

# Point Richmond Ridge Homeowners Association

10/31/2024

Prepared by:



# Point Richmond Ridge Homeowners Association

Balance Sheet as of 10/31/2024

Assets	Operating	Reserve	Total
<b>Bank Accounts</b>			
000100 - AAB Operating Account	\$12,547.58		\$12,547.58
000200 - Reserve Account		\$19,701.46	\$19,701.46
<b>Total Bank Accounts</b>	<b>\$12,547.58</b>	<b>\$19,701.46</b>	<b>\$32,249.04</b>
<b>Total Assets</b>	<b>\$12,547.58</b>	<b>\$19,701.46</b>	<b>\$32,249.04</b>
Liabilities / Equity	Operating	Reserve	Total
<b>Liability</b>			
210200 - Prepaid Assessment	\$825.00		\$825.00
<b>Total Liability</b>	<b>\$825.00</b>		<b>\$825.00</b>
<b>Equity - Retained Earnings</b>			
320000 - Operations Retained Earnings	\$26,354.68		\$26,354.68
321000 - Reserves Retained Earnings		\$38,641.16	\$38,641.16
390000 - Net Income	(\$14,632.10)	(\$18,939.70)	(\$33,571.80)
<b>Total Equity - Retained Earnings</b>	<b>\$11,722.58</b>	<b>\$19,701.46</b>	<b>\$31,424.04</b>
<b>Total Liabilities / Equity</b>	<b>\$12,547.58</b>	<b>\$19,701.46</b>	<b>\$32,249.04</b>

# Point Richmond Ridge Homeowners Association

## Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
410000 - Assessment Income	300.00	-	300.00	49,800.00	49,800.00	-	49,800.00
410001 - Late Fees	50.00	-	50.00	200.00	-	200.00	-
410006 - Fines Income	225.00	-	225.00	325.00	-	325.00	-
420003 - Investment/Interest Income	.41	-	.41	6.69	-	6.69	-
Total Income	575.41	-	575.41	50,331.69	49,800.00	531.69	49,800.00
Total Income	575.41	-	575.41	50,331.69	49,800.00	531.69	49,800.00

## Operating Expense

<b>Expenses</b>							
500085 - Strongroom	-	-	-	30.00	-	(30.00)	-
501003 - Insurance Expense	3,160.00	3,160.00	-	3,160.00	3,160.00	-	3,160.00
501004 - Legal/Lien Fees	350.00	42.00	(308.00)	350.00	420.00	70.00	500.00
501006 - Management	600.00	600.00	-	6,000.00	6,000.00	-	7,200.00
501010 - Filing Fees	-	-	-	24.99	75.00	50.01	75.00
501190 - Reserve Study	-	-	-	1,235.00	1,500.00	265.00	1,500.00
503000 - Office Supplies	66.43	65.00	(1.43)	163.02	650.00	486.98	775.00
503010 - Postage	108.24	33.00	(75.24)	291.06	330.00	38.94	400.00
503210 - Website	-	-	-	492.04	-	(492.04)	-
504000 - Taxes Property	-	-	-	476.88	585.00	108.12	585.00
504080 - Taxes Federal	-	-	-	-	75.00	75.00	75.00
610005 - Landscape Maintenance Contract	756.70	760.00	3.30	7,590.10	7,600.00	9.90	9,122.00
610042 - Entry Maintenance	-	42.00	42.00	-	420.00	420.00	500.00
610062 - Tree Pruning/Removal	-	42.00	42.00	500.00	420.00	(80.00)	500.00
610130 - Backflow Testing	-	3.00	3.00	30.00	30.00	-	30.00
630152 - Towing	-	83.00	83.00	-	332.00	332.00	500.00
750001 - Water	889.67	-	(889.67)	1,351.20	-	(1,351.20)	-
830150 - Contingencies	3,161.00	547.00	(2,614.00)	5,560.50	5,470.00	(90.50)	6,569.00
<b>Total Expenses</b>	<b>9,092.04</b>	<b>5,377.00</b>	<b>(3,715.04)</b>	<b>27,254.79</b>	<b>27,067.00</b>	<b>(187.79)</b>	<b>31,491.00</b>
<b>Non Operating Expense</b>							
990000 - Reserve Contribution	-	-	-	37,709.00	15,000.00	(22,709.00)	22,709.00
<b>Total Non Operating Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>37,709.00</b>	<b>15,000.00</b>	<b>(22,709.00)</b>	<b>22,709.00</b>
<b>Total Expense</b>	<b>9,092.04</b>	<b>5,377.00</b>	<b>(3,715.04)</b>	<b>64,963.79</b>	<b>42,067.00</b>	<b>(22,896.79)</b>	<b>54,200.00</b>
<b>Operating Net Total</b>	<b>(8,516.63)</b>	<b>(5,377.00)</b>	<b>(3,139.63)</b>	<b>(14,632.10)</b>	<b>7,733.00</b>	<b>(22,365.10)</b>	<b>(4,400.00)</b>

