

April 2024



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

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

Collections & Financials:

- 4/23 Emailed March financial reports to the board of directors.
- 4/23 Requested reclass of expense from Misc. Landscaping to Playground /Park Equipment and Maintenance category.

Administrative:

- 4/3 Forwarded notice from Citizens Alliance for Property Rights to board POC. Notice was regarding hearing surrounding proposed zoning density changes.

CC&R Enforcement:

- 4/17 Emailed board to confirm if violation for moss has been remedied at 1206 139th St. NW, as escrow has stated.
 - Confirmed and notified escrow
- 4/26 Forwarded 6 friendly notice requests for yard maintenance to Compliance Dept. to be processed. (Berry, Morgan, Lee, Faeth, Stegeman, Percy)
 - Monday 4/29 these were processed
- 4/26 Forwarded 1 2nd notice for moss (Howell) to Compliance Dept. to be processed.
- 4/29 Forwarded 1, 1st notice for dog bite (Focht)
 - Thursday 5/2 letter was processed.

Architectural (ACC):

Nothing to report

New Owner(s):

- Dean & Etresia Askanas purchased 1206 139th St Ct NW 4/25/24 from White

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 04/30/2024

Operating Reserves Total

Assets

Bank

AAB Operating Account	29,244.96		29,244.96
Reserve Account		53,225.72	53,225.72
<u>Total Bank</u>	<u>29,244.96</u>	<u>53,225.72</u>	<u>82,470.68</u>
<u>Total Assets</u>	<u>29,244.96</u>	<u>53,225.72</u>	<u>82,470.68</u>

Liabilities & Equity

Prepaid Assessment	850.00		850.00
	<u>850.00</u>		<u>850.00</u>

Equity

Operations Retained Earnings	26,354.68		26,354.68
Reserves Retained Earnings		38,641.16	38,641.16
Net Income	2,040.28	14,584.56	16,624.84
<u>Total Equity</u>	<u>28,394.96</u>	<u>53,225.72</u>	<u>81,620.68</u>
<u>Total Liabilities & Equity</u>	<u>29,244.96</u>	<u>53,225.72</u>	<u>82,470.68</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 4/1/2024 To 4/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Dues Income	250.00	0.00	24,550.00	24,900.00	(350.00)	1.41%	49,800.00
Late Fees	0.00	0.00	75.00	0.00	75.00	-100.00%	0.00
Investment/Interest Income	0.62	0.00	3.03	0.00	3.03	-100.00%	0.00
TOTAL	250.62	0.00	24,628.03	24,900.00	(271.97)	1.09%	49,800.00
TOTAL Income	250.62	0.00	24,628.03	24,900.00	(271.97)	1.09%	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	3,040.80	3,040.00	(0.80)	-0.03%	9,122.00
Entry Maintenance	0.00	42.00	0.00	168.00	168.00	100.00%	500.00
Tree Pruning/Removal	0.00	42.00	500.00	168.00	(332.00)	-197.62%	500.00
Backflow Testing	0.00	3.00	0.00	12.00	12.00	100.00%	30.00
Towing	0.00	0.00	0.00	0.00	0.00	0.00%	500.00
TOTAL	760.20	847.00	4,007.79	3,388.00	(619.79)	-18.29%	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	168.00	168.00	100.00%	500.00
Management	600.00	600.00	2,400.00	2,400.00	0.00	0.00%	7,200.00
Filing Fees	0.00	0.00	24.99	75.00	50.01	66.68%	75.00
Reserve Study	0.00	0.00	0.00	1,500.00	1,500.00	100.00%	1,500.00
Office Supplies	25.60	65.00	31.05	260.00	228.95	88.06%	775.00
Postage	55.58	33.00	66.04	132.00	65.96	49.97%	400.00
TOTAL Administrative	681.18	740.00	2,522.08	4,535.00	2,012.92	44.39%	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	0.00	547.00	581.00	2,188.00	1,607.00	73.45%	6,569.00
TOTAL Other Expense	0.00	547.00	581.00	2,188.00	1,607.00	73.45%	6,569.00
Taxes							
Taxes Property	0.00	0.00	476.88	585.00	108.12	18.48%	585.00
Taxes Federal	0.00	0.00	0.00	75.00	75.00	100.00%	75.00
TOTAL Taxes	0.00	0.00	476.88	660.00	183.12	27.75%	660.00
TOTAL Expense	1,441.38	2,134.00	22,587.75	25,771.00	3,183.25	12.35%	54,200.00
Excess Revenue / Expense	(1,190.76)	(2,134.00)	2,040.28	(871.00)	2,911.28	334.25%	(4,400.00)

