

December 2022



To: Point Richmond Ridge Board of Directors
From: Kylee Giovannini
Re: January 17, 2023 Monthly Closing & Reports

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

Collections & Financials:

2/18/2023 – CD to mature

Actual Expenses 2022 = \$35,873.91

Budgeted Expenses 2022 = \$41,500.00

Under Budget 13.56%

Administrative:

12/12-Board reached out to inquire about status of Microsoft 365 subscription

12/19-Microsoft 365 subscription renewed

12/23-Processed assessment/billing mailing

12/27-Saved 4th Quarter Newsletter & Snow Removal Policy to association files & processed mailing to all residents

12/30-Looked into why Steve is not receiving BOD Training emails from HOACS, incorrect email address located on board profile. Edited profile to correct email address.

CC&R Enforcement:

- None to Report

Architectural (ACC):

- None to Report

New Owner(s):

- Roger & Erin LHommedieu purchased 13626 13th Ave NW 11/23/22 from Wilcox

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 12/31/2022

	Operating	Reserves	Total
Assets			
<u>Bank</u>			
AAB Operating Account	24,781.34		24,781.34
Reserve Account		19,296.99	19,296.99
AAB CD RES 9138 2.18.2023		46,037.00	46,037.00
<u>Total Bank</u>	<u>24,781.34</u>	<u>65,333.99</u>	<u>90,115.33</u>
<u>Total Assets</u>	<u>24,781.34</u>	<u>65,333.99</u>	<u>90,115.33</u>
Liabilities & Equity			
Prepaid Assessment	3,775.00		3,775.00
	<u>3,775.00</u>		<u>3,775.00</u>
<u>Equity</u>			
Operations Retained Earnings	14,782.38		14,782.38
Reserves Retained Earnings		55,645.12	55,645.12
Net Income	6,223.96	9,688.87	15,912.83
<u>Total Equity</u>	<u>21,006.34</u>	<u>65,333.99</u>	<u>86,340.33</u>
<u>Total Liabilities & Equity</u>	<u>24,781.34</u>	<u>65,333.99</u>	<u>90,115.33</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Dues Income	0.00	0.00	41,250.00	41,500.00	(250.00)	0.60%	41,500.00
Late Fees	0.00	0.00	830.00	0.00	830.00	-100.00%	0.00
Recovered NSF Fees	0.00	0.00	10.00	0.00	10.00	-100.00%	0.00
Investment/Interest Income	0.50	0.00	7.87	0.00	7.87	-100.00%	0.00
TOTAL	<u>0.50</u>	<u>0.00</u>	<u>42,097.87</u>	<u>41,500.00</u>	<u>597.87</u>	<u>-1.44%</u>	<u>41,500.00</u>
TOTAL Income	<u>0.50</u>	<u>0.00</u>	<u>42,097.87</u>	<u>41,500.00</u>	<u>597.87</u>	<u>-1.44%</u>	<u>41,500.00</u>
Expense							
Landscaping Miscel/Special	0.00	0.00	89.12	0.00	(89.12)	-100.00%	0.00
Landscape Maintenance Cc	483.81	700.00	5,827.44	8,400.00	2,572.56	30.63%	8,400.00
Tree Pruning/Removal	0.00	0.00	500.00	500.00	0.00	0.00%	500.00
Backflow Testing	0.00	0.00	0.00	30.00	30.00	100.00%	30.00
Irrigation Repairs	0.00	0.00	733.05	0.00	(733.05)	-100.00%	0.00
Road Maintenance	0.00	38.00	0.00	500.00	500.00	100.00%	500.00
Water	81.45	38.00	644.94	500.00	(144.94)	-28.99%	500.00
