

March 2024



To: Point Richmond Ridge Board of Directors
From: Lyndsay Tuley, Senior Manager
Re: Monthly Closing & Reports

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

Collections & Financials:

- 3/11 Sent monthly financial reports for February
- 3/21 Processed reimbursement to Tom McKee for play chips at the playground
- 3/25 Reached out to accounting re: the 2023 tax return
 - 3/26 Tax return sent via Pandadocs

Administrative:

- 3/25 Processed mailing of Q1 newsletter

CC&R Enforcement:

- 3/25 Processed the following noncompliance letters as requested by Board:
 - **13714 13th Ave NW:** Holiday decorations – 1st warning
 - **13615 13th Ave NW:** Disabled vehicles – 1st notice of violation
 - **7809 Insel Ave:** Mold/Mildew/Moss on structures – 1st notice of violation
 - **13614 13th Ave NW:** Mold/Mildew/Moss on structures – Friendly letter

Architectural (ACC):

- 3/29 Forwarded question from potential purchaser re: Astro Van to be put in backyard. Board POC confirmed that they would need to submit an ACC application.

New Owner(s):

None to report

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 03/31/2024

Operating Reserves Total

Assets

Bank

AAB Operating Account	30,810.72		30,810.72
Reserve Account		53,182.00	53,182.00
<u>Total Bank</u>	<u>30,810.72</u>	<u>53,182.00</u>	<u>83,992.72</u>
<u>Total Assets</u>	<u>30,810.72</u>	<u>53,182.00</u>	<u>83,992.72</u>

Liabilities & Equity

Prepaid Assessment	1,225.00		1,225.00
	<u>1,225.00</u>		<u>1,225.00</u>

Equity

Operations Retained Earnings	26,354.68		26,354.68
Reserves Retained Earnings		38,641.16	38,641.16
Net Income	3,231.04	14,540.84	17,771.88
<u>Total Equity</u>	<u>29,585.72</u>	<u>53,182.00</u>	<u>82,767.72</u>
<u>Total Liabilities & Equity</u>	<u>30,810.72</u>	<u>53,182.00</u>	<u>83,992.72</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 3/1/2024 To 3/31/2024 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	24,300.00	24,900.00	(600.00)	2.41%	49,800.00
Late Fees	0.00	0.00	75.00	0.00	75.00	-100.00%	0.00
Investment/Interest Income	0.68	0.00	2.41	0.00	2.41	-100.00%	0.00
TOTAL	0.68	0.00	24,377.41	24,900.00	(522.59)	2.10%	49,800.00
TOTAL Income	0.68	0.00	24,377.41	24,900.00	(522.59)	2.10%	49,800.00
Expense							
Website	0.00	0.00	466.99	0.00	(466.99)	-100.00%	0.00
Landscape Maintenance Cc	760.20	760.00	2,280.60	2,280.00	(0.60)	-0.03%	9,122.00
Entry Maintenance	0.00	42.00	0.00	126.00	126.00	100.00%	500.00
Tree Pruning/Removal	500.00	42.00	500.00	126.00	(374.00)	-296.83%	500.00
Backflow Testing	0.00	3.00	0.00	9.00	9.00	100.00%	30.00
Towing	0.00	0.00	0.00	0.00	0.00	0.00%	500.00
TOTAL	1,260.20	847.00	3,247.59	2,541.00	(706.59)	-27.81%	10,652.00
Administrative							
Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00%	3,160.00
Legal/Lien Fees	0.00	42.00	0.00	126.00	126.00	100.00%	500.00
Management	600.00	600.00	1,800.00	1,800.00	0.00	0.00%	7,200.00
Filing Fees	0.00	45.00	24.99	75.00	50.01	66.68%	75.00
Reserve Study	0.00	1,500.00	0.00	1,500.00	1,500.00	100.00%	1,500.00
Office Supplies	3.50	65.00	5.45	195.00	189.55	97.21%	775.00
Postage	6.71	33.00	10.46	99.00	88.54	89.43%	400.00
TOTAL Administrative	610.21	2,285.00	1,840.90	3,795.00	1,954.10	51.49%	13,610.00
Non-Operating Expense							
Reserve Contribution	0.00	0.00	15,000.00	15,000.00	0.00	0.00%	22,709.00
TOTAL Non-Operating Expen	0.00	0.00	15,000.00	15,000.00	0.00	0.00%	22,709.00
Other Expense							
Contingencies	581.00	547.00	581.00	1,641.00	1,060.00	64.59%	6,569.00
TOTAL Other Expense	581.00	547.00	581.00	1,641.00	1,060.00	64.59%	6,569.00
Taxes							
Taxes Property	476.88	585.00	476.88	585.00	108.12	18.48%	585.00
Taxes Federal	0.00	75.00	0.00	75.00	75.00	100.00%	75.00
TOTAL Taxes	476.88	660.00	476.88	660.00	183.12	27.75%	660.00
TOTAL Expense	2,928.29	4,339.00	21,146.37	23,637.00	2,490.63	10.54%	54,200.00
Excess Revenue / Expense	(2,927.61)	(4,339.00)	3,231.04	1,263.00	1,968.04	-155.82%	(4,400.00)

