

# October 2023



**To:** Point Richmond Ridge Board of Directors  
**From:** Kylee Giovannini  
**Re:** November 10, 2023 Monthly Closing & Reports

Attached with this email are the month end reports and summary of the month's activities:

**Collections & Financials:**

YTD Actual Expense = \$31,357.23

YTD Budgeted Expense = \$37,050

Under Budget by 15.37%

**Administrative:**

10/20 - Insurance renewal documents saved to association files and sent to CAU

10/20 - Annual Meeting materials processed at mail house and confirmation sent to BOD

**CC&R Enforcement:**

10/27 - Lot 72 Baldwins Disabled vehicle - stage 1 friendly letter

10/27 - Lot 72 Baldwins - Landscaping/Unsightly - warning letter

10/30 - Draft sent to BOD for review

10/27 - Lot 67 Howell - Roof Moss - stage 1 friendly letter

10/30 - Lee - Disabled Vehicle Stored - stage 1 friendly letter w/ 30 day cure period

**Architectural (ACC):**

None to Report

**New Owner(s):**

None to Report

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 10/31/2023

Operating Reserves Total

**Assets**

Bank

AAB Operating Account	34,037.87		34,037.87
Reserve Account		38,576.66	38,576.66
<u>Total Bank</u>	<u>34,037.87</u>	<u>38,576.66</u>	<u>72,614.53</u>
<u>Total Assets</u>	<u>34,037.87</u>	<u>38,576.66</u>	<u>72,614.53</u>

**Liabilities & Equity**

Prepaid Assessment	975.00		975.00
	<u>975.00</u>		<u>975.00</u>

Equity

Operations Retained Earnings	21,006.34		21,006.34
Reserves Retained Earnings		65,333.99	65,333.99
Net Income	12,056.53	(26,757.33)	(14,700.80)
<u>Total Equity</u>	<u>33,062.87</u>	<u>38,576.66</u>	<u>71,639.53</u>
<u>Total Liabilities &amp; Equity</u>	<u>34,037.87</u>	<u>38,576.66</u>	<u>72,614.53</u>