TOTAL	<u>565.26</u>	<u>776.00</u>	<u>7,794.55</u>	<u>9,930.00</u>	<u>2,135.45</u>	<u>21.51%</u>	<u>9,930.00</u>
Administrative							
Bank Fees	0.00	0.00	10.00	0.00	(10.00)	-100.00%	0.00
Insurance Expense	0.00	0.00	2,998.00	3,000.00	2.00	0.07%	3,000.00
Legal/Lien Fees	0.00	38.00	0.00	500.00	500.00	100.00%	500.00
Management	600.00	600.00	7,200.00	7,200.00	0.00	0.00%	7,200.00
Filing Fees	0.00	0.00	34.97	75.00	40.03	53.37%	75.00
Office Supplies	0.57	47.00	664.22	575.00	(89.22)	-15.52%	575.00
Postage	1.06	50.00	286.39	600.00	313.61	52.27%	600.00
TOTAL Administrative	<u>601.63</u>	<u>735.00</u>	<u>11,193.58</u>	<u>11,950.00</u>	<u>756.42</u>	<u>6.33%</u>	<u>11,950.00</u>
Non-Operating Expense							
Reserve Contribution	0.00	15,000.00	15,000.00	15,000.00	0.00	0.00%	15,000.00
TOTAL Non-Operating Expen	<u>0.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>15,000.00</u>
Other Expense							
Contingencies	0.00	330.00	1,389.86	3,960.00	2,570.14	64.90%	3,960.00
TOTAL Other Expense	<u>0.00</u>	<u>330.00</u>	<u>1,389.86</u>	<u>3,960.00</u>	<u>2,570.14</u>	<u>64.90%</u>	<u>3,960.00</u>
Taxes							
Taxes Property	0.00	0.00	495.92	585.00	89.08	15.23%	585.00
Taxes Federal	0.00	0.00	0.00	75.00	75.00	100.00%	75.00
TOTAL Taxes	<u>0.00</u>	<u>0.00</u>	<u>495.92</u>	<u>660.00</u>	<u>164.08</u>	<u>24.86%</u>	<u>660.00</u>
TOTAL Expense	<u>1,166.89</u>	<u>16,841.00</u>	<u>35,873.91</u>	<u>41,500.00</u>	<u>5,626.09</u>	<u>13.56%</u>	<u>41,500.00</u>
Excess Revenue / Expense	<u>(1,166.39)</u>	<u>(16,841.00)</u>	<u>6,223.96</u>	<u>0.00</u>	<u>6,223.96</u>	<u>0.00%</u>	<u>0.00</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	40.27	0.00	304.87	0.00	304.87	-100.00%	0.00
TOTAL	<u>40.27</u>	<u>0.00</u>	<u>304.87</u>	<u>0.00</u>	<u>304.87</u>	<u>0.00%</u>	<u>0.00</u>
Non-Operating Income							
Reserve Income (Transferr	0.00	15,000.00	15,000.00	15,000.00	0.00	0.00%	15,000.00
TOTAL Non-Operating Incom	<u>0.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>15,000.00</u>
TOTAL Income	<u>40.27</u>	<u>15,000.00</u>	<u>15,304.87</u>	<u>15,000.00</u>	<u>304.87</u>	<u>-2.03%</u>	<u>15,000.00</u>
Expense							
Landscaping Miscel/Special	0.00	0.00	5,616.00	0.00	(5,616.00)	-100.00%	0.00
Storm Pond Management/C	0.00	212.00	0.00	2,500.00	2,500.00	100.00%	2,500.00
Road Maintenance	0.00	587.00	0.00	7,000.00	7,000.00	100.00%	7,000.00
TOTAL	<u>0.00</u>	<u>799.00</u>	<u>5,616.00</u>	<u>9,500.00</u>	<u>3,884.00</u>	<u>40.88%</u>	<u>9,500.00</u>
TOTAL Expense	<u>0.00</u>	<u>799.00</u>	<u>5,616.00</u>	<u>9,500.00</u>	<u>3,884.00</u>	<u>40.88%</u>	<u>9,500.00</u>
Excess Revenue / Expense	<u>40.27</u>	<u>14,201.00</u>	<u>9,688.87</u>	<u>5,500.00</u>	<u>4,188.87</u>	<u>-76.16%</u>	<u>5,500.00</u>

