,...	annual backflow inspection	120.00	1,200.26
Total Repairs					1,135.00	1,200.26
Tree Maint.						0.00
Total Tree Maint.						0.00
Landscape - Other						0.00
Total Landscape - Other						0.00
Total Landscape					4,815.00	39,390.26
Lights - Maintenance						0.00

River Point Community Association, Inc.

General Ledger

As of October 31, 2020

Type	Date	Num	Name	Memo	Paid Amount	Balance
Total Lights - Maintenance						0.00
Pet Waste Stations						0.00
Total Pet Waste Stations						0.00
Reserve Maintenance (Long Term)						0.00
Total Reserve Maintenance (Long Term)						0.00
Security						0.00
Total Security						0.00
Security - City of Jacksonville						3,936.75
Check	10/09/2020	1572	Brandon Fowler	September	420.00	4,356.75
Total Security - City of Jacksonville					420.00	4,356.75
Signs - Repaired						4,125.61
Bill	10/02/2020	1557	KO Electric	safety inspections for CCD and RRR entrances	1,000.00	5,125.61
Bill	10/09/2020		Hughes Home Services, LLC	sign and sign light repairs at all entrances from 7/2020 - ...	886.78	6,012.39
Total Signs - Repaired					1,886.78	6,012.39
Utilities						2,460.84
Electric						873.24
Bill	10/02/2020		JEA		74.10	947.34
Total Electric					74.10	947.34
Irrigation						0.00
Total Irrigation						0.00
Water						1,587.60
Bill	10/02/2020		JEA		184.24	1,771.84
Total Water					184.24	1,771.84
Utilities - Other						0.00
Total Utilities - Other						0.00
Total Utilities					258.34	2,719.18
Maintenance & Operation - Other						0.00
Total Maintenance & Operation - Other						0.00
Total Maintenance & Operation					7,380.12	52,478.58
Special Projects						3,295.00
Bill	10/02/2020	295	Tom's Outdoor Services, LLC	irrigation at Kernan and sleeve	1,995.00	5,290.00
Total Special Projects					1,995.00	5,290.00
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, 2020

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
10910	0.00	0.00	0.00	0.00	-546.04	-546.04
10998	0.00	-35.00	-35.00	-35.00	-105.00	-210.00
11001*	57.45	0.00	0.00	0.00	0.00	57.45
11027	0.00	0.00	0.00	0.00	-25.00	-25.00
11053	0.00	25.00	0.00	0.00	0.00	25.00
11102	0.00	0.00	0.00	0.00	-25.00	-25.00
11118	0.00	-75.00	-0.84	0.00	0.00	-75.84
11131	0.00	0.00	0.00	0.00	-8.59	-8.59
11135 - T - ...	35.64	0.00	0.00	5.41	422.43	463.48
11180*	0.00	90.66	0.00	0.00	1.17	91.83
11237	0.00	0.00	0.00	0.00	-25.00	-25.00
11268 *	0.00	106.03	0.00	0.00	0.00	106.03
11295*	57.45	0.00	0.00	0.00	0.00	57.45
11296*	0.00	1,200.00	0.00	0.00	0.00	1,200.00
11327	0.00	-12.00	-12.00	-12.00	-60.00	-96.00
11333	0.00	0.00	0.00	0.00	-25.00	-25.00
11347 *	0.00	180.98	0.00	0.00	0.00	180.98
13229	0.27	25.00	0.00	0.00	0.00	25.27
13489*	57.45	0.00	0.00	0.00	0.00	57.45
13714	0.00	0.00	0.00	0.00	-1.28	-1.28
13762 - T	9.89	0.00	0.00	5.03	353.50	368.42
13766	0.00	-13.00	-13.00	-13.00	-39.00	-78.00
13795	0.00	0.00	0.00	0.00	-8.00	-8.00
13796*	0.00	29.14	0.00	0.00	0.00	29.14
13901*	57.45	0.00	0.00	0.00	0.00	57.45
13912	0.00	0.00	0.00	0.00	-1.00	-1.00
13937	0.00	0.00	0.00	0.00	-1.00	-1.00
13997	0.00	0.00	0.00	0.00	-1.00	-1.00
14037	0.96	0.00	0.00	0.49	34.70	36.15
15033	0.00	25.00	0.00	0.00	9.63	34.63
15106	0.00	-14.35	-14.35	-14.35	-109.10	-152.15
15116	1.20	0.00	0.00	0.61	43.59	45.40
15120	1.20	0.00	0.00	0.61	43.59	45.40
15123*	57.45	0.00	0.00	0.00	0.00	57.45
15141	0.00	0.00	0.00	0.00	-172.00	-172.00
15155*	57.45	0.00	0.00	0.00	0.00	57.45
TOTAL	393.86	1,532.46	-75.19	-62.20	-243.40	1,545.53