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 10/1/2023 To 10/31/2023 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Dues Income	137.00	0.00	42,000.00	41,500.00	500.00	-1.20%	41,500.00
Late Fees	13.00	0.00	1,163.00	0.00	1,163.00	-100.00%	0.00
Fines Income	0.00	0.00	125.00	0.00	125.00	-100.00%	0.00
Investment/Interest Income	0.74	0.00	5.76	0.00	5.76	-100.00%	0.00
<b>TOTAL</b>	<b>150.74</b>	<b>0.00</b>	<b>43,293.76</b>	<b>41,500.00</b>	<b>1,793.76</b>	<b>-4.32%</b>	<b>41,500.00</b>
Admin Notice Fee	0.00	0.00	120.00	0.00	120.00	-100.00%	0.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>120.00</b>	<b>0.00</b>	<b>120.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>150.74</b>	<b>0.00</b>	<b>43,413.76</b>	<b>41,500.00</b>	<b>1,913.76</b>	<b>-4.61%</b>	<b>41,500.00</b>
<b>Expense</b>							
Landscape Maintenance Cc	760.20	700.00	6,561.21	7,000.00	438.79	6.27%	8,400.00
Tree Pruning/Removal	0.00	42.00	0.00	420.00	420.00	100.00%	500.00
Backflow Testing	0.00	3.00	30.00	30.00	0.00	0.00%	30.00
Water	234.41	90.00	607.54	390.00	(217.54)	-55.78%	500.00
<b>TOTAL</b>	<b>994.61</b>	<b>835.00</b>	<b>7,198.75</b>	<b>7,840.00</b>	<b>641.25</b>	<b>8.18%</b>	<b>9,430.00</b>
Strongroom	10.00	0.00	20.00	0.00	(20.00)	-100.00%	0.00
Administrative Notice Fee -	70.00	0.00	110.00	0.00	(110.00)	-100.00%	0.00
<b>TOTAL</b>	<b>80.00</b>	<b>0.00</b>	<b>130.00</b>	<b>0.00</b>	<b>(130.00)</b>	<b>0.00%</b>	<b>0.00</b>
<b>Administrative</b>							
Bank Fees	0.00	0.00	10.00	0.00	(10.00)	-100.00%	0.00
Insurance Expense	0.00	3,000.00	0.00	3,000.00	3,000.00	100.00%	3,000.00
Legal/Lien Fees	0.00	42.00	0.00	420.00	420.00	100.00%	500.00
Management	600.00	600.00	6,000.00	6,000.00	0.00	0.00%	7,200.00
Filing Fees	0.00	0.00	30.20	75.00	44.80	59.73%	75.00
Office Supplies	44.54	48.00	675.13	480.00	(195.13)	-40.65%	575.00
Postage	49.56	50.00	273.93	500.00	226.07	45.21%	600.00
<b>TOTAL Administrative</b>	<b>694.10</b>	<b>3,740.00</b>	<b>6,989.26</b>	<b>10,475.00</b>	<b>3,485.74</b>	<b>33.28%</b>	<b>11,950.00</b>
<b>Non-Operating Expense</b>							
Reserve Contribution	0.00	0.00	15,500.00	15,000.00	(500.00)	-3.33%	15,000.00
<b>TOTAL Non-Operating Expen</b>	<b>0.00</b>	<b>0.00</b>	<b>15,500.00</b>	<b>15,000.00</b>	<b>(500.00)</b>	<b>-3.33%</b>	<b>15,000.00</b>
<b>Other Expense</b>							
Contingencies	0.00	309.00	1,084.55	3,090.00	2,005.45	64.90%	3,710.00
<b>TOTAL Other Expense</b>	<b>0.00</b>	<b>309.00</b>	<b>1,084.55</b>	<b>3,090.00</b>	<b>2,005.45</b>	<b>64.90%</b>	<b>3,710.00</b>
<b>Taxes</b>							
Taxes Property	0.00	0.00	454.67	585.00	130.33	22.28%	585.00
Taxes Federal	0.00	6.00	0.00	60.00	60.00	100.00%	75.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>6.00</b>	<b>454.67</b>	<b>645.00</b>	<b>190.33</b>	<b>29.51%</b>	<b>660.00</b>
<b>TOTAL Expense</b>	<b>1,768.71</b>	<b>4,890.00</b>	<b>31,357.23</b>	<b>37,050.00</b>	<b>5,692.77</b>	<b>15.37%</b>	<b>40,750.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,617.97)</b>	<b>(4,890.00)</b>	<b>12,056.53</b>	<b>4,450.00</b>	<b>7,606.53</b>	<b>-170.93%</b>	<b>750.00</b>

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 10/1/2023 To 10/31/2023 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Investment/Interest Income	32.73	0.00	312.38	0.00	312.38	-100.00%	0.00
<b>TOTAL</b>	<u>32.73</u>	<u>0.00</u>	<u>312.38</u>	<u>0.00</u>	<u>312.38</u>	<u>0.00%</u>	<u>0.00</u>
<b>Non-Operating Income</b>							
Reserve Income (Transferr	0.00	0.00	15,500.00	15,000.00	500.00	-3.33%	15,000.00
<b>TOTAL Non-Operating Incom</b>	<u>0.00</u>	<u>0.00</u>	<u>15,500.00</u>	<u>15,000.00</u>	<u>500.00</u>	<u>-3.33%</u>	<u>15,000.00</u>
<b>TOTAL Income</b>	<u>32.73</u>	<u>0.00</u>	<u>15,812.38</u>	<u>15,000.00</u>	<u>812.38</u>	<u>-5.42%</u>	<u>15,000.00</u>
<b>Expense</b>							
Road Maintenance	0.00	5,600.00	42,569.71	56,000.00	13,430.29	23.98%	67,200.00
<b>TOTAL</b>	<u>0.00</u>	<u>5,600.00</u>	<u>42,569.71</u>	<u>56,000.00</u>	<u>13,430.29</u>	<u>23.98%</u>	<u>67,200.00</u>
<b>TOTAL Expense</b>	<u>0.00</u>	<u>5,600.00</u>	<u>42,569.71</u>	<u>56,000.00</u>	<u>13,430.29</u>	<u>23.98%</u>	<u>67,200.00</u>
<b>Excess Revenue / Expense</b>	<u>32.73</u>	<u>(5,600.00)</u>	<u>(26,757.33)</u>	<u>(41,000.00)</u>	<u>14,242.67</u>	<u>34.74%</u>	<u>(52,200.00)</u>