Aging 120 Days Delinquency

Wednesday, January 11, 2023 21:02

Active Flag Yes

Posted Date 12/31/2022

Point Richmond Ridge Homeowners Association

Acct #	Status	Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
29461	Owner	LATE FEE Hunsicker,Billy Joe	25.00	25.00	25.00	25.00	275.00	375.00
17267	Owner	LATE FEE Lopez,Jose & Chris	25.00	25.00	25.00	25.00	275.00	375.00
35177	Owner	Potts,Joseph	0.00	0.00	125.00	0.00	0.00	125.00
19122	Owner	Nieves,James & Jes	0.00	0.00	0.00	0.00	25.00	25.00
Count: 4			50.00	50.00	175.00	50.00	575.00	900.00

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
Dues	110000	500.00
Fine	110000	125.00
Late Fees	110000	275.00
		<u>900.00</u>

Posting Code Transaction Detail

Posted Date 12/1/2022 To 12/31/2022 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Late Fees						
Late Fees	12/8/2022	Late Fee	17267	13801 11th Avenue NW	Jose & Chrisangela Lopez	25.00
Late Fees	12/8/2022	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsick	25.00
					12/8/2022 Count: 2	50.00
					Count: 2	50.00
Payment						
Payment	12/5/2022	Lockbox	17304	13714 13th Avenue NW	Patrick & Jessica Marquardt	-250.00
					12/5/2022 Count: 1	-250.00
Payment	12/7/2022	Lockbox	17256	13606 11th Avenue NW	Gerald & Bonnie Reed	-250.00
					12/7/2022 Count: 1	-250.00
Payment	12/15/2022	Lockbox	39557	13614 11th Avenue NW	Dennis & Barbara Pearl/Cot	-250.00
					12/15/2022 Count: 1	-250.00
Payment	12/16/2022	Lockbox	17298	13803 13th Avenue NW	Michael & Catherine Frankli	-250.00
					12/16/2022 Count: 1	-250.00
Payment	12/19/2022	Lockbox	41481	1107 138th Street NW	Benjamin & Lauren Wagner.	-250.00
					12/19/2022 Count: 1	-250.00
Payment	12/20/2022	Lockbox	37560	13821 11th Avenue NW	Thomas Schuder	-250.00
					12/20/2022 Count: 1	-250.00
Payment	12/22/2022	Lockbox	37560	13821 11th Avenue NW	Thomas Schuder	-250.00
					12/22/2022 Count: 1	-250.00
Payment	12/27/2022	Lockbox	17285	13806 12th Avenue NW	Rex & Kelsey Cory	-250.00
					12/27/2022 Count: 1	-250.00
Payment	12/28/2022	A/P Credit Voucher	37560	13821 11th Avenue NW	Thomas Schuder	250.00
					12/28/2022 Count: 1	250.00
Payment	12/29/2022	Lockbox	17252	13627 11th Avenue NW	Bruce & Janelle Price	-250.00
Payment	12/29/2022	Lockbox	42077	13626 13th Avenue NW	Roger & Erin LHommedieu	-250.00
					12/29/2022 Count: 2	-500.00
Payment	12/30/2022	Lockbox	17251	13621 11th Avenue NW	Francois & Cherilynn Vigner	-250.00
Payment	12/30/2022	Lockbox	40629	1120 139th Street NW	Brent & Melody Nakagawa/	-250.00
Payment	12/30/2022	Lockbox	17234	13303 13th Avenue NW	Anthony & Diane Jackson	-500.00
					12/30/2022 Count: 3	-1,000.00
					Count: 14	-3,250.00

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

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

Last statement: November 30, 2022
This statement: December 31, 2022
Total days in statement period: 31

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(3)

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	\$22,697.73
Enclosures	3	Total additions	3,500.50
Low balance	\$22,697.73	Total subtractions	1,166.89
Average balance	\$23,266.82	Ending balance	\$25,031.34
Avg collected balance	\$23,250		

CHECKS

Number	Date	Amount	Number	Date	Amount
100114	12-19	600.00	100116	12-20	1.63
100115	12-16	483.81			

DEBITS

Date	Description	Subtractions
12-13	' ACH Debit WASHINGTON WATER WATER BILL 221212	81.45

CREDITS

Date	Description	Additions
12-05	' Lockbox Deposit	250.00
12-07	' Lockbox Deposit	250.00
12-15	' Lockbox Deposit	250.00
12-16	' Lockbox Deposit	250.00
12-19	' Lockbox Deposit	250.00
12-20	' Lockbox Deposit	250.00