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 4/1/2024 To 4/30/2024 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	43.72	0.00	161.60	0.00	161.60	-100.00%	0.00
TOTAL	<u>43.72</u>	<u>0.00</u>	<u>161.60</u>	<u>0.00</u>	<u>161.60</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>43.72</u>	<u>0.00</u>	<u>15,161.60</u>	<u>15,000.00</u>	<u>161.60</u>	<u>-1.08%</u>	<u>22,709.00</u>
Expense							
Landscaping Miscel/Special	(577.04)	0.00	0.00	0.00	0.00	0.00%	0.00
Playground/Park Equip & M	577.04	227.00	577.04	908.00	330.96	36.45%	2,719.00
Road Maintenance	0.00	4,415.00	0.00	17,660.00	17,660.00	100.00%	52,974.00
TOTAL	<u>0.00</u>	<u>4,642.00</u>	<u>577.04</u>	<u>18,568.00</u>	<u>17,990.96</u>	<u>96.89%</u>	<u>55,693.00</u>
TOTAL Expense	<u>0.00</u>	<u>4,642.00</u>	<u>577.04</u>	<u>18,568.00</u>	<u>17,990.96</u>	<u>96.89%</u>	<u>55,693.00</u>
Excess Revenue / Expense	<u>43.72</u>	<u>(4,642.00)</u>	<u>14,584.56</u>	<u>(3,568.00)</u>	<u>18,152.56</u>	<u>508.76%</u>	<u>(32,984.00)</u>

Aging 120 Days Delinquency

Monday, May 13, 2024 12:45

Active Flag Yes

Posted Date 04/30/2024

Point Richmond Ridge Homeowners Association

Acct #	Status	Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance	
17229	Owner	LATE FEE	Faeth,Amy	25.00	25.00	25.00	0.00	300.00	375.00
17293	Owner	LATE FEE	Baldwin,Matt & Eliza	25.00	25.00	25.00	125.00	50.00	250.00
Count: 2			50.00	50.00	50.00	125.00	350.00	625.00	

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	350.00
Fine	110000	125.00
Late Fees	110000	150.00
		<u>625.00</u>

Posting Code Transaction Detail

Posted Date 4/1/2024 To 4/30/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Late Fees						
Late Fees	4/8/2024	Late Fee	17229	13414 13th Avenue NW	Amy Faeth	25.00
Late Fees	4/8/2024	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
					4/8/2024 Count: 2	50.00
					Count: 2	50.00
Payment						
Payment	4/8/2024	A/P Credit Voucher	19122	13409 13th Avenue NW	James & Jessica Nieves	25.00
Payment	4/8/2024	A/P Credit Voucher	19122	13409 13th Avenue NW	James & Jessica Nieves	275.00
Payment	4/8/2024	A/P Credit Voucher	19122	13409 13th Avenue NW	James & Jessica Nieves	275.00
					4/8/2024 Count: 3	575.00
Payment	4/9/2024	Lockbox	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	-250.00
					4/9/2024 Count: 1	-250.00
Payment	4/17/2024	Lockbox	17235	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	-200.00
					4/17/2024 Count: 1	-200.00
					Count: 5	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

Last statement: March 31, 2024
This statement: April 30, 2024
Total days in statement period: 30

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

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XXXXXX5357
(1)

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	\$53,759.04
Enclosures	1	Total additions	43.72
Low balance	\$53,182.00	Total subtractions	577.04
Average balance	\$53,335.88	Ending balance	\$53,225.72
Avg collected balance	\$53,335		
Interest paid year to date	\$161.60		

CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
100002	04-09	577.04			

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-30	Interest Credit	43.72

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	53,759.04	04-09	53,182.00	04-30	53,225.72

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	30
Average balance for APY	\$53,335.88
Interest earned	\$43.72

OVERDRAFT/RETURN ITEM FEES

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

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association
C/O HOA Community Solutions
PO Box 354
Clyde Hill, WA 98035

Balance Association Bank
3033 West Ray Road
Suite 100
Chandler, AZ 85283

100002

DATE: 03/29/2024

PAY TO: Tom McKee

THE ORDER OF: Five Hundred Seventy-Seven Dollars and Four Cents

memo: Mr 032524-NOEE

Tom McKee

MEMO

100002 1221059801 6011325357

04/09/2024 100002 \$577.04



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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: March 31, 2024
This statement: April 30, 2024
Total days in statement period: 30