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 3/1/2024 To 3/31/2024 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	45.49	0.00	117.88	0.00	117.88	-100.00%	0.00
TOTAL	<u>45.49</u>	<u>0.00</u>	<u>117.88</u>	<u>0.00</u>	<u>117.88</u>	<u>0.00%</u>	<u>0.00</u>
Non-Operating Income							
Reserve Income (Transferr	0.00	0.00	15,000.00	15,000.00	0.00	0.00%	22,709.00
TOTAL Non-Operating Incom	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>22,709.00</u>
TOTAL Income	<u>45.49</u>	<u>0.00</u>	<u>15,117.88</u>	<u>15,000.00</u>	<u>117.88</u>	<u>-0.79%</u>	<u>22,709.00</u>
Expense							
Landscaping Miscel/Special	577.04	0.00	577.04	0.00	(577.04)	-100.00%	0.00
Playground/Park Equip & M	0.00	227.00	0.00	681.00	681.00	100.00%	2,719.00
Road Maintenance	0.00	4,415.00	0.00	13,245.00	13,245.00	100.00%	52,974.00
TOTAL	<u>577.04</u>	<u>4,642.00</u>	<u>577.04</u>	<u>13,926.00</u>	<u>13,348.96</u>	<u>95.86%</u>	<u>55,693.00</u>
TOTAL Expense	<u>577.04</u>	<u>4,642.00</u>	<u>577.04</u>	<u>13,926.00</u>	<u>13,348.96</u>	<u>95.86%</u>	<u>55,693.00</u>
Excess Revenue / Expense	<u>(531.55)</u>	<u>(4,642.00)</u>	<u>14,540.84</u>	<u>1,074.00</u>	<u>13,466.84</u>	<u>0.00%</u>	<u>(32,984.00)</u>

Aging 120 Days Delinquency

Wednesday, April 17, 2024

11:37

Active Flag Yes

Posted Date 03/31/2024

Point Richmond Ridge Homeowners Association

Acct #	Status	Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
17293	Owner	LATE FEE Baldwin,Matt & Eliza	25.00	25.00	125.00	300.00	0.00	475.00
17229	Owner	LATE FEE Faeth,Amy	25.00	25.00	0.00	300.00	0.00	350.00
Count:	2		50.00	50.00	125.00	600.00	0.00	825.00

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	600.00
Fine	110000	125.00
Late Fees	110000	100.00
		<u>825.00</u>

Posting Code Transaction Detail

Posted Date 3/1/2024 To 3/31/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Late Fees						
Late Fees	3/8/2024	Late Fee	17229	13414 13th Avenue NW	Amy Faeth	25.00
Late Fees	3/8/2024	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
					3/8/2024 Count: 2	50.00
					Count: 2	50.00
Payment						
Payment	3/18/2024	Lockbox	19122	13409 13th Avenue NW	James & Jessica Nieves	-275.00
					3/18/2024 Count: 1	-275.00
Payment	3/21/2024	Lockbox	19122	13409 13th Avenue NW	James & Jessica Nieves	-275.00
					3/21/2024 Count: 1	-275.00
					Count: 2	-550.00