Date	Description	Additions
12-22	' Lockbox Deposit	250.00
12-27	' Lockbox Deposit	250.00
12-29	' Lockbox Deposit	500.00
12-30	' Lockbox Deposit	1,000.00
12-31	' Interest Credit	0.50

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	22,697.73	12-16	23,132.47	12-29	24,030.84
12-05	22,947.73	12-19	22,782.47	12-30	25,030.84
12-07	23,197.73	12-20	23,030.84	12-31	25,031.34
12-13	23,116.28	12-22	23,280.84		
12-15	23,366.28	12-27	23,530.84		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$23,250.70
Interest earned	\$0.50

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

Thank you for banking with Alliance Association Bank

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS IN THE BORDER

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	100114 DATE: 12/07/2022
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PAY TO HOA Community Solutions \$ 600.00
THE ORDER OF Six Hundred Dollars and Zero Cents DOLLARS

memo: Act: 17904 Inv: 113922-7904

Jessie Johnson

SECURITY FEATURES INCLUDE: DETAILS ON BACK

⑈ 100114⑈ ⑆ 122105980⑆ ⑆ 243469091⑈

1 of 1 4274

12/19/2022 100114 \$600.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS IN THE BORDER

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	100115 DATE: 12/07/2022
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PAY TO Thornhill Landscaping Services LLC \$ 483.81
THE ORDER OF Four Hundred Eighty-Three Dollars and Eighty-One Cents DOLLARS

memo: Inv: 1234

Jessie Johnson

SECURITY FEATURES INCLUDE: DETAILS ON BACK

⑈ 100115⑈ ⑆ 122105980⑆ ⑆ 243469091⑈

1 of 1 4222

12/16/2022 100115 \$483.81

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS IN THE BORDER

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	100116 DATE: 12/14/2022
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PAY TO SouthData Inc \$ 1.63
THE ORDER OF One Dollar and Sixty-Three Cents DOLLARS

memo: Act: 010228 Inv: 992800278

Jessie Johnson

SECURITY FEATURES INCLUDE: DETAILS ON BACK

⑈ 100116⑈ ⑆ 122105980⑆ ⑆ 243469091⑈

1 of 1 2296

12/20/2022 100116 \$1.63

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING					STATEMENT OF RECONCILIATION		
Number	Amount	Number	Amount	Number	Amount		
						Ending balance from this statement	
						\$	
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING					\$	TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit- We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

NOTICE OF FURNISHING NEGATIVE INFORMATION-We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

DIRECT DEPOSITS-If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.





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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

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

Last statement: November 30, 2022
This statement: December 31, 2022
Total days in statement period: 31

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(0)

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	\$19,294.53
Low balance	\$19,294.53	Total additions	2.46
Average balance	\$19,294.53	Total subtractions	0.00
Avg collected balance	\$19,294	Ending balance	\$19,296.99
Interest paid year to date	\$14.08		

CREDITS

Date	Description	Additions
12-31	Interest Credit	2.46

DAILY BALANCES

Date	Amount	Date	Amount
11-30	19,294.53	12-31	19,296.99

INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	31
Average balance for APY	\$19,294.53
Interest earned	\$2.46

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

Thank you for banking with Alliance Association Bank

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING					STATEMENT OF RECONCILIATION		
Number	Amount	Number	Amount	Number	Amount		
						Ending balance from this statement	
						\$	
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING					\$	TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit- We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

NOTICE OF FURNISHING NEGATIVE INFORMATION-We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

DIRECT DEPOSITS-If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.





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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

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

Last statement: November 30, 2022
This statement: December 31, 2022
Total days in statement period: 31

Page 1
XXXXXX9138
(0)

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 CD

Account number	XXXXXX9138
Total principal	\$45,883.44
Total current balance	\$46,037.00
Total interest year to date	\$290.79

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
11-30	Beginning balance			\$45,999.19
12-17	Interest Credit	37.81		46,037.00
12-31	Ending totals	37.81	.00	\$46,037.00

Thank you for banking with Alliance Association Bank

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING					STATEMENT OF RECONCILIATION		
Number	Amount	Number	Amount	Number	Amount		
						Ending balance from this statement	
						\$	
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING					\$	TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

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DIRECT DEPOSITS-If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.



Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 12/31/2022

G/L Balance: 24,781.34

Linked Statement: 010423115230_9091_123122.PDF

Statement Balance: 25,031.34

Item	Date	Check #	Amount	Balance
			Previous Balance:	22,697.73
HOA Community Solutions	12/7/2022	100114	-600.00	22,097.73
Thornhill Landscaping Services LLC	12/7/2022	100115	-483.81	21,613.92
Washington Water Service - Seattle	12/9/2022	300013	-81.45	21,532.47
SouthData Inc	12/14/2022	100116	-1.63	21,530.84
		Total Checks:	-1,166.89	
Lockbox	12/5/2022		250.00	21,780.84
Lockbox	12/7/2022		250.00	22,030.84
Lockbox	12/15/2022		250.00	22,280.84
Lockbox	12/16/2022		250.00	22,530.84
Lockbox	12/19/2022		250.00	22,780.84
Lockbox	12/20/2022		250.00	23,030.84
Lockbox	12/22/2022		250.00	23,280.84
Lockbox	12/27/2022		250.00	23,530.84
Lockbox	12/29/2022		500.00	24,030.84
Lockbox	12/30/2022		1,000.00	25,030.84
Bank Reconcile: Interest Earned	12/31/2022		0.50	25,031.34
		Total Deposits / Adjustments:	3,500.50	
			Statement Balance:	25,031.34

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
1333	12/28/2022	Thomas Schuder	250.00
			250.00

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

G/L Balance:	24,781.34
Uncleared Checks, Credits:	250.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	25,031.34
Statement Balance:	25,031.34
G/L and Balance Difference:	0.00

* voided check

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 12/31/2022

G/L Balance: 19,296.99

Linked Statement: 010423115322_5357_123122.PDF

Statement Balance: 19,296.99

Item	Date	Check #	Amount	Balance
			Previous Balance:	19,294.53
Bank Reconcile: Interest Earned	12/31/2022		2.46	19,296.99
		Total Deposits / Adjustments:	2.46	
		Statement Balance:		19,296.99

Outstanding Items:

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

G/L Balance:	19,296.99
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	19,296.99
Statement Balance:	19,296.99
G/L and Balance Difference:	0.00

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

Bank: AAB CD RES 9138 2.18.2023 Account: *****9138

Statement Date: 12/31/2022

G/L Balance: 46,037.00

Linked Statement: 010623111523_9138_123122.PDF

Statement Balance: 46,037.00

Item	Date	Check #	Amount	Balance
			Previous Balance:	45,999.19
Bank Reconcile: Interest Earned	12/31/2022		37.81	46,037.00
		Total Deposits / Adjustments:	37.81	
			Statement Balance:	46,037.00

Outstanding Items:

Bank Reconciliation Summary: AAB CD RES 9138 2.18.2023 Account: ***9138**

G/L Balance:	46,037.00
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	46,037.00
Statement Balance:	46,037.00
G/L and Balance Difference:	0.00

AP Expense Register

Wednesday, January 11, 2023 21:02

Check Date 12/1/2022 To 12/31/2022 11:59:00 PM

Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
			Location: Thomas Schuder					
AR Refund Vendor								
104587	12/28/2022	AAB Operating A	210200: Prepaid Assessment	250.00	1333	12/28/2022	Resident Refund: Thomas Schuder	PAID
				250.00				
			Location: HOA Community Solutions					
HOA Community Solutions								
103488	11/30/2022	AAB Operating A	501006: Management	600.00	100114	12/7/2022		PAID
				600.00				
			Location: SouthData Inc					
SouthData Inc								
104023	993800278	11/30/2022	AAB Operating A	503010: Postage	1.06	100116	12/14/2022	PAID
104023	993800278	11/30/2022	AAB Operating A	503000: Office Supplies	0.57	100116	12/14/2022	PAID
				1.63				
			Location: Thornhill Landscaping Services LLC					
Thornhill Landscaping Services LLC								
103489	1234	11/30/2022	AAB Operating A	610005: Landscape Maintenanc	483.81	100115	12/7/2022	Invoice 1234 - November maintenance
				483.81				
			Location: Washington Water Service - Seattle					
Washington Water Service								
103302	111022-5055	11/10/2022	AAB Operating A	750001: Water	81.45	300013	12/9/2022	PAID
				81.45				
Count: 6	Point Richmond Ridge Homeowners Association			\$1,416.89				

Point Richmond Ridge Homeowners Association

AP Attachments



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: November 18, 2022
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 2022-12-09<

Visit 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.