# Point Richmond Ridge Homeowners Association

## Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
420003 - Investment/Interest Income	16.68	-	16.68	331.91	-	331.91	-
Total Income	16.68	-	16.68	331.91	-	331.91	-
Non Operating Revenue							
890000 - Reserve Income Contribution	-	-	-	37,709.00	15,000.00	22,709.00	22,709.00
Total Non Operating Revenue	-	-	-	37,709.00	15,000.00	22,709.00	22,709.00
Total Income	16.68	-	16.68	38,040.91	15,000.00	23,040.91	22,709.00
Reserve Expense							
Expenses							
610600 - Playground/Park Equip & Maintenance	-	227.00	227.00	577.04	2,270.00	1,692.96	2,719.00
630012 - Road Maintenance	-	4,415.00	4,415.00	56,403.57	44,150.00	(12,253.57)	52,974.00
Total Expenses	-	4,642.00	4,642.00	56,980.61	46,420.00	(10,560.61)	55,693.00
Total Expense	-	4,642.00	4,642.00	56,980.61	46,420.00	(10,560.61)	55,693.00
Reserve Net Total	16.68	(4,642.00)	4,658.68	(18,939.70)	(31,420.00)	12,480.30	(32,984.00)
Net Total	(8,499.95)	(10,019.00)	1,519.05	(33,571.80)	(23,687.00)	(9,884.80)	(37,384.00)

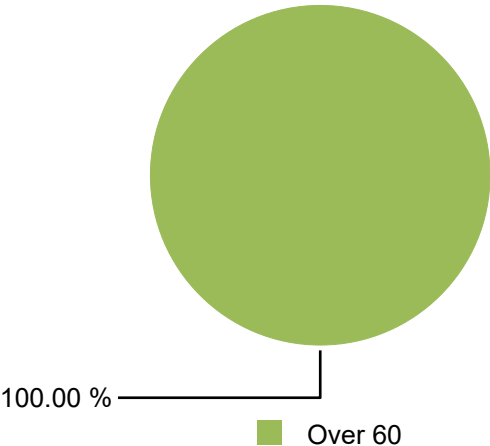
# Point Richmond Ridge Homeowners Association

AR Aging - 10/31/2024

## SUMMARY

Charge	Balance
Late Fee (1)	\$100.00
Violation Fine (1)	\$175.00
<hr/>	
Total	\$275.00

## DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
PRRH1044302 - 13615 13th Avenue NW Lot: 72 - Baldwin	-	-	\$275.00	-	\$275.00
Late Fee	-	-	\$100.00	-	\$100.00
Violation Fine	-	-	\$175.00	-	\$175.00
<hr/>					
Total:	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00
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Property Count:	0	0	1	0	

# Point Richmond Ridge Homeowners Association

Pre Paid Homeowners For 10/31/2024

Account	Property	Owner Name	Credit Amount
PRRH1044316	1207 139th Street NW Lot: 80	Wesley & Yong Redlin	300.00
PRRH1044190	13501 13th Avenue NW Lot: 19	Bradley P & Becky N Carlson	300.00
PRRH1044179	13307 13th Avenue NW Lot: 14	Jeffrey & Lorin Jacobs	200.00
PRRH1044162	13414 13th Avenue NW Lot: 08	Amy Faeth	25.00
Total			825.00

(\*\*\* indicates previous owners)

# Point Richmond Ridge Homeowners Association

## Bank Account Reconciliation for Period 10/31/2024

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
AAB Operating - 9091	12,984.97	-437.39	12,547.58	12,547.58	Balanced
AAB Reserve - 5357	19,701.46	0.00	19,701.46	19,701.46	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
AAB Operating - 9091			
10/31/2024	Washington Water Service - Seattle	300028	-437.39
Total AAB Operating - 9091			-437.39

### Reconciled Items

Date	Description	Check No	Amount
AAB Operating - 9091			
10/7/2024	Lockbox Deposit - Alliance Association Bank		350.00
10/17/2024	Lockbox Deposit - Alliance Association Bank		200.00
10/30/2024	Lockbox Deposit - Alliance Association Bank		225.00
10/31/2024	October Interest		0.41
10/3/2024	Thornhill Landscaping Services LLC	100194	-756.70
10/10/2024	HOA Community Solutions	ACH	-600.00
10/12/2024	Washington Water Service - Seattle	300027	-452.28
10/21/2024	Community Association Underwriters	100195	-3,160.00
10/21/2024	Steve the Arborist - Steven J. Wortinger	100196	-3,161.00
10/21/2024	SouthData Inc	100197	-174.67
10/25/2024	Roberts, Johns & Hemphill PLLC	100198	-350.00
Total AAB Operating - 9091			-7,879.24

### AAB Reserve - 5357

10/31/2024	October Interest		16.68
Total AAB Reserve - 5357			16.68



Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: September 30, 2024

This statement: October 31, 2024

Total days in statement period: 31

POINT RICHMOND RIDGE HOMEOWNERS  
C/O HOA COMMUNITY SOLUTIONS, LLC  
OPERATING  
PO BOX 364  
GIG HARBOR WA 98335-0364

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Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX9091	Beginning balance	\$20,864.21
Enclosures	4	Total additions	775.41
Low balance	\$12,984.56	Total subtractions	8,654.65
Average balance	\$19,269.40	Ending balance	\$12,984.97
Avg collected balance	\$19,269		

