

March 2023



To: Point Richmond Ridge Board of Directors
From: Kylee Giovannini
Re: April 18, 2023 Monthly Closing & Reports

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

Collections & Financials:

3/14 - sent list of late fee waiver requests to BOD for review
3/18 - Thornhill Landscaping invoice rejected and revised invoice for \$760.20 processed

Administrative:

3/8 - Board meeting Mar 15, saved agenda to association files
3/10 - updated Homewise to reflect most recent minutes posted on PRRHOA.org
3/15 - 1st Quarter newsletter saved to files and sent to all owners
3/15 - Reviewed and saved letter to Purdy Topsoil & Gravel as correspondence
3/17 - Received landscaping contract addendum and saved to files - Update - this contract is being saved as a draft but not the final document. Waiting for contact with President signature to be saved
3/22 - Updated Strongroom Indicia received and sent to bank to be updated to include Bruce and Steve as signers

CC&R Enforcement:

Violations to be closed:

- Lopez – Weeds
- Cory – Weeds
- Franke – Weeds
- Hanson – Weeds
- Sukpanthee – Weeds
- Fahmy – Weeds
- Marquardt – Weeds
- Bird – RV storage

3/2 - Nieves draft letter for fencing sent to Tom for review, updated date to be 3/9 after review and phone call with Tom

Architectural (ACC):

None to Report

New Owner(s):