Account Summary as of November 18, 2022

Current charges - Water: Metered	81.45
Subtotal	81.45
Prior Balance	109.86
Payment Received - 11/10/22	-109.86
Total Amount Due	\$81.45

Current Charges Delinquent on 12/10/22

Automatic payment of amount due will be debited from your bank account on 12/09/22

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

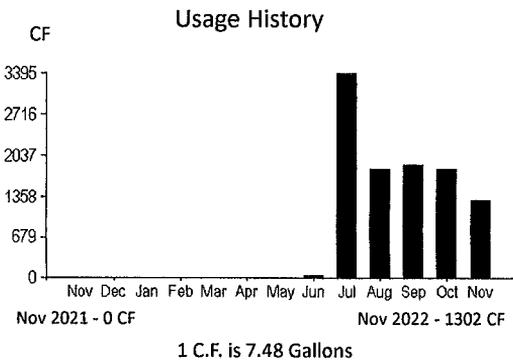
Service Details



Water

Service From 10/13/22 - 11/10/22

3/4" Base - Zero Usage	23.60
3/4" Step 1: 0-600cf(600cf)	23.10
3/4" Step 2: 601-1,600cf(702cf)	34.75
3/4" Step 3: Over 1,600cf(0cf)	0.00
	\$81.45



Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	11/10/2022	128659	10/12/2022	127357	1302 CF

C1221121.0652-17-000003286

Account Number	Billing Date	Automatic payment of \$81.45 will be applied on 12/09/22
0419085055	11/18/22	

NW M-15

Provide your email address below and sign for paperless billing.

Email: _____
X _____

000017 000003286



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

0000008041908505500008145011182203



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.

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

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

Phone: 253-985-3812

Account Number:	Statement Date
17904	11/30/2022
Due Date	Amount Due:
12/30/22	600.00

Make checks payable to your association

Point Richmond Ridge
Point Richmond Ridge

Send payment To:

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

DATE	TRANSACTION	AMOUNT	BALANCE	MEMO
		Balance Forward:	0.00	
12/1/2022	Monthly Management Fees	600.00	600.00	Monthly Management Fee

Pay This Amount: \$600.00

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 or visit our website 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	12/30/22
Amount Due:	Amount Enclosed:
600.00	

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 POINTRICHMO 060000 0



Thornhill Landscaping Services LLC

PO Box 1174 | Gig Harbor, Washington 98335
(253)-514-5308 | thornhilllandscapingservicellc@gmail.com |
<https://thornhilllandscaping.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
Nov 30, 2022				
Monthly Installment		1	\$445.50	\$445.50

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

Subtotal	\$445.50
Gig Harbor (8.6%)	\$38.31
Total	\$483.81

Invoice #1234

Issued	Nov 30, 2022
Due	Dec 30, 2022

Total \$483.81



010228 HOA Community Solutions

Invoice Date: Nov 30, 2022
Due Date: Dec 15, 2022

0228PRRH Point Richmond Ridge				
12687418	11/12/22	Point Richmond Ridge		
2		Late Notice	\$0.0000	\$0.00
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 Discount on First Class Mai		\$-0.14
1		Postage To Mail Items To Users		\$1.20
Total Charges For 0228PRRH				\$1.63

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.

FlexBill
SouthData's Family of Billing Products

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

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$0.53	\$1.06	\$0.00	\$0.04	\$0.00	\$1.63	\$1.63

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



INVOICE #	993800278	AMOUNT DUE \$1.63
CLIENT #	010228	
DUE DATE	Dec 15, 2022	

MAKE CHECK PAYABLE & REMIT TO:

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

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

993800278010228000001634

12759951-25-97-225