CHECKS

Number	Date	Amount	Number	Date	Amount
100194	10-24	756.70	100197	10-31	174.67
100196 *	10-30	3,161.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
10-15	' ACH Debit WASHINGTON WATER WATER BILL 241015	452.28
10-18	Miscellaneous Debit L8303	600.00
10-22	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100195*2410 21*Community Association Underwr\158032872\109036580\1	3,160.00
10-28	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100198*2410 25*Roberts Johns Hemphill PLLC\158521807\109572462\15	350.00



**CREDITS**

<b>Date</b>	<b>Description</b>	<b>Additions</b>
10-07	' Lockbox Deposit	350.00
10-17	' Lockbox Deposit	200.00
10-30	' Lockbox Deposit	225.00
10-31	' Interest Credit	0.41

**DAILY BALANCES**

<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>
09-30	20,864.21	10-18	20,361.93	10-30	13,159.23
10-07	21,214.21	10-22	17,201.93	10-31	12,984.97
10-15	20,761.93	10-24	16,445.23		
10-17	20,961.93	10-28	16,095.23		

**INTEREST INFORMATION**

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$19,269.40
Interest earned	\$0.41

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association  
C/O HOA Community Solutions  
PO Box 364  
Gig Harbor, WA 98335

Alliance Association Bank  
3033 West Ray Road  
Suite 200  
Chandler, AZ 85283

DATE: 10/03/2024

100194

PAY TO: Thornhill Landscaping Services LLC  
THE ORDER OF: Seven Hundred Fifty-Six Dollars and Seventy Cents

\$ 756.70  
DOLLARS

memo: Inv: 2061

*Janice Labadie*

100194 122105980 8243469091

10/24/2024 100194 \$756.70

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association  
C/O HOA Community Solutions  
PO Box 364  
Gig Harbor, WA 98335

Alliance Association Bank  
3033 West Ray Road  
Suite 200  
Chandler, AZ 85283

DATE: 10/21/2024

100196

PAY TO: Steve the Arborist - Steven J. Wortinger  
THE ORDER OF: Three Thousand One Hundred Sixty-One Dollars and Zero Cents

\$ 3,161.00  
DOLLARS

memo: Inv: 2967

*Janice Labadie*

100196 122105980 8243469091

10/30/2024 100196 \$3,161.00

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association  
C/O HOA Community Solutions  
PO Box 364  
Gig Harbor, WA 98335

Alliance Association Bank  
3033 West Ray Road  
Suite 200  
Chandler, AZ 85283

DATE: 10/21/2024

100197

PAY TO: SouthData Inc  
THE ORDER OF: One Hundred Seventy-Four Dollars and Sixty-Seven Cents

\$ 174.67  
DOLLARS

memo: Act: 010226; Inv: 994344819

*Janice Labadie*

100197 122105980 8243469091

10/31/2024 100197 \$174.67



Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.  
PO Box 26237 • Las Vegas, NV 89126-0237  
Return Service Requested

Last statement: September 30, 2024  
This statement: October 31, 2024  
Total days in statement period: 31

POINT RICHMOND RIDGE HOMEOWNERS  
C/O HOA COMMUNITY SOLUTIONS LLC  
RESERVE  
PO BOX 364  
GIG HARBOR WA 98335-0364

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Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX5357	Beginning balance	\$19,684.78
Low balance	\$19,684.78	Total additions	16.68
Average balance	\$19,684.78	Total subtractions	0.00
Avg collected balance	\$19,684	Ending balance	\$19,701.46
Interest paid year to date	\$331.91		

CREDITS

Date	Description	Additions
10-31	Interest Credit	16.68

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	19,684.78	10-31	19,701.46		

INTEREST INFORMATION

Annual percentage yield earned	1.01%
Interest-bearing days	31
Average balance for APY	\$19,684.78
Interest earned	\$16.68

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



# Thornhill Landscaping Services LLC

PO Box 1174 | Gig Harbor, Washington 98335  
(253)-514-5308 | davebrownthornhill@gmail.com

## RECIPIENT:

### Point Richmond Ridge

14315 62nd Avenue Northwest  
Gig Harbor, Washington 98332

## SERVICE ADDRESS:

14315 62nd Avenue Northwest  
Gig Harbor, Washington 98332

## For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 30, 2024				
Sept Mow, blow, cleanup		1	\$700.00	\$700.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$700.00
Gig Harbor (8.1%)	\$56.70
<b>Total</b>	<b>\$756.70</b>

Pay Now

## Invoice #2061

Issued Oct 01, 2024

Due Oct 31, 2024

**Total \$756.70**

HOA Community Solutions

Gig Harbor, WA 98335

**INVOICE** 71006

Account Number	Due Date	Invoice Total
MGMT- PRRH	10/9/2024	\$600.00

***Billing Period Ending: 10/09/2024***

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
10/9/2024	Management Fees	\$600.00