None to Report

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 03/31/2023

Operating Reserves Total

Assets

Bank

AAB Operating Account 22,748.60 22,748.60

Reserve Account 80,938.78 80,938.78

Total Bank 22,748.60 80,938.78 103,687.38

Total Assets 22,748.60 80,938.78 103,687.38

Liabilities & Equity

Prepaid Assessment 250.00 250.00

250.00 250.00

Equity

Operations Retained Earnings 21,006.34 21,006.34

Reserves Retained Earnings 65,333.99 65,333.99

Net Income 1,492.26 15,604.79 17,097.05

Total Equity 22,498.60 80,938.78 103,437.38

Total Liabilities & Equity 22,748.60 80,938.78 103,687.38

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 3/1/2023 To 3/31/2023 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Dues Income	875.00	0.00	20,500.00	20,750.00	(250.00)	1.20%	41,500.00
Late Fees	250.00	0.00	525.00	0.00	525.00	-100.00%	0.00
Fines Income	0.00	0.00	125.00	0.00	125.00	-100.00%	0.00
Investment/Interest Income	0.50	0.00	1.51	0.00	1.51	-100.00%	0.00
TOTAL	<u>1,125.50</u>	<u>0.00</u>	<u>21,151.51</u>	<u>20,750.00</u>	<u>401.51</u>	<u>-1.93%</u>	<u>41,500.00</u>
TOTAL Income	<u>1,125.50</u>	<u>0.00</u>	<u>21,151.51</u>	<u>20,750.00</u>	<u>401.51</u>	<u>-1.93%</u>	<u>41,500.00</u>
Expense							
Landscape Maintenance Cc	760.20	700.00	1,244.01	2,100.00	855.99	40.76%	8,400.00
Tree Pruning/Removal	0.00	42.00	0.00	126.00	126.00	100.00%	500.00
Backflow Testing	0.00	3.00	0.00	9.00	9.00	100.00%	30.00
Water	0.00	0.00	0.00	0.00	0.00	0.00%	500.00
TOTAL	<u>760.20</u>	<u>745.00</u>	<u>1,244.01</u>	<u>2,235.00</u>	<u>990.99</u>	<u>44.34%</u>	<u>9,430.00</u>
Administrative							
Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00%	3,000.00
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	35.00	30.20	75.00	44.80	59.73%	75.00
Office Supplies	3.76	48.00	536.66	144.00	(392.66)	-272.68%	575.00
Postage	6.72	50.00	93.71	150.00	56.29	37.53%	600.00
TOTAL Administrative	<u>610.48</u>	<u>775.00</u>	<u>2,460.57</u>	<u>2,295.00</u>	<u>(165.57)</u>	<u>-7.21%</u>	<u>11,950.00</u>
Non-Operating Expense							
Reserve Contribution	0.00	0.00	15,500.00	15,000.00	(500.00)	-3.33%	15,000.00
TOTAL Non-Operating Expen	<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>
Other Expense							
Contingencies	0.00	309.00	0.00	927.00	927.00	100.00%	3,710.00
TOTAL Other Expense	<u>0.00</u>	<u>309.00</u>	<u>0.00</u>	<u>927.00</u>	<u>927.00</u>	<u>100.00%</u>	<u>3,710.00</u>
Taxes							
Taxes Property	454.67	585.00	454.67	585.00	130.33	22.28%	585.00
Taxes Federal	0.00	6.00	0.00	18.00	18.00	100.00%	75.00
TOTAL Taxes	<u>454.67</u>	<u>591.00</u>	<u>454.67</u>	<u>603.00</u>	<u>148.33</u>	<u>24.60%</u>	<u>660.00</u>
TOTAL Expense	<u>1,825.35</u>	<u>2,420.00</u>	<u>19,659.25</u>	<u>21,060.00</u>	<u>1,400.75</u>	<u>6.65%</u>	<u>40,750.00</u>
Excess Revenue / Expense	<u>(699.85)</u>	<u>(2,420.00)</u>	<u>1,492.26</u>	<u>(310.00)</u>	<u>1,802.26</u>	<u>581.37%</u>	<u>750.00</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 3/1/2023 To 3/31/2023 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	17.19	0.00	104.79	0.00	104.79	-100.00%	0.00
TOTAL	<u>17.19</u>	<u>0.00</u>	<u>104.79</u>	<u>0.00</u>	<u>104.79</u>	<u>0.00%</u>	<u>0.00</u>
Non-Operating Income							
Reserve Income (Transfers)	0.00	0.00	15,500.00	15,000.00	500.00	-3.33%	15,000.00
TOTAL Non-Operating Income	<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>
TOTAL Income	<u>17.19</u>	<u>0.00</u>	<u>15,604.79</u>	<u>15,000.00</u>	<u>604.79</u>	<u>-4.03%</u>	<u>15,000.00</u>
Expense							
Road Maintenance	0.00	5,600.00	0.00	16,800.00	16,800.00	100.00%	67,200.00
TOTAL	<u>0.00</u>	<u>5,600.00</u>	<u>0.00</u>	<u>16,800.00</u>	<u>16,800.00</u>	<u>100.00%</u>	<u>67,200.00</u>
TOTAL Expense	<u>0.00</u>	<u>5,600.00</u>	<u>0.00</u>	<u>16,800.00</u>	<u>16,800.00</u>	<u>100.00%</u>	<u>67,200.00</u>
Excess Revenue / Expense	<u>17.19</u>	<u>(5,600.00)</u>	<u>15,604.79</u>	<u>(1,800.00)</u>	<u>17,404.79</u>	<u>966.93%</u>	<u>(52,200.00)</u>

Aging 120 Days Delinquency

Tuesday, April 11, 2023

8:10

Active Flag Yes

Posted Date 03/31/2023

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	250.00	0.00	0.00	300.00
20808	Owner	LATE FEE Berry, Matthew	25.00	25.00	250.00	0.00	0.00	300.00
29461	Owner	LATE FEE Hunsicker, Billy Joe	25.00	25.00	150.00	0.00	0.00	200.00
35177	Owner	LATE FEE Potts, Joseph	25.00	25.00	125.00	0.00	0.00	175.00
Count:	4		100.00	100.00	775.00	0.00	0.00	975.00

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	750.00
Late Fees	110000	225.00
		<u>975.00</u>

Posting Code Transaction Detail

Posted Date 3/1/2023 To 3/31/2023 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Late Fees						
Late Fees	3/8/2023	Late Fee	35177	13822 11th Avenue NW	Joseph Potts	25.00
Late Fees	3/8/2023	Late Fee	19122	13409 13th Avenue NW	James & Jessica Nieves	25.00
Late Fees	3/8/2023	Late Fee	17235	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	25.00
Late Fees	3/8/2023	Late Fee	20808	13614 13th Avenue NW	Matthew Berry	25.00
Late Fees	3/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
Late Fees	3/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	25.00
					3/8/2023 Count: 6	150.00
					Count: 6	150.00
Payment						
Payment	3/14/2023	Lockbox	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	-500.00
					3/14/2023 Count: 1	-500.00
Payment	3/20/2023	Lockbox	17235	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	-300.00
					3/20/2023 Count: 1	-300.00
Payment	3/21/2023	Lockbox	19122	13409 13th Avenue NW	James & Jessica Nieves	-325.00
					3/21/2023 Count: 1	-325.00
					Count: 3	-1,125.00