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	\$30,810.72
Enclosures	5	Total additions	450.62
Low balance	\$29,244.34	Total subtractions	2,016.38
Average balance	\$30,548.09	Ending balance	\$29,244.96
Avg collected balance	\$30,548		

CHECKS

Number	Date	Amount	Number	Date	Amount
1338	04-22	575.00	100172	04-23	74.89
100170 *	04-30	760.20	100173	04-25	5.61
100171	04-15	600.68	* Skip in check sequence		

CREDITS

Date	Description	Additions
04-09	' Lockbox Deposit	250.00
04-17	' Lockbox Deposit	200.00
04-30	' Interest Credit	0.62

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	30,810.72	04-17	30,660.04	04-25	30,004.54
04-09	31,060.72	04-22	30,085.04	04-30	29,244.96
04-15	30,460.04	04-23	30,010.15		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$30,548.09
Interest earned	\$0.62

OVERDRAFT/RETURN ITEM FEES

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

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association C/O HOA Community Solutions PO Box 364 Gig Harbor, WA 98335	Alliance Association Bank 2700 W. Sahara Avenue Las Vegas, NV 89102	1338
DATE: 04/22/2024		
PAY TO THE ORDER OF: James & Jessica Nieves *****FIVE HUNDRED SEVENTY FIVE DOLLARS AND 00/100****		\$ 575.00
James & Jessica Nieves 13409 13th Avenue NW Gig Harbor, WA 98332		<i>James & Jessica Nieves</i>
Resident Refund: James & Jessica Nieves		

⑆001338⑆ ⑆122105980⑆ ⑆243469091⑆

04/22/2024 1338 \$575.00

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association C/O HOA Community Solutions PO Box 364 Gig Harbor, WA 98335	Alliance Association Bank 3033 West Ray Road Suite 200 Chandler, AZ 85283	100170
DATE: 04/08/2024		
PAY TO THE ORDER OF: Thornhill Landscaping Services LLC Seven Hundred Sixty Dollars and Twenty Cents		\$ 760.20
memo: Inv:1811		<i>Janice Labadie</i>

⑆100170⑆ ⑆122105980⑆ ⑆243469091⑆

04/30/2024 100170 \$760.20

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association C/O HOA Community Solutions PO Box 364 Gig Harbor, WA 98335	Alliance Association Bank 3033 West Ray Road Suite 200 Chandler, AZ 85283	100171
DATE: 04/08/2024		
PAY TO THE ORDER OF: HOA Community Solutions Six Hundred Dollars and Sixty-Eight Cents		\$ 600.68
memo: Act:17596;Inv:040124.7904		<i>Janice Labadie</i>

⑆100171⑆ ⑆122105980⑆ ⑆243469091⑆

04/15/2024 100171 \$600.68

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association C/O HOA Community Solutions PO Box 364 Gig Harbor, WA 98335	Alliance Association Bank 3033 West Ray Road Suite 200 Chandler, AZ 85283	100172
DATE: 04/15/2024		
PAY TO THE ORDER OF: SouthData Inc Seventy-Four Dollars and Eighty-Nine Cents		\$ 74.89
memo: Act:010228;Inv:994205451		<i>Janice Labadie</i>

⑆100172⑆ ⑆122105980⑆ ⑆243469091⑆

04/23/2024 100172 \$74.89

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association C/O HOA Community Solutions PO Box 364 Gig Harbor, WA 98335	Alliance Association Bank 3033 West Ray Road Suite 200 Chandler, AZ 85283	100173
DATE: 04/17/2024		
PAY TO THE ORDER OF: SouthData Inc Five Dollars and Sixty-One Cents		\$ 5.61
memo: Act:010228;Inv:994208405		<i>Janice Labadie</i>

⑆100173⑆ ⑆122105980⑆ ⑆243469091⑆

04/25/2024 100173 \$5.61

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 4/30/2024

G/L Balance: 53,225.72

Linked Statement: 050724092439_5357_043024.PDF

Statement Balance: 53,225.72

Item	Date	Check #	Amount	Balance
			Previous Balance:	53,759.04
Tom McKee	3/29/2024	100002	-577.04	53,182.00
		Total Checks:	-577.04	
Bank Reconcile: Interest Earned	4/30/2024		43.72	53,225.72
		Total Deposits / Adjustments:	43.72	
			Statement Balance:	53,225.72