Point Richmond Ridge Homeowners Association

**INVOICE TOTAL: \$600.00**  
**DUE DATE: 10/9/2024**

Account Number: **MGMT- PRRH**

*Billing Period Ending: 10/09/2024*



FOR CUSTOMER SERVICE  
(877) 408-4060  
www.wawater.com  
14519 Peacock Hill Ave. NW  
Gig Harbor, WA 98332

Customer Name: PT RICHMOND RIDGE HOA  
Billing Date: September 20, 2024  
Account Number: 0419085055

Customer Message(s)  
If you are signed up for automatic payment withdrawals and would like to go paperless and receive your bill via email, please provide your email address below.

>Amount due will be debited from your bank account on 2024-10-11<

New, Convenient, Flexible Payment Plans Available: Our new collaboration with PromisePay allows customers to privately make interest-free payment arrangements to bring their past-due accounts current. Residential customers who have a past-due balance of at least \$50 are eligible and will receive text alerts to easily and discreetly set up a plan. Learn more: [wawater.promise-pay.com](http://wawater.promise-pay.com).

Visit [www.wawater.com](http://www.wawater.com) to find out how you can save time, eliminate postage, and reduce clutter! We offer several easy payment options, including online billing and payment service, Automatic Payment Service, and pay-by-phone toll-free at (844)-850-9065.

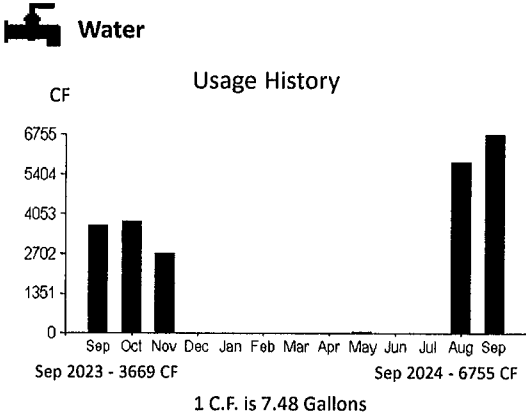
Service Address: 13602xxx 12th Ave NW, Gig Harbor, WA 98332  
Service Area: Peacock Hill

Account Summary as of September 20, 2024	
Current charges - Water: Metered	452.28
Subtotal	452.28
Prior Balance	387.33
Payment Received - 09/10/24	-387.33
Total Amount Due	\$452.28

Current Charges Delinquent on 10/12/24

Automatic payment of amount due will be debited from your bank account on 10/11/24

Service Details



Service From 8/13/24 - 9/12/24	
3/4" Base - Zero Usage	24.72
3/4" Step 1: 0-600cf(600cf)	21.18
3/4" Step 2: 601-2,200cf(1,600cf)	84.80
3/4" Step 3: Over 2,200cf(4,555cf)	321.58
	\$452.28

Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	09/12/2024	157571	08/12/2024	150816	6755 CF

CI240921-23-000003334

Account Number	Billing Date	
0419085055	09/20/24	Automatic payment of \$452.28 will be applied on 10/11/24

NW M-15

000023 000003334

PT RICHMOND RIDGE HOA  
C/O DEPT 432-HOA CS  
PO BOX 4579  
HOUSTON TX 77210-4579 A

Provide your email address below and sign for paperless billing.

Email: \_\_\_\_\_

X \_\_\_\_\_

RETURN ADDRESS:  
WASHINGTON WATER SERVICE  
PO BOX 35134  
SEATTLE WA 98124-5134



Washington Water Service  
P.O. Box 336, Gig Harbor, WA 98335  
Toll-Free (877) 408-4060  
[www.wawater.com](http://www.wawater.com)

PLEASE SEND ALL PAYMENTS TO OUR PAYMENT-ONLY POST OFFICE BOX BELOW. PLEASE SEND ALL CORRESPONDENCE AND INQUIRIES TO OUR MAIN POST OFFICE BOX ABOVE.

Payments Only:	Office Locations:			
Attn: Payments	<u>East Pierce</u>	<u>Gig Harbor</u>	<u>Olympia</u>	<u>Orcas Island</u>
P.O. Box 35134	Customer Center	Customer Center	Engineering and Water Quality	Field Office
Seattle, WA 98124	5410 189th Street East	14519 Peacock Hill Avenue NW	6800 Meridian Road SE	107 Firehouse Lane
	Puyallup, WA 98375	Gig Harbor, WA 98332	Olympia, WA 98513	Eastsound, WA 98245
	Fax: (253) 875-7747	Fax: (253) 857-4001	Fax: (360) 459-3259	Fax: (360) 376-2722

**Rates, Water Quality, Conservation and Other Important information:**

Headquartered in Gig Harbor, Washington Water Service (Washington Utilities and Transportation Commission (WUTC)). The WUTC's contact information is provided below for your records.