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: February 28, 2023
This statement: March 31, 2023
Total days in statement period: 31

Page 1
XXXXXX9091
(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	\$23,448.45
Enclosures	3	Total additions	1,125.50
Low balance	\$22,883.30	Total subtractions	1,065.15
Average balance	\$23,405.46	Ending balance	\$23,508.80
Avg collected balance	\$23,405		

CHECKS

Number	Date	Amount	Number	Date	Amount
1334	03-15	454.67	100123	03-16	600.00
100122 *	03-15	10.48	* Skip in check sequence		

CREDITS

Date	Description	Additions
03-14	' Lockbox Deposit	500.00
03-20	' Lockbox Deposit	300.00
03-21	' Lockbox Deposit	325.00
03-31	' Interest Credit	0.50

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	23,448.45	03-16	22,883.30	03-31	23,508.80
03-14	23,948.45	03-20	23,183.30		
03-15	23,483.30	03-21	23,508.30		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$23,405.46
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 REASONS THE FACE OF THIS CHECK MUST REMAIN UNALTERED AND UNREPRODUCIBLE IN ANY MANNER

AAB Operating Account Point Richmond Ridge Homeowners Association P.O. Box 364 Gig Harbor, WA 98335 252-965-3612	Alliance Association Bank 2700 W. Sahara Avenue Las Vegas, NV 89102	1334
---	--	------

DATE: 3/8/2023

PAY TO THE ORDER OF: Pierce County Finance
****FOUR HUNDRED FIFTY FOUR DOLLARS AND 67/100****

Pierce County Finance
P.O. Box 11621
Tacoma, WA 98411-6621

Lin H. Scott

\$ 454.67

⑆001334⑆ ⑆122105980⑆ ⑆243469091⑆

03/15/2023 1334 \$454.67

FOR SECURITY REASONS THE FACE OF THIS CHECK MUST REMAIN UNALTERED AND UNREPRODUCIBLE IN ANY MANNER

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	100122
--	---	--------

DATE: 03/06/2023

PAY TO THE ORDER OF: SouthData Inc
Ten Dollars and Forty Eight Cents

memo: Ac# 010228 Inv: 993887358

Janice Labadie

\$ 10.48

⑆100122⑆ ⑆122105980⑆ ⑆243469091⑆

03/15/2023 100122 \$10.48

FOR SECURITY REASONS THE FACE OF THIS CHECK MUST REMAIN UNALTERED AND UNREPRODUCIBLE IN ANY MANNER

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	100123
--	---	--------

DATE: 03/07/2023

PAY TO THE ORDER OF: HOA Community Solutions
Six Hundred Dollars and Zero Cents

memo: Ac# 17906 Inv: 022823-7904

Janice Labadie

\$ 600.00

⑆100123⑆ ⑆122105980⑆ ⑆243469091⑆

03/16/2023 100123 \$600.00

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: February 28, 2023
This statement: March 31, 2023
Total days in statement period: 31

Page 1
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	\$80,921.59
Low balance	\$80,921.59	Total additions	17.19
Average balance	\$80,921.59	Total subtractions	0.00
Avg collected balance	\$80,921	Ending balance	\$80,938.78
Interest paid year to date	\$26.56		

CREDITS

Date	Description	Additions
03-31	Interest Credit	17.19

DAILY BALANCES

Date	Amount	Date	Amount
02-28	80,921.59	03-31	80,938.78

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	31
Average balance for APY	\$80,921.59
Interest earned	\$17.19

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.



Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 3/31/2023

G/L Balance: 22,748.60

Linked Statement: 040523093602_9091_033123.PDF

Statement Balance: 23,508.80

Item	Date	Check #	Amount	Balance
			Previous Balance:	23,448.45
SouthData Inc	3/6/2023	100122	-10.48	23,437.97
HOA Community Solutions	3/7/2023	100123	-600.00	22,837.97
Pierce County Finance	3/8/2023	1334	-454.67	22,383.30
		Total Checks:	-1,065.15	
Lockbox	3/14/2023		500.00	22,883.30
Lockbox	3/20/2023		300.00	23,183.30
Lockbox	3/21/2023		325.00	23,508.30
Bank Reconcile: Interest Earned	3/31/2023		0.50	23,508.80
		Total Deposits / Adjustments:	1,125.50	
			Statement Balance:	23,508.80