# Aging 120 Days Delinquency

Friday, November 10, 2023 11:17

Active Flag Yes

Posted Date 10/31/2023

## Point Richmond Ridge Homeowners Association

Acct #	Status	Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
17293	Owner	Baldwin,Matt & Eliza	37.00	37.00	37.00	24.00	0.00	135.00
<b>Count: 1</b>			37.00	37.00	37.00	24.00	0.00	135.00

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
83	0	83	81	2	97.59%

## Charge Code Summary

Description	G/L Acct #	Amount
Administrative Notice Fee	110000	48.00
Late Fees	110000	87.00
		<u>135.00</u>

# Posting Code Transaction Detail

Posted Date 10/1/2023 To 10/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
<b>Administrative Notice Fee</b>						
Administrative No	10/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	12.00
					<b>10/8/2023 Count: 1</b>	<b>12.00</b>
					<b>Count: 1</b>	<b>12.00</b>
<b>Late Fees</b>						
Late Fees	10/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
					<b>10/8/2023 Count: 1</b>	<b>25.00</b>
					<b>Count: 1</b>	<b>25.00</b>
<b>Payment</b>						
Payment	10/17/2023	Lockbox	17235	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	-325.00
					<b>10/17/2023 Count: 1</b>	<b>-325.00</b>
Payment	10/23/2023	Lockbox	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	-150.00
					<b>10/23/2023 Count: 1</b>	<b>-150.00</b>
					<b>Count: 2</b>	<b>-475.00</b>

Point Richmond Ridge Homeowners Association

Bank Statement Attachments



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, 2023  
This statement: October 31, 2023  
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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XXXXXX5357  
( 0)

Direct inquiries to:  
888-734-4567

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

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**THANK YOU FOR BANKING WITH US!**

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### AAB Association MMA

Account number	XXXXXX5357	Beginning balance	\$38,543.93
Low balance	\$38,543.93	Total additions	32.73
Average balance	\$38,543.93	Total subtractions	0.00
Avg collected balance	\$38,543	Ending balance	\$38,576.66
Interest paid year to date	\$234.15		

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-31	Interest Credit	32.73

### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	38,543.93	10-31	38,576.66		

### INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	31
Average balance for APY	\$38,543.93
Interest earned	\$32.73

**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



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, 2023

This statement: October 31, 2023

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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XXXXXX9091  
( 3)

Direct inquiries to:  
888-734-4567

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

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**THANK YOU FOR BANKING WITH US!**

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### AAB Community Checking

Account number	XXXXXX9091	Beginning balance	\$35,330.84
Enclosures	3	Total additions	475.74
Low balance	\$34,037.13	Total subtractions	1,768.71
Average balance	\$34,839.68	Ending balance	\$34,037.87
Avg collected balance	\$34,839		

### CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
100149	10-23	760.20	100151	10-25	94.10
100150	10-17	680.00			

### DEBITS

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-16	' ACH Debit WASHINGTON WATER WATER BILL 231013	234.41

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-17	' Lockbox Deposit	325.00
10-23	' Lockbox Deposit	150.00
10-31	' Interest Credit	0.74