WUTC-approved rate schedules and rules are available for your review at our Customer Center above and on our website at [www.wawater.com](http://www.wawater.com). Additional information about water quality reports, conservation, emergency preparedness, and other service tips can also be found on our website.

**Water Bill Due Dates:** *This bill is due and payable upon receipt.*

The current bills are due and payable upon receipt and become past due after 21 days. Any **prior balances** shown are considered past due and should be paid immediately to avoid interruption of service. If you question the accuracy of your bill, please contact our Customer Center toll-free at (877) 408-4060.

**Payments**

Payments can be made online by visiting our website at [www.wawater.com](http://www.wawater.com) or by calling our automatic payment number at (844) 850-9065. Please be sure to have your account number and service zip code available when making your payment using the automatic payment line. We accept the following methods of payment: cash, personal check, money order, or Visa, MasterCard, and Discover at our Customer Center. Credit card payments can also be made over the phone during normal business hours by calling the toll-free number above. **Please note: Payments made over the phone with a customer service representative will be assessed a credit card processing fee, which we send to our payment processor.** We also have a night drop at our East Pierce, Gig Harbor, and Olympia locations, where you can drop your payment off for processing the next business day.

In addition to the payment methods previously mentioned, we offer automatic payment services that enable you to have your payment drafted from your checking /savings account or a credit card on a recurring basis. If you are interested in one of our auto-pay services, please visit our website and click on the "Customer Care" tab to learn more and sign up. You can also call our office for assistance with these payment options.

Washington Water also accepts payments from our customer's bill payer services. For those options, please reach out to your bank to set up your automatic payment option.

All check payments should include your payment remittance stub for proper processing and be mailed separately from your general correspondence and inquiries to the payment post office box above. **Please do not fold, staple, or clip prior payments to your invoice, as automated equipment is used to process your payment.**

**Emergency Services**

Our office hours are 8:00 a.m. to 4:30 p.m., Monday through Friday. Our office is closed on Mondays from noon to 1:00 p.m. and on weekends and holidays. For a list of our office closures, please visit our website at [www.wawater.com](http://www.wawater.com). If you have an emergency during non-business hours, please call our toll-free number for assistance. For account information such as balance due, payment due dates, and other non-emergency services, please call our Customer Center during normal business hours.

**Employee Identification**

All authorized employees carry Washington Water photo identification and also wear company clothing with our logo. Please ask for identification before allowing service representatives onto your property. If you have any concerns, please call our Customer Center.

**NOTICE TO CUSTOMERS WITH A PAST-DUE, PRIOR BALANCE ON THEIR BILL:**

Any prior balance shown on this bill is past due. Service may be interrupted if payment is not received immediately.

If you are unable to pay a past-due bill, please contact our Customer Center to make payment arrangements. If service is interrupted for non-payment, restoration of service will require the payment of a reconnection fee to turn your water back on.

If you have concerns about your water service or bill and have contacted our Customer Center, and you have not been able to resolve your concerns, please ask to speak to our customer service manager. If your concerns are still not addressed, you can contact the Washington Utilities and Transportation Commission for further assistance

Consumer Protection Division  
Washington Utilities and Transportation Commission  
P.O. Box 47250, Olympia, WA 98504-7250  
Telephone: (888) 333-WUTC (9882)  
[www.utc.wa.gov](http://www.utc.wa.gov)





## PAYMENT BILLING NOTICE

<b>BILLING ADDRESS</b> Point Richmond Ridge Homeowners Association C/O HOACS - Dept 432 PO Box 4579 Houston, TX 77210-4579		<b>INSURED ADDRESS</b> Point Richmond Ridge Homeowners Association C/O HOA Community Solutions P.O. Box 364 Gig Harbor, WA 98335		<b>PRODUCER ADDRESS</b> Community Association Underwriters Of America 40 Lake Bellevue, Suite 100 Bellevue, WA 98005  C14	
<b>ACCOUNT #</b> 18311	<b>POLICY #</b> CAU504016-5	<b>INSURANCE COMPANY</b> AAIC	<b>LINE OF BUSINESS</b> Commercial Package	<b>INVOICE DATE</b> 10/2/2024	
THE INSURED HAS THE OPTION OF PAYING THE YEAR 2 POLICY PREMIUM OF \$3,160.00 IN FULL BY 11/15/2024 OR CHOOSING OUR INSTALLMENT PAYMENT PLAN. IF THE INSURED CHOOSES TO BE BILLED IN INSTALLMENTS, A FIRST PAYMENT OF \$1,056.00 IS DUE BY 11/15/2024. THERE WILL BE A SERVICE FEE OF \$8.00 CHARGED ON EACH INSTALLMENT.					
<b>INSTALLMENT SCHEDULE</b>					
<b>INSTALLMENT</b>	<b>DUE DATE</b>	<b>INSTALLMENT AMOUNT</b>	<b>INSTALLMENT CHARGE</b>	<b>TOTAL INSTALLMENT</b>	
DOWN PAYMENT	11/15/2024	\$1,056.00	\$0.00	\$1,056.00	
1.	01/15/2025	\$263.00	\$8.00	\$271.00	
2.	02/15/2025	\$263.00	\$8.00	\$271.00	
3.	03/15/2025	\$263.00	\$8.00	\$271.00	
4.	04/15/2025	\$263.00	\$8.00	\$271.00	
5.	05/15/2025	\$263.00	\$8.00	\$271.00	
6.	06/15/2025	\$263.00	\$8.00	\$271.00	
7.	07/15/2025	\$263.00	\$8.00	\$271.00	
8.	08/15/2025	\$263.00	\$8.00	\$271.00	
		<b>\$3,160.00</b>	<b>\$64.00</b>	<b>\$3,224.00</b>	
NOTE: THIS INSTALLMENT SCHEDULE IS SUBJECT TO CHANGE IN THE EVENT OF AN ENDORSEMENT OR REVISION TO THE POLICY. IF YOU HAVE SPECIFIC BILLING QUESTIONS YOU MAY CONTACT OUR BILLING DEPARTMENT AT (800) 228-1930. WRITE YOUR POLICY NUMBER ON YOUR CHECK AND MAKE PAYABLE TO COMMUNITY ASSOCIATION UNDERWRITERS.					