Outstanding Items:

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

G/L Balance:	53,225.72
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	53,225.72
Statement Balance:	53,225.72
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: 4/30/2024

G/L Balance: 29,244.96

Linked Statement: 050724092520_9091_043024.PDF

Statement Balance: 29,244.96

Item	Date	Check #	Amount	Balance
			Previous Balance:	30,810.72
Thornhill Landscaping Services LLC	4/8/2024	100170	-760.20	30,050.52
HOA Community Solutions	4/8/2024	100171	-600.68	29,449.84
James & Jessica Nieves	4/8/2024	1338	-575.00	28,874.84
SouthData Inc	4/15/2024	100172	-74.89	28,799.95
SouthData Inc	4/17/2024	100173	-5.61	28,794.34
		Total Checks:	-2,016.38	
Lockbox	4/9/2024		250.00	29,044.34
Lockbox	4/17/2024		200.00	29,244.34
Bank Reconcile: Interest Earned	4/30/2024		0.62	29,244.96
		Total Deposits / Adjustments:	450.62	
			Statement Balance:	29,244.96

Outstanding Items:

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

G/L Balance:	29,244.96
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	29,244.96
Statement Balance:	29,244.96
G/L and Balance Difference:	0.00

* voided check

AP Expense Register

Monday, May 13, 2024 12:45

Check Date 4/1/2024 To 4/30/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
AR Refund Vendor			Location: James & Jessica Nieves					
130583		4/8/2024 AAB Operating A	210200: Prepaid Assessment	25.00	1338	4/8/2024	Resident Refund: James & Jessica Nieves	PAID
130583		4/8/2024 AAB Operating A	210200: Prepaid Assessment	275.00	1338	4/8/2024	Resident Refund: James & Jessica Nieves	PAID
130583		4/8/2024 AAB Operating A	210200: Prepaid Assessment	275.00	1338	4/8/2024	Resident Refund: James & Jessica Nieves	PAID
				575.00				
HOA Community Solutions			Location: HOA Community Solutions					
130689	040124-7904	4/1/2024 AAB Operating A	501006: Management	600.00	100171	4/8/2024		PAID
130689	040124-7904	4/1/2024 AAB Operating A	503010: Postage	0.68	100171	4/8/2024		PAID
				600.68				
SouthData Inc			Location: SouthData Inc					
131399	994205451	3/29/2024 AAB Operating A	503010: Postage	51.24	100172	4/15/2024		PAID
131399	994205451	3/29/2024 AAB Operating A	503000: Office Supplies	23.65	100172	4/15/2024		PAID
131540	994208405	3/29/2024 AAB Operating A	503010: Postage	3.66	100173	4/17/2024		PAID
131540	994208405	3/29/2024 AAB Operating A	503000: Office Supplies	1.95	100173	4/17/2024		PAID
				80.50				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
130688	1811	4/1/2024 AAB Operating A	610005: Landscape Maintenanc	760.20	100170	4/8/2024	Invoice 1811	PAID
				760.20				
Count:	10	it Richmond Ridge Homeowners Association		\$2,016.38				

Point Richmond Ridge Homeowners Association

AP Attachments



010228 HOA Community Solutions

Invoice Date: Mar 29, 2024
Due Date: Apr 13, 2024

0228PRRH Point Richmond Ridge

15205688	3/27/24	Point Richmond Ridge		
82		Mailing Sheet	\$0.0100	\$0.82
82		Simplex Letter	\$0.1074	\$8.81
82		Outer Envelope	\$0.0537	\$4.40
82		Assembly Fee	\$0.0500	\$4.10
1		Recovery Surcharge		\$3.23
1		Sales Tax		\$1.73
1		Postage To Mail Items To Users		\$55.76
1		Postage Discount on First Class Mai		\$-5.74
15110737	3/13/24	Point Richmond Ridge		
2		Mailing Sheet	\$0.0100	\$0.02
2		Simplex Letter	\$0.1074	\$0.21
2		Outer Envelope	\$0.0537	\$0.11
2		Assembly Fee	\$0.0500	\$0.10
1		Recovery Surcharge		\$0.08
1		Sales Tax		\$0.04
1		Postage Discount on First Class Mai		\$-0.14
1		Postage To Mail Items To Users		\$1.36
Total Charges For 0228PRRH				\$74.89

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
\$21.88	\$51.24	\$0.00	\$1.77	\$0.00	\$74.89	\$74.89

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



INVOICE #