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100124	3/13/2023	Thornhill Landscaping Services LLC	760.20
			<u>760.20</u>

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

G/L Balance:	22,748.60
Uncleared Checks, Credits:	760.20
Uncleared Deposits, Debits:	0.00
G/L Difference:	23,508.80
Statement Balance:	23,508.80
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: 3/31/2023

G/L Balance: 80,938.78

Linked Statement: 040523093645_5357_033123.PDF

Statement Balance: 80,938.78

Item	Date	Check #	Amount	Balance
			Previous Balance:	80,921.59
Bank Reconcile: Interest Earned	3/31/2023		17.19	80,938.78
		Total Deposits / Adjustments:	17.19	
		Statement Balance:		80,938.78

Outstanding Items:

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

G/L Balance:	80,938.78
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	80,938.78
Statement Balance:	80,938.78
G/L and Balance Difference:	0.00

AP Expense Register

Tuesday, April 11, 2023 8:10

Check Date 3/1/2023 To 3/31/2023 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					
108203	022823-7904	2/28/2023 AAB Operating A	501006: Management	600.00	100123	3/7/2023		PAID
				600.00				
Pierce County Finance			Location: Pierce County Finance					
108230		3/8/2023 AAB Operating A	504000: Taxes Property	454.67	1334	3/8/2023		PAID
				454.67				
SouthData Inc			Location: SouthData Inc					
108202	993887358	2/28/2023 AAB Operating A	503010: Postage	6.72	100122	3/6/2023		PAID
108202	993887358	2/28/2023 AAB Operating A	503000: Office Supplies	3.76	100122	3/6/2023		PAID
				10.48				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
108654	1338	3/4/2023 AAB Operating A	610005: Landscape Maintenanc	760.20	100124	3/13/2023	Invoice 1338	PAID
				760.20				
Count: 5	Point Richmond Ridge Homeowners Association			\$1,825.35				

Point Richmond Ridge Homeowners Association

AP Attachments



010228 HOA Community Solutions

Invoice Date: Feb 28, 2023
Due Date: Mar 15, 2023

0228PRRH Point Richmond Ridge

13021689 2/9/23 Point Richmond Ridge

13	Courtesy Letters	\$0.0000	\$0.00
13	Mailing Sheet	\$0.0100	\$0.13
13	Simplex Letter	\$0.1074	\$1.40
12	Outer Envelope	\$0.0537	\$0.64
12	Assembly Fee	\$0.0500	\$0.60
1	Recovery Surcharge		\$0.56
1	HouseHolding Fee		\$0.15
1	Sales Tax		\$0.28
1	Postage To Mail Items To Users		\$7.56
1	Postage Discount on First Class Mai		\$-0.84
Total Charges For 0228PRRH			\$10.48

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

Eliminate Certified Mail Receipts With SouthData's CertMail

Restricted Delivery Feature Available



No More Trips To The Post Office!



CertMail
SouthData's Online Certified Mail Service

- Easily order First Class letters along with Certified Mail.
- Upload letters, track orders and view signatures from SouthData's CertMail Center.
- Current clients simply need to login to www.southdata.com using their username and password, and click on CertMail Center.

800.549.4722 or www.southdata.com

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$3.48	\$6.72	\$0.00	\$0.28	\$0.00	\$10.48	\$10.48

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



INVOICE #	993887358	AMOUNT DUE \$10.48
CLIENT #	010228	
DUE DATE	Mar 15, 2023	

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

993887358010228000010484



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

Phone: 253-985-3812

Account Number:	Statement Date
17904	2/28/2023
Due Date	Amount Due:
03/31/23	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	
3/1/2023	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	03/31/23
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



Thornhill Landscaping Services LLC

PO Box 1174 | Gig Harbor, Washington 98335
(253)-514-5308 | thornhilllandscapingservicellc@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
Mar 04, 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
Total	\$760.20

Invoice #1338

Issued Mar 04, 2023

Due Mar 31, 2023

Total \$760.20



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: 02/14/2023

PARCEL NUMBER: 4001640840

2023 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 2023 TAX

MARKET LAND:	13,100
TOTAL MARKET VALUE:	13,100
TAXABLE VALUE:	13,100
GENERAL LEVY RATE PER \$1,000 OF VALUE:	8.79376525
CALCULATED GENERAL TAX:	115.20

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.