ACCOUNT #	AAIC POLICY #	ANNIVERSARY DATE	EXPIRATION DATE	YEAR 2 PREMIUM	STATE FEE	YEAR 2 TOTAL PREMIUM
18311	CAU504016-5	11/15/2024	11/15/2025	\$3,160.00	\$0.00	\$3,160.00

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT IN THE ENVELOPE PROVIDED.



TO ENSURE THAT YOUR ACCOUNT IS PROPERLY CREDITED  
PLEASE INCLUDE THE COUPON WITH YOUR PAYMENT.

AMOUNT ENCLOSED

\$

ACCOUNT #	POLICY NUMBER	ANNIVERSARY DATE	DUE DATE	YEAR 2 PREMIUM	DOWN PAYMENT
18311	CAU504016-5 AAIC	11/15/2024	11/15/2024	\$3,160.00	\$1,056.00

PLEASE INDICATE ANY CHANGES IN BILLING ADDRESS

Point Richmond Ridge Homeowners Association  
C/O HOACS - Dept 432  
PO Box 4579  
Houston, TX 77210-4579

**PAY ELECTRONICALLY AT:**  
<https://cauinsure.epaypolicy.com>

**MAKE CHECK PAYABLE AND MAIL TO:**  
Community Association Underwriters  
P.O. Box 23823  
New York, NY 10087-3823

## Steve the Arborist

INVOICE #2967  
DATE: SEPTEMBER 9, 2024

P.O. Box 2515  
Belfair, WA 98528  
Phone (253)405-6940  
Steve@stevearborist.com

TO: ~~Point Richmond HOA~~ Point Richmond Ridge  
: 1102 136<sup>th</sup> St NW  
Gig Harbor, WA

Description	Notes:	Cost
Tree trim and cabling		\$2900.00
	Tax	\$261.00
Amount Due		\$3161.00

Please make all checks payable to Steve the Arborist  
**THANK YOU FOR YOUR BUSINESS!**

# INVOICE 994344819



SouthData®

AN OSG COMPANY

201 Technology Lane Mount Airy, NC 27030-6684  
www.southdata.com 800.549.4722

010228 HOA Community Solutions

Invoice Date: Sep 30, 2024  
Due Date: Oct 15, 2024

## 0228PRRH Point Richmond Ridge

16218513 9/23/24 Point Richmond Ridge

83	Mailing Sheet	\$0.0100	\$0.83
83	Simplex Letter	\$0.1074	\$8.91
82	Outer Envelope	\$0.0537	\$4.40
82	Assembly Fee	\$0.0500	\$4.10
1	Raw Materials Adjustment		\$3.25
1	HouseHolding Fee		\$0.15
1	Sales Tax		\$1.75
1	Postage Discount on First Class Mai		\$-5.74
1	Postage To Mail Items To Users		\$59.86

16099918 9/3/24 Point Richmond Ridge

82	Mailing Sheet	\$0.0100	\$0.82
82	Simplex Letter	\$0.1074	\$8.81
82	Color Letter	\$0.1829	\$15.00
82	Outer Envelope	\$0.0537	\$4.40
82	Assembly Fee	\$0.0500	\$4.10
1	Raw Materials Adjustment		\$6.68
1	Sales Tax		\$3.23
1	Postage Discount on First Class Mai		\$-5.74
1	Postage To Mail Items To Users		\$59.86

**Total Charges For 0228PRRH \$174.67**

For Invoicing Questions Call (336) 719-5000 (800) 281-8604

## Newsletters:



**Printed.  
In the Mail.**

**It's that easy.**



SouthData takes away all the frustration, stress and worry from your time-consuming Newsletter projects.

We print small or large quantities, black and white or full-color. We also take care of the mailing for you — monthly, bimonthly, quarterly or whenever you need. Combine your Newsletter with a bill mailing and save.