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	35,330.84	10-17	34,741.43	10-25	34,037.13
10-16	35,096.43	10-23	34,131.23	10-31	34,037.87

**INTEREST INFORMATION**

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$34,839.68
Interest earned	\$0.74

**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: 10/10/2023

100149

PAY TO THE ORDER OF: Thornhill Landscaping Services LLC

\$ 760.20 DOLLARS

memo: Inv: 1610

*Jessie Labadie*

⑈ 100149 ⑆ 122105980 ⑆ 8243469091 ⑆

10/23/2023 100149 \$760.20

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: 10/10/2023

100150

PAY TO THE ORDER OF: HOA Community Solutions

\$ 680.00 DOLLARS

memo: Act: 17906, Inv: 092723-7994

*Jessie Labadie*

⑈ 100150 ⑆ 122105980 ⑆ 8243469091 ⑆

10/17/2023 100150 \$680.00

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: 10/12/2023

100151

PAY TO THE ORDER OF: SouthData inc

\$ 94.10 DOLLARS

memo: Act: 010226, Inv: 994049190

*Jessie Labadie*

⑈ 100151 ⑆ 122105980 ⑆ 8243469091 ⑆

10/25/2023 100151 \$94.10

# Point Richmond Ridge Homeowners Association

## Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account Account: \*\*\*\*\*5357

Statement Date: 10/31/2023

G/L Balance: 38,576.66

Linked Statement: 110323142952\_5357\_103123.PDF

Statement Balance: 38,576.66

Item	Date	Check #	Amount	Balance
			Previous Balance:	38,543.93
Bank Reconcile: Interest Earned	10/31/2023		32.73	38,576.66
		<b>Total Deposits / Adjustments:</b>	<b>32.73</b>	
			<b>Statement Balance:</b>	<b>38,576.66</b>

**Outstanding Items:**

**Bank Reconciliation Summary: Reserve Account Account: \*\*\*\*\*5357**

G/L Balance:	38,576.66
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	38,576.66
Statement Balance:	38,576.66
G/L and Balance Difference:	0.00

**Point Richmond Ridge Homeowners Association**

**Bank Reconciliation Expanded Detail Consolidated**

Bank: AAB Operating Account Account: \*\*\*\*\*9091

Statement Date: 10/31/2023

G/L Balance: 34,037.87

Linked Statement: 110323143042\_9091\_103123.PDF

Statement Balance: 34,037.87

Item	Date	Check #	Amount	Balance
			Previous Balance:	35,330.84
HOA Community Solutions	10/10/2023	100150	-680.00	34,650.84
Thornhill Landscaping Services LLC	10/10/2023	100149	-760.20	33,890.64
SouthData Inc	10/12/2023	100151	-94.10	33,796.54
Washington Water Service - Seattle	10/12/2023	300018	-234.41	33,562.13
		<b>Total Checks:</b>	<b>-1,768.71</b>	
Lockbox	10/17/2023		325.00	33,887.13
Lockbox	10/23/2023		150.00	34,037.13
Bank Reconcile: Interest Earned	10/31/2023		0.74	34,037.87
		<b>Total Deposits / Adjustments:</b>	<b>475.74</b>	
			<b>Statement Balance:</b>	<b>34,037.87</b>

**Outstanding Items:**

**Bank Reconciliation Summary: AAB Operating Account Account: \*\*\*\*\*9091**

G/L Balance:	34,037.87
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	34,037.87
Statement Balance:	34,037.87
G/L and Balance Difference:	0.00