GENERAL TAX DISTRIBUTION

ALL STATUTORY LIMITS HAVE BEEN APPLIED

STATE SCHOOLS	30.28
LOCAL SCHOOLS	22.53
COUNTY	9.52
CONSERVATION FUTURES	0.36
PARKS AND RECREATION	0.00
CITY	0.00
METROPOLITAN PARK DISTRICT	7.54
PORT	1.74
ROADS	12.79
FIRE/EMS	24.75
LIBRARY	4.37
WATER	0.00
FLOOD CONTROL ZONE	1.32
TRANSIT	0.00
TOTAL GENERAL TAX DISTRIBUTION	115.20
\$31.74 OF THE GENERAL TAX WAS APPROVED BY THE VOTERS	

2023 CURRENT CHARGES

GENERAL PROPERTY TAX:	115.20
ASSESSMENTS/CHARGES:	
SURFACE WATER CHARGE:	23.51
NOXIOUS WEED CONTROL:	3.07
PIERCE CONSERVATION DISTRICT:	8.78
ASSESS/CHARGES SUB-TOTAL:	35.36
2023 CURRENT AMOUNT DUE:	150.56

TOTAL AMOUNT DUE: \$150.56



2401 South 35th Street, Rm 142
 Tacoma, WA 98409-7498
 (253) 798-6111
 (800) 992-2456 (outside local area, WA only)
 Printed: 02/14/2023

PARCEL NUMBER: 4001640850

2023 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 2023 TAX

MARKET LAND:	9,200
TOTAL MARKET VALUE:	9,200
TAXABLE VALUE:	9,200
GENERAL LEVY RATE PER \$1,000 OF VALUE:	8.79376525
CALCULATED GENERAL TAX:	80.90

GENERAL TAX DISTRIBUTION

ALL STATUTORY LIMITS HAVE BEEN APPLIED	
STATE SCHOOLS	21.28
LOCAL SCHOOLS	15.82
COUNTY	6.69
CONSERVATION FUTURES	0.25
PARKS AND RECREATION	0.00
CITY	0.00
METROPOLITAN PARK DISTRICT	5.29
PORT	1.22
ROADS	8.98
FIRE/EMS	17.38
LIBRARY	3.07
WATER	0.00
FLOOD CONTROL ZONE	0.92
TRANSIT	0.00
TOTAL GENERAL TAX DISTRIBUTION	80.90
\$22.29 OF THE GENERAL TAX WAS APPROVED BY THE VOTERS	

2023 CURRENT CHARGES

GENERAL PROPERTY TAX:	80.90
ASSESSMENTS/CHARGES:	
SURFACE WATER CHARGE:	23.51
NOXIOUS WEED CONTROL:	2.36
PIERCE CONSERVATION DISTRICT:	8.78
ASSESS/CHARGES SUB-TOTAL:	34.65
2023 CURRENT AMOUNT DUE:	115.55

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: \$115.55



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: 02/14/2023

PARCEL NUMBER: 4001640860

2023 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 2023 TAX

MARKET LAND:	17,300
TOTAL MARKET VALUE:	17,300
TAXABLE VALUE:	17,300
GENERAL LEVY RATE PER \$1,000 OF VALUE:	8.79376525
CALCULATED GENERAL TAX:	152.13

GENERAL TAX DISTRIBUTION

ALL STATUTORY LIMITS HAVE BEEN APPLIED

STATE SCHOOLS	39.99
LOCAL SCHOOLS	29.76
COUNTY	12.57
CONSERVATION FUTURES	0.47
PARKS AND RECREATION	0.00
CITY	0.00
METROPOLITAN PARK DISTRICT	9.96
PORT	2.30
ROADS	16.89
FIRE/EMS	32.68
LIBRARY	5.77
WATER	0.00
FLOOD CONTROL ZONE	1.74
TRANSIT	0.00
TOTAL GENERAL TAX DISTRIBUTION	152.13
\$41.92 OF THE GENERAL TAX WAS APPROVED BY THE VOTERS	

2023 CURRENT CHARGES

GENERAL PROPERTY TAX:	152.13
ASSESSMENTS/CHARGES:	
SURFACE WATER CHARGE:	23.51
NOXIOUS WEED CONTROL:	4.14
PIERCE CONSERVATION DISTRICT:	8.78
ASSESS/CHARGES SUB-TOTAL:	36.43
2023 CURRENT AMOUNT DUE:	188.56

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.piercecountywawa.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.piercecountywawa.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:**

\$188.56