**To make Newsletters easy,  
Contact us today at 800.549.4722  
or sales@southdata.com!**

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$61.45	\$108.24	\$0.00	\$4.98	\$0.00	\$174.67	\$174.67

Page 1 of 1

PLEASE DETACH LOWER PORTION AND RETURN WITH PAYMENT IN THE ENCLOSED ENVELOPE



SouthData®

AN OSG COMPANY

201 Technology Lane Mount Airy, NC 27030-6684

INVOICE #	994344819	AMOUNT DUE
CLIENT #	010228	<b>\$174.67</b>
DUE DATE	Oct 15, 2024	

MAKE CHECK PAYABLE & REMIT TO:



SOUTHDATA, INC.  
201 TECHNOLOGY LN  
MOUNT AIRY NC 27030-6684

POINT RICHMOND RIDGE  
C/O HOA COMMUNITY SOLUTIONS  
PO BOX 364  
GIG HARBOR WA 98335-0364

994344819010228000174674

16264342-29-37-99



Roberts, Johns & Hemphill, PLLC  
Attorneys at Law  
7525 Pioneer Way, Suite 202  
Gig Harbor, WA 98335  
(253) 858-8606

007 15 2024

Point Richmond Ridge Homeowners  
Association  
P.O. Box 364  
Gig Harbor, WA 98335

October 10, 2024

Invoice #48449

In Reference To: General Business

Professional services

		<u>Hrs/Rate</u>	<u>Amount</u>
9/12/2024 MWJ	Review client correspondence and questions re: enforcing RV parking covenants; review CC&Rs, Telephone conference with client re: same.	0.50 350.00/hr	175.00
9/19/2024 MWJ	Review additional client correspondence and questions re: enforcing RV parking covenants, respond to same.	0.50 350.00/hr	175.00
For professional services rendered		<u>1.00</u>	<u>\$350.00</u>
Balance due			<u><u>\$350.00</u></u>

Payment Options: Mail Check, Call Office with Credit Card Information or Pay Online at:  
<https://secure.lawpay.com/pages/robertsjohnsandhemphill/operating>  
When paying online, please include the Invoice # in the reference section.  
Thank you

REPORT OF THE BOARD OF DIRECTORS

FOR THE YEAR ENDING 1991

1991-1992

1991-1992

1991-1992

1991-1992

1991-1992

1991-1992

1991-1992

1991-1992

1991-1992

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1991-1992



FOR CUSTOMER SERVICE  
(877) 408-4060  
www.wawater.com  
14519 Peacock Hill Ave. NW  
Gig Harbor, WA 98332

Customer Name: PT RICHMOND RIDGE HOA  
Billing Date: October 21, 2024  
Account Number: 0419085055

Customer Message(s)  
If you are signed up for automatic payment withdrawals and would like to go paperless and receive your bill via email, please provide your email address below.

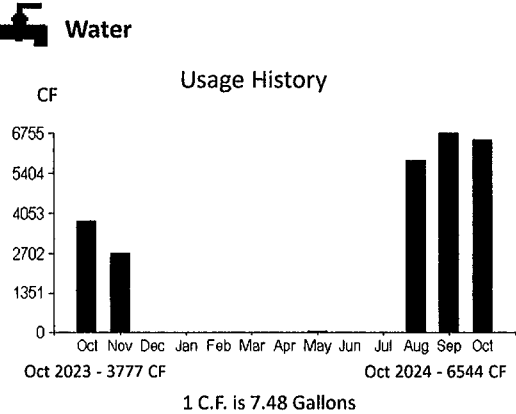
>Amount due will be debited from your bank account on 2024-11-12<

New, Convenient, Flexible Payment Plans Available: Our new collaboration with PromisePay allows customers to privately make interest-free payment arrangements to bring their past-due accounts current. Residential customers who have a past-due balance of at least \$50 are eligible and will receive text alerts to easily and discreetly set up a plan. Learn more: [wawater.promise-pay.com](http://wawater.promise-pay.com).

Visit [www.wawater.com](http://www.wawater.com) to find out how you can save time, eliminate postage, and reduce clutter! We offer several easy payment options, including online billing and payment service, Automatic Payment Service, and pay-by-phone toll-free at (844)-850-9065.

Service Address: 13602xxx 12th Ave NW, Gig Harbor, WA 98332  
Service Area: Peacock Hill

Service Details



Service From 9/13/24 - 10/11/24	
3/4" Base - Zero Usage	24.72
3/4" Step 1: 0-600cf(600cf)	21.18
3/4" Step 2: 601-2,200cf(1,600cf)	84.80
3/4" Step 3: Over 2,200cf(4,344cf)	306.69
	<b>\$437.39</b>

Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	10/11/2024	164115	09/12/2024	157571	6544 CF

C1241022-21-000003260

Account Number      Billing Date      Automatic payment of \$437.39 will be applied on 11/12/24

0419085055      10/21/24

NW      M-15

000021 000003260  
PT RICHMOND RIDGE HOA  
C/O DEPT 432-HOA CS  
PO BOX 4579  
HOUSTON TX 77210-4579 A

Provide your email address below and sign for paperless billing.