\* voided check

# AP Expense Register

Friday, November 10, 2023 11:17

Check Date 10/1/2023 To 10/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
HOA Community Solutions			Location: HOA Community Solutions					
120421	092723-7904	9/27/2023 AAB Operating A	501006: Management	600.00	100150	10/10/2023		PAID
120421	092723-7904	9/27/2023 AAB Operating A	500085: Strongroom	10.00	100150	10/10/2023		PAID
120421	092723-7904	9/27/2023 AAB Operating A	501014: Administrative Notice F	70.00	100150	10/10/2023		PAID
				<b>680.00</b>				
SouthData Inc			Location: SouthData Inc					
120593	994049190	9/30/2023 AAB Operating A	503010: Postage	49.56	100151	10/12/2023		PAID
120593	994049190	9/30/2023 AAB Operating A	503000: Office Supplies	44.54	100151	10/12/2023		PAID
				<b>94.10</b>				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
120422	1610	10/4/2023 AAB Operating A	610005: Landscape Maintenanc	760.20	100149	10/10/2023	Invoice 1610	PAID
				<b>760.20</b>				
Washington Water Service			Location: Washington Water Service - Seattle					
120115	092123-5055	9/21/2023 AAB Operating A	750001: Water	234.41	300018	10/12/2023		PAID
				<b>234.41</b>				
<b>Count: 7</b>	<b>Point Richmond Ridge Homeowners Association</b>			<b>\$1,768.71</b>				

Point Richmond Ridge Homeowners Association

AP Attachments



**WASHINGTON WATER SERVICE**  
Quality. Service. Value.

**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 21, 2023  
**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.*

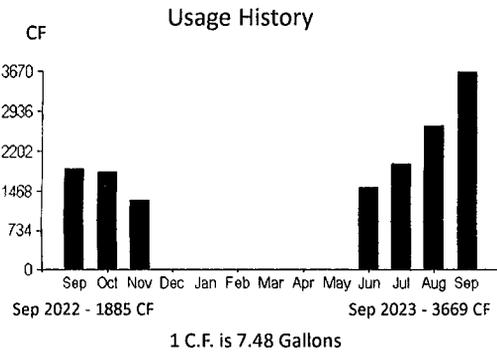
>Amount due will be debited from your bank account on 2023-10-12<

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**

**Water**



Account Summary as of September 21, 2023	
Current charges - Water: Metered	234.41
Subtotal	234.41
Prior Balance	161.65
Payment Received - 09/11/23	-161.65
<b>Total Amount Due</b>	<b>\$234.41</b>

Current Charges Delinquent on 10/13/23

Automatic payment of amount due will be debited from your bank account on 10/12/23

**Service From 8/15/23 - 9/12/23**

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(1,469cf)	103.71
	<b>\$234.41</b>

Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	09/12/2023	138502	08/14/2023	134833	3669 CF

C1230922.0642-19-000003323

Account Number	Billing Date	Payment Information
0419085055	09/21/23	Automatic payment of \$234.41 will be applied on 10/12/23

NW M-15

Provide your email address below and sign for paperless billing.

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

000019 000003323



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

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.**

<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 (Washington Water) 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)

HOA Community Solutions  
P.O. Box 364  
Gig Harbor, WA 98335

Phone: 253-985-3812

Account Number:	Statement Date
17904	9/27/2023
Due Date	Amount Due:
10/30/23	680.00

Point Richmond Ridge  
Point Richmond Ridge

**Make checks payable to your association**

**Send payment To:**

HOA Community Solutions  
P.O. Box 364  
Gig Harbor WA 98335

DATE	TRANSACTION	AMOUNT	BALANCE	MEMO
	<b>Balance Forward:</b>		0.00	
10/1/2023	Monthly Management Fees	600.00	600.00	Monthly Management Fee
10/1/2023	Reimbursement for	10.00	610.00	August Strongroom
10/1/2023	Administrative Fee	70.00	680.00	August Admin fee

**Pay This Amount: \$680.00**

**Please send all correspondence or any inquiries on your invoice to:**

HOA Community Solutions  
P.O. Box 364  
Gig Harbor, WA 98335

Questions? Email us at [info@hoacommunitysolutions.com](mailto:info@hoacommunitysolutions.com) or visit our website [www.hoacommunitysolutions.com](http://www.hoacommunitysolutions.com)

**Payments not received by the due date are subject to a \$15.00 per month late fee**

**FOLD ON PERFORATIONS, DETACH COUPON, AND RETURN IT WITH YOUR PAYMENT**

Point Richmond Ridge  
Point Richmond Ridge

Account Number:	Payment Due By:
17904	10/30/23
Amount Due:	Amount Enclosed:
680.00	

Please make checks payable HOA Community Solutions.  
Detach and return this portion with your remittance.