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

Last statement: February 29, 2024

This statement: March 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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XXXXXX5357
(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	\$53,713.55
Low balance	\$53,713.55	Total additions	45.49
Average balance	\$53,713.55	Total subtractions	0.00
Avg collected balance	\$53,713	Ending balance	\$53,759.04
Interest paid year to date	\$117.88		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-31	Interest Credit	45.49

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-29	53,713.55	03-31	53,759.04		

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	31
Average balance for APY	\$53,713.55
Interest earned	\$45.49

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: February 29, 2024
This statement: March 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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XXXXXX9091
(5)

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	\$33,188.33
Enclosures	5	Total additions	550.68
Low balance	\$30,810.04	Total subtractions	2,928.29
Average balance	\$32,170.61	Ending balance	\$30,810.72
Avg collected balance	\$32,170		

CHECKS

Number	Date	Amount	Number	Date	Amount
1337	03-26	476.88	100168	03-22	10.21
100166 *	03-12	1,081.00	100169	03-28	760.20
100167	03-14	600.00	* Skip in check sequence		

CREDITS

Date	Description	Additions
03-18	' Lockbox Deposit	275.00
03-21	' Lockbox Deposit	275.00
03-31	' Interest Credit	0.68

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-29	33,188.33	03-18	31,782.33	03-26	31,570.24
03-12	32,107.33	03-21	32,057.33	03-28	30,810.04
03-14	31,507.33	03-22	32,047.12	03-31	30,810.72

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$32,170.61
Interest earned	\$0.68

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

AAB Operating Account
Point Richmond Ridge Homeowners Association
P.O. Box 364
Gig Harbor, WA 98335
253-965-3812

Alliance Association Bank
2700 W. Sahara Avenue
Las Vegas, NV 89102

1337

DATE: 03/27/2024

PAY TO THE ORDER OF: Pierce County Finance
****FOUR HUNDRED SEVENTY SIX DOLLARS AND 88/100****

Pierce County Finance
P.O. Box 11521
Tacoma, WA 98411-0621

David Scott

\$ 476.88

⑈001337⑈ ⑆122105980⑆ 8243469091⑈

03/26/2024 1337 \$476.88

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

100165

DATE: 03/01/2024

PAY TO
THE ORDER OF: Williams Tree & Stump Removal LLC

memo: Inv: 042022-574

Jessie Labadie

\$ 1,081.00

⑈100165⑈ ⑆122105980⑆ 8243469091⑈

03/12/2024 100166 \$1,081.00

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

100167

DATE: 03/05/2024

PAY TO
THE ORDER OF: HOA Community Solutions

memo: Act: 17906; Inv: 022824-7904

Jessie Labadie

\$ 600.00

⑈100167⑈ ⑆122105980⑆ 8243469091⑈

03/14/2024 100167 \$600.00

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

100168

DATE: 03/12/2024

PAY TO
THE ORDER OF: SouthData Inc

memo: Act: 010226; Inv: 994181014

Jessie Labadie

\$ 10.21

⑈100168⑈ ⑆122105980⑆ 8243469091⑈

03/22/2024 100168 \$10.21

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

100169

DATE: 03/12/2024

PAY TO
THE ORDER OF: Thornhill Landscaping Services LLC

memo: Inv: 1787

Jessie Labadie

\$ 760.20

⑈100169⑈ ⑆122105980⑆ 8243469091⑈

03/28/2024 100169 \$760.20

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 3/31/2024

G/L Balance: 53,182.00

Linked Statement: 040424144730_5357_033124.PDF

Statement Balance: 53,759.04

Item	Date	Check #	Amount	Balance
			Previous Balance:	53,713.55
Bank Reconcile: Interest Earned	3/31/2024		45.49	53,759.04
		Total Deposits / Adjustments:	45.49	
			Statement Balance:	53,759.04

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100002	3/29/2024	Tom McKee	577.04
			<u>577.04</u>

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

G/L Balance:	53,182.00
Uncleared Checks, Credits:	577.04
Uncleared Deposits, Debits:	0.00
G/L Difference:	53,759.04
 Statement Balance:	 53,759.04
G/L and Balance Difference:	0.00

* voided check

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 3/31/2024

G/L Balance: 30,810.72

Linked Statement: 040424144812_9091_033124.PDF

Statement Balance: 30,810.72

Item	Date	Check #	Amount	Balance
			Previous Balance:	33,188.33
Williams Tree & Stump Removal LLC	3/1/2024	100166	-1,081.00	32,107.33
HOA Community Solutions	3/5/2024	100167	-600.00	31,507.33
Thornhill Landscaping Services LLC	3/12/2024	100169	-760.20	30,747.13
SouthData Inc	3/12/2024	100168	-10.21	30,736.92
Pierce County Finance	3/17/2024	1337	-476.88	30,260.04
		Total Checks:	-2,928.29	
Lockbox	3/18/2024		275.00	30,535.04
Lockbox	3/21/2024		275.00	30,810.04
Bank Reconcile: Interest Earned	3/31/2024		0.68	30,810.72
		Total Deposits / Adjustments:	550.68	
			Statement Balance:	30,810.72

Outstanding Items:

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

G/L Balance:	30,810.72
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	30,810.72
Statement Balance:	30,810.72
G/L and Balance Difference:	0.00

* voided check

AP Expense Register

Wednesday, April 17, 2024 11:37

Check Date 3/1/2024 To 3/31/2024 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					
128697	022824-7904	2/28/2024 AAB Operating A	501006: Management	600.00	100167	3/5/2024		PAID
				600.00				
Pierce County Finance			Location: Pierce County Finance					
129586		3/17/2024 AAB Operating A	504000: Taxes Property	476.88	1337	3/17/2024		PAID
				476.88				
SouthData Inc			Location: SouthData Inc					
129364	994181014	2/29/2024 AAB Operating A	503010: Postage	6.71	100168	3/12/2024		PAID
129364	994181014	2/29/2024 AAB Operating A	503000: Office Supplies	3.50	100168	3/12/2024		PAID
				10.21				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
129363	1787	3/1/2024 AAB Operating A	610005: Landscape Maintenanc	760.20	100169	3/12/2024	Invoice 1787	PAID
				760.20				
Tom McKee			Location: Tom McKee					
130258	032524-MCKEE	3/25/2024 Reserve Account	610001: Landscaping Miscel/Sp	577.04	100002	3/29/2024	Play chips for playground	PAID
				577.04				
Williams Tree & Stump Removal LLC			Location: Williams Tree & Stump Removal LLC					
128523	042022-574	2/23/2024 AAB Operating A	830150: Contingencies	581.00	100166	3/1/2024	Prune Maples @ Entrance	PAID
128523	042022-574	2/23/2024 AAB Operating A	610062: Tree Pruning/Removal	500.00	100166	3/1/2024	Prune Maples @ Entrance	PAID
				1,081.00				
Count: 8	at Richmond Ridge Homeowners Association			\$3,505.33				

Point Richmond Ridge Homeowners Association

AP Attachments



Williams Tree & Stump Removal
 PO BOX 674
 Gig Harbor, WA 98335
 mike@williamstreeandstump.com

INVOICE

BILL TO
 Point Richmond Ridge
 HOA
 13607 12th Ave NW
 Box 12
 Gig Harbor, WA 98332

SHIP TO
 Point Richmond Ridge
 HOA
 13607 12th Ave NW
 Box 12
 Gig Harbor, WA 98332

INVOICE # 042022-574
DATE 02/23/2024
DUE DATE 03/01/2024

SERVICE	DESCRIPTION	AMOUNT
Limb up or Prune	Prune all maple trees at main entrance at 137th for road clearance and overall health All debris to be chipped and removed Work to be done February 29th	1,000.00T

SUBTOTAL	1,000.00
TAX	81.00
TOTAL	1,081.00
BALANCE DUE	\$1,081.00

 **BUDGET CHARGE:** • \$500 TO TREE PRUNING/REMOVAL
 • \$581 TO CONTINGENCIES

APPROVED

X *Thomas Huffman*
 X *[Signature]*
 PRESIDENT, PRRHOA

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

Phone: 253-985-3812

Account Number:	Statement Date
17904	2/28/2024
Due Date	Amount Due:
03/30/24	600.00

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
		Balance Forward:	0.00	
3/1/2024	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	03/30/24
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 00000000000017904 POINTORICHM0 060000 0



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

010228 HOA Community Solutions

Invoice Date: Feb 29, 2024
Due Date: Mar 15, 2024

0228PRRH Point Richmond Ridge			
14960646	2/16/24 Point Richmond Ridge		
1	Mailing Sheet		\$0.01
2	Simplex Letter	\$0.1074	\$0.21
1	Outer Envelope		\$0.05
1	Assembly Fee		\$0.05
1	Recovery Surcharge		\$0.06
1	Sales Tax		\$0.03
1	Postage Discount on First Class Mai		\$-0.07
1	Postage To Mail Items To Users		\$0.68
14945055	2/13/24 Point Richmond Ridge		
4	Mailing Sheet	\$0.0100	\$0.04
4	Duplex Letter	\$0.1611	\$0.64
4	Outer Envelope	\$0.0537	\$0.21
4	Assembly Fee	\$0.0500	\$0.20
1	Recovery Surcharge		\$0.20
1	Sales Tax		\$0.10
1	Postage To Mail Items To Users		\$2.72
1	Postage Discount on First Class Mai		\$-0.28

Continued on next page

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

LATE NOTICES TO THE RESCUE

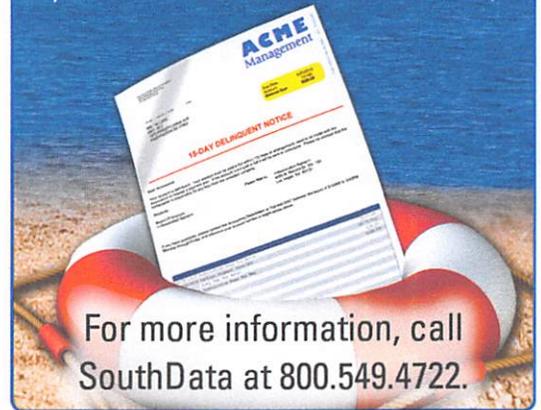
Besides putting the squeeze on cash flow, non-payments exert an additional drain on your resources and overhead. Mailed on-demand, SouthData's Late Notices are designed to meet your specifications and legal requirements.

Customize your message with every order

Save a message on file to use every time

Full color with highlighted amount due

Order, proof and track your orders online



For more information, call SouthData at 800.549.4722.

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$3.24	\$6.71	\$0.00	\$0.26	\$0.00	\$10.21	\$10.21

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 #	994181014	AMOUNT DUE \$10.21
CLIENT #	010228	
DUE DATE	Mar 15, 2024	

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

994181014010228000010219



15046037-23-79-224

010228 HOA Community Solutions

Invoice Date: Feb 29, 2024

Due Date: Mar 15, 2024



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

14944339	2/13/24	Point Richmond Ridge		
1	Mailing Sheet			\$0.01
1	Simplex Letter			\$0.11
1	Outer Envelope			\$0.05
1	Assembly Fee			\$0.05
1	Recovery Surcharge			\$0.04
1	Sales Tax			\$0.02
1	Postage To Mail Items To Users			\$0.68
1	Postage Discount on First Class Mai			\$-0.07
14929857	2/9/24	Point Richmond Ridge		
5	Mailing Sheet		\$0.0100	\$0.05
5	Simplex Letter		\$0.1074	\$0.54
5	Outer Envelope		\$0.0537	\$0.27
5	Assembly Fee		\$0.0500	\$0.25
1	Recovery Surcharge			\$0.20
1	Sales Tax			\$0.11
1	Postage To Mail Items To Users			\$3.40
1	Postage Discount on First Class Mai			\$-0.35
Total Charges For 0228PRRH				\$10.21

LATE NOTICES TO THE RESCUE

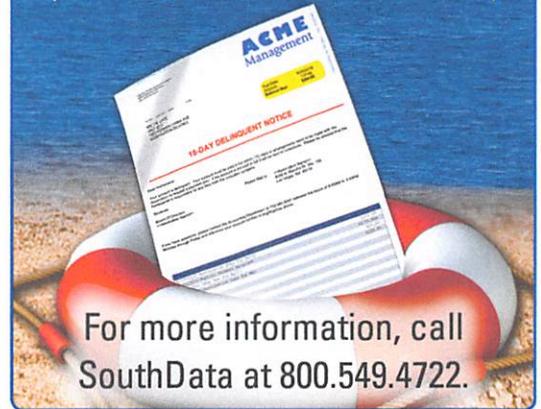
Besides putting the squeeze on cash flow, non-payments exert an additional drain on your resources and overhead. Mailed on-demand, SouthData's Late Notices are designed to meet your specifications and legal requirements.

Customize your message with every order

Save a message on file to use every time

Full color with highlighted amount due

Order, proof and track your orders online



For more information, call SouthData at 800.549.4722.

15046037-23-80-224





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
Feb 29, 2024				
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
Total	\$760.20

Invoice #1787	
Issued	Mar 01, 2024
Due	Mar 31, 2024
Total	\$760.20

[Pay Now](#)



2401 South 35th Street, Rm 142
 Tacoma, WA 98409-7498
 (253) 798-6111
 (800) 992-2456 (outside local area, WA only)
 Printed: 02/15/2024

PARCEL NUMBER: 4001640840

2024 Tax Information
 PT RICHMOND RIDGE HOMEOWNERS ASSN
 PO BOX 364
 GIG HARBOR WA 98335

TAX PROPERTY DESCRIPTION

Parcel Location: XXX 12TH AVE NW
 TAX AREA CODE: 472

Section 21 Township 22 Range 02 Quarter 13 POINT RICHMOND RIDGE: POINT RICHMOND RIDGE SW OF NE 21-22-2E TR A PRI RD DED TO PT RICHMOND HOMEOWNERS ASSN INC APPROX 349,656 SQ FT (8.03 AC) EASE OF REC OU

eNoticesOnline.com Authorization Code: PRC-PBNH8H4A

VALUE INFORMATION FOR 2024 TAX

MARKET LAND:	13,100
TOTAL MARKET VALUE:	13,100
TAXABLE VALUE:	13,100
GENERAL LEVY RATE PER \$1,000 OF VALUE:	9.35461038
CALCULATED GENERAL TAX:	122.54

GENERAL TAX DISTRIBUTION

ALL STATUTORY LIMITS HAVE BEEN APPLIED

STATE SCHOOLS	30.29
LOCAL SCHOOLS	24.89
COUNTY	9.73
CONSERVATION FUTURES	0.36
PARKS AND RECREATION	0.00
CITY	0.00
METROPOLITAN PARK DISTRICT	7.62
PORT	1.79
ROADS	13.13
FIRE/EMS	28.99
LIBRARY	4.44
WATER	0.00
FLOOD CONTROL ZONE	1.30
TRANSIT	0.00
TOTAL GENERAL TAX DISTRIBUTION	122.54
\$30.96 OF THE GENERAL TAX WAS APPROVED BY THE VOTERS	

2024 CURRENT CHARGES

GENERAL PROPERTY TAX:	122.54
ASSESSMENTS/CHARGES:	
SURFACE WATER CHARGE:	23.51
NOXIOUS WEED CONTROL:	3.07
PIERCE CONSERVATION DISTRICT:	8.78
ASSESS/CHARGES SUB-TOTAL:	35.36
2024 CURRENT AMOUNT DUE:	157.90

Physical Inspections Required: Once every six years, an appraiser from the Pierce County Assessor-Treasurer's office is required by State Law to inspect every parcel of real estate in the County. To determine if your property may be subject to a property inspection this year, and learn more about the process, please visit our website at: www.piercecountywa.gov/atr.

Tax Reduction: If your property is damaged or destroyed, you may be eligible for reduced assessed value for taxes payable in the year that the loss occurred. Please call (253) 798-6111 for additional information, or go to www.piercecountywa.gov/atr.

3-year Deferral: If you improve your single family residence by adding new rooms, decks, patios or other improvements, you may apply for a 3-year exemption from taxes on the value of the physical improvement. You must apply for the deferral before construction is complete. Please call (253) 798-6111 for additional information.

Current Use/Open Space: If you have agricultural, open space or timber lands, you may apply to qualify for the Current Use/Open Space Program. This generally means a reduced assessed value for the duration of the classification but removal may result in penalties and interest charges. Please call (253) 798-6111 for additional information.

TOTAL AMOUNT DUE: \$157.90



Pierce County
Assessor-Treasurer
Mike Lonergan

2401 South 35th Street, Rm 142
Tacoma, WA 98409-7498
(253) 798-6111
(800) 992-2456 (outside local area, WA only)
Printed: 02/15/2024

PARCEL NUMBER: 4001640850

2024 Tax Information

PT RICHMOND RIDGE HOMEOWNERS ASSN
PO BOX 364
GIG HARBOR WA 98335

TAX PROPERTY DESCRIPTION

Parcel Location: XXX 12TH AVE NW
TAX AREA CODE: 472

Section 21 Township 22 Range 02 Quarter 13 POINT RICHMOND RIDGE: POINT
RICHMOND RIDGE SW OF NE 21-22-2E TR B TR E PASSIVE RECREATION TO BE DED
TO PT RICHMOND HOMEOWNERS ASSN INC TR A APPROX 26,011 SQ

eNoticesOnline.com Authorization Code: PRC-PBNH8H4A

VALUE INFORMATION FOR 2024 TAX

MARKET LAND:	9,200
TOTAL MARKET VALUE:	9,200
TAXABLE VALUE:	9,200
GENERAL LEVY RATE PER \$1,000 OF VALUE:	9.35461038
CALCULATED GENERAL TAX:	86.07

GENERAL TAX DISTRIBUTION

ALL STATUTORY LIMITS HAVE BEEN APPLIED

STATE SCHOOLS	21.28
LOCAL SCHOOLS	17.48
COUNTY	6.83
CONSERVATION FUTURES	0.26
PARKS AND RECREATION	0.00
CITY	0.00
METROPOLITAN PARK DISTRICT	5.35
PORT	1.26
ROADS	9.22
FIRE/EMS	20.36
LIBRARY	3.12
WATER	0.00
FLOOD CONTROL ZONE	0.91
TRANSIT	0.00
TOTAL GENERAL TAX DISTRIBUTION	86.07
\$21.74 OF THE GENERAL TAX WAS APPROVED BY THE VOTERS	

2024 CURRENT CHARGES

GENERAL PROPERTY TAX:	86.07
ASSESSMENTS/CHARGES:	
SURFACE WATER CHARGE:	23.51
NOXIOUS WEED CONTROL:	2.36
PIERCE CONSERVATION DISTRICT:	8.78
ASSESS/CHARGES SUB-TOTAL:	34.65
2024 CURRENT AMOUNT DUE:	120.72

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Current Use/Open Space: If you have agricultural, open space or timber lands, you may apply to qualify for the Current Use/Open Space Program. This generally means a reduced assessed value for the duration of the classification but removal may result in penalties and interest charges. Please call (253) 798-6111 for additional information.

**TOTAL
AMOUNT DUE:**

\$120.72



2401 South 35th Street, Rm 142
 Tacoma, WA 98409-7498
 (253) 798-6111
 (800) 992-2456 (outside local area, WA only)
 Printed: 02/15/2024

PARCEL NUMBER: 4001640860

2024 Tax Information
 PT RICHMOND RIDGE HOMEOWNERS ASSN
 PO BOX 364
 GIG HARBOR WA 98335

TAX PROPERTY DESCRIPTION

Parcel Location: XXX 136TH ST NW
 TAX AREA CODE: 472

Section 21 Township 22 Range 02 Quarter 42 POINT RICHMOND RIDGE: POINT
 RICHMOND RIDGE SW OF NE 21-22-2E TR C D F G H I J OPEN SPACE TO BE DED TO PT
 RICHMOND HOMEOWNERS ASSN INC TR C APPROX 44,823 SQ F

eNoticesOnline.com Authorization Code: PRC - PBNH8H4A

VALUE INFORMATION FOR 2024 TAX

MARKET LAND:	17,300
TOTAL MARKET VALUE:	17,300
TAXABLE VALUE:	17,300
GENERAL LEVY RATE PER \$1,000 OF VALUE:	9.35461038
CALCULATED GENERAL TAX:	161.83

GENERAL TAX DISTRIBUTION

ALL STATUTORY LIMITS HAVE BEEN APPLIED

STATE SCHOOLS	39.99
LOCAL SCHOOLS	32.88
COUNTY	12.85
CONSERVATION FUTURES	0.48
PARKS AND RECREATION	0.00
CITY	0.00
METROPOLITAN PARK DISTRICT	10.06
PORT	2.37
ROADS	17.34
FIRE/EMS	38.28
LIBRARY	5.86
WATER	0.00
FLOOD CONTROL ZONE	1.72
TRANSIT	0.00
TOTAL GENERAL TAX DISTRIBUTION	161.83
\$40.88 OF THE GENERAL TAX WAS APPROVED BY THE VOTERS	

2024 CURRENT CHARGES

GENERAL PROPERTY TAX:	161.83
ASSESSMENTS/CHARGES:	
SURFACE WATER CHARGE:	23.51
NOXIOUS WEED CONTROL:	4.14
PIERCE CONSERVATION DISTRICT:	8.78
ASSES/CHARGES SUB-TOTAL:	36.43
2024 CURRENT AMOUNT DUE:	198.26

Physical Inspections Required: Once every six years, an appraiser from the Pierce County Assessor-Treasurer's office is required by State Law to inspect every parcel of real estate in the County. To determine if your property may be subject to a property inspection this year, and learn more about the process, please visit our website at: www.piercecountywa.gov/atr.

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TOTAL AMOUNT DUE: \$198.26

Volunteer Reimbursement Form

HOA

Point Richmond Ridge HOA

Volunteer Name

Thomas G. McKee ACC
Liaison

Address 1

13403 13th Ave NW
Os Harbor, WA 98332

Address 2

Items Purchased:

1 Dyras Alder Play Chip

Reason for purchase

Add more chips to
Playground

Approved by:

B. D. [Signature]
[Signature]

Amount

\$577.04

Charge to:

Reserves

Memo:

Please attach any receipts with this form



Morrison Gravel, Inc.

1004 SE Spencer Ave
 Port Orchard, WA 98367
 (360) 876-4701

Invoice

Invoice #	70944
Order #:	97908
2533809926	

Bill To
Thomas Mckee 13403 13th ave NW Gig Harbor 98332 Thom3537@gmail.com

Ship To
13607 12th ave NW Box #12 Gig Harbor 98332 Point Richmond Ridge HOA

Account #	Terms	Date	P.O. Number	Via	Zone
ZCASHSALE		2/26/2024	McKee	Kevin Mc.	2

Item Code	Quantity	U/M	Description	Locat...	Price Each	Amount
APCHIP	10.00		Alder Play Chips - Yards		53.38	533.80T
			Subtotal - call on way - visa			533.80

Our drivers will make every effort to place material where customer designates. Customer assumes all responsibility for damages inside property or curb line to persons and property, including towing charges.
 There is a 15% restocking fee on all returns or exchanges for any reason.

Subtotal \$533.80

Sales Tax (8.1%) \$43.24

Total \$577.04

Phone #	E-mail	Website
(360) 876-4701	info@morrisongravel.com	www.morrisongravel.com