Email: \_\_\_\_\_  
**X** \_\_\_\_\_

RETURN ADDRESS:  
WASHINGTON WATER SERVICE  
PO BOX 35134  
SEATTLE WA 98124-5134



**Washington Water Service**  
**P.O. Box 336, Gig Harbor, WA 98335**  
**Toll-Free (877) 408-4060**  
**www.wawater.com**

**PLEASE SEND ALL PAYMENTS TO OUR PAYMENT-ONLY POST OFFICE BOX BELOW. PLEASE SEND ALL CORRESPONDENCE AND INQUIRIES TO OUR MAIN POST OFFICE BOX ABOVE.**

<b>Payments Only:</b>	<b>Office Locations:</b>			
Attn: Payments	<u>East Pierce</u>	<u>Gig Harbor</u>	<u>Olympia</u>	<u>Orcas Island</u>
P.O. Box 35134	Customer Center	Customer Center	Engineering and Water Quality	Field Office
Seattle, WA 98124	5410 189th Street East	14519 Peacock Hill Avenue NW	6800 Meridian Road SE	107 Firehouse Lane
	Puyallup, WA 98375	Gig Harbor, WA 98332	Olympia, WA 98513	Eastsound, WA 98245
	Fax: (253) 875-7747	Fax: (253) 857-4001	Fax: (360) 459-3259	Fax: (360) 376-2722

**Rates, Water Quality, Conservation and Other Important information:**

Headquartered in Gig Harbor, Washington Water Service (WUTC) is a water utility regulated by the Washington Utilities and Transportation Commission (WUTC). The WUTC's contact information is provided below for your records.

WUTC-approved rate schedules and rules are available for your review at our Customer Center above and on our website at [www.wawater.com](http://www.wawater.com). Additional information about water quality reports, conservation, emergency preparedness, and other service tips can also be found on our website.

**Water Bill Due Dates:** *This bill is due and payable upon receipt.*

The current charges on this bill are due and payable upon receipt and become past due after 21 days. Any **prior balances** shown are considered past due and should be paid immediately to avoid interruption of service. If you question the accuracy of your bill, please contact our Customer Center toll-free at (877) 408-4060.

**Payments**

Payments can be made online by visiting our website at [www.wawater.com](http://www.wawater.com) or by calling our automatic payment number at (844) 850-9065. Please be sure to have your account number and service zip code available when making your payment using the automatic payment line. We accept the following methods of payment: cash, personal check, money order, or Visa, MasterCard, and Discover at our Customer Center. Credit card payments can also be made over the phone during normal business hours by calling the toll-free number above. **Please note: Payments made over the phone with a customer service representative will be assessed a credit card processing fee, which we send to our payment processor.** We also have a night drop at our East Pierce, Gig Harbor, and Olympia locations, where you can drop your payment off for processing the next business day.

In addition to the payment methods previously mentioned, we offer automatic payment services that enable you to have your payment drafted from your checking /savings account or a credit card on a recurring basis. If you are interested in one of our auto-pay services, please visit our website and click on the "Customer Care" tab to learn more and sign up. You can also call our office for assistance with these payment options.

Washington Water also accepts payments from our customer's bill payer services. For those options, please reach out to your bank to set up your automatic payment option.

All check payments should include your payment remittance stub for proper processing and be mailed separately from your general correspondence and inquiries to the payment post office box above. **Please do not fold, staple, or clip your payments to your invoice, as automated equipment is used to process your payment.**

**Emergency Services**

Our office hours are 8:00 a.m. to 4:30 p.m., Monday through Friday. Our office is closed on Mondays from noon to 1:00 p.m. and on weekends and holidays. For a list of our office closures, please visit our website at [www.wawater.com](http://www.wawater.com). If you have an emergency during non-business hours, please call our toll-free number for assistance. For account information such as balance due, payment due dates, and other non-emergency services, please call our Customer Center during normal business hours.

**Employee Identification**

All authorized employees carry Washington Water photo identification and also wear company clothing with our logo. Please ask for identification before admitting service representatives onto your property. If you have any concerns, please call our Customer Center.

**NOTICE TO CUSTOMERS WITH A PAST-DUE, PRIOR BALANCE ON THEIR BILL:**

Any prior balance shown on this bill is past due. Service may be interrupted if payment is not received immediately.

If you are unable to pay a past-due bill, please contact our Customer Center to make payment arrangements. If service is interrupted for non-payment, restoration of service will require the payment of a reconnection fee to turn your water back on.

If you have concerns about your water service or bill and have contacted our Customer Center, and you have not been able to resolve your concerns, please ask to speak to our customer service manager. If your concerns are still not addressed, you can contact the Washington Utilities and Transportation Commission for further assistance

Consumer Protection Division  
Washington Utilities and Transportation Commission  
P.O. Box 47250, Olympia, WA 98504-7250  
Telephone: (888) 333-WUTC (9882)  
[www.utc.wa.gov](http://www.utc.wa.gov)