Property: Point Richmond Ridge

HOA Community Solutions  
P.O. Box 364  
Gig Harbor WA 98335

6835 000000 0000000000017904 POINTORICHM0 068000 0

# Posting Code Transaction Detail

Post Code Administrative Notice Fee, Notice of Intent to Lien/Collections Charge, Lien Release Fee, Le  
 Posted Date 8/1/2023 To 8/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
<b>Administrative Notice Fee</b>						
Administrative No 8/8/2023	8/8/2023	Late Fee	17288	13706 12th Avenue NW	Raymond & Lisa Howell	12.00
Administrative No 8/8/2023	8/8/2023	Late Fee	17267	13801 11th Avenue NW	Jose & Chrisangela Lopez	12.00
Administrative No 8/8/2023	8/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	12.00
Administrative No 8/8/2023	8/8/2023	Late Fee	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	12.00
Administrative No 8/8/2023	8/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsick	12.00
Administrative No 8/8/2023	8/8/2023	Late Fee	17287	13716 12th Avenue NW	Raymond & Lisa Howell	12.00
Administrative No 8/8/2023	8/8/2023	Late Fee	43112	13822 11th Avenue NW	Dorian & Tanya Steele	12.00
Administrative No 8/8/2023	8/8/2023	Late Fee	19122	13409 13th Avenue NW	James & Jessica Nieves	12.00
					<b>8/8/2023 Count: 8</b>	<b>96.00</b>
Administrative No 8/10/2023	8/10/2023	Account Void	43112	13822 11th Avenue NW	Dorian & Tanya Steele	-12.00
					<b>8/10/2023 Count: 1</b>	<b>-12.00</b>
					<b>Count: 9</b>	<b>84.00</b>



**010228 HOA Community Solutions**

**Invoice Date: Sep 30, 2023**  
**Due Date: Oct 15, 2023**

**0228PRRH Point Richmond Ridge**

14268992	9/29/23	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		Recovery Surcharge		\$7.55
1		Sales Tax		\$3.29
1		Postage Discount on First Class Mail		\$-5.74
1		Postage To Mail Items To Users		\$54.12
14200992	9/19/23	Point Richmond Ridge		
2		Mailing Sheet	\$0.0100	\$0.02
2		Simplex Letter	\$0.1074	\$0.21
2		Outer Envelope	\$0.0537	\$0.11
2		Assembly Fee	\$0.0500	\$0.10
1		Recovery Surcharge		\$0.09
1		Sales Tax		\$0.04
1		Postage To Mail Items To Users		\$1.32
1		Postage Discount on First Class Mail		\$-0.14
<b>Total Charges For 0228PRRH</b>				<b>\$94.10</b>

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

**Combine Mailings To Save \$\$\$**



**= Savings!**

SouthData's FlexBill® System allows you the flexibility to include Billing Inserts with your statement or coupon book mailing, which reduces postage and mailing expenses.

Call 800.549.4722 to learn more.



Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$41.21	\$49.56	\$0.00	\$3.33	\$0.00	\$94.10	\$94.10

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



INVOICE #	994049190	AMOUNT DUE <b>\$94.10</b>
CLIENT #	010228	
DUE DATE	Oct 15, 2023	

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

994049190010228000094105

14285270-29-71-183





# 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, 2023				
Monthly Installment		1	\$700.00	\$700.00

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

Subtotal	\$700.00
Gig Harbor (8.6%)	\$60.20
<b>Total</b>	<b>\$760.20</b>

[Pay Now](#)

## Invoice #1610

Issued Oct 04, 2023

Due Oct 31, 2023

**Total \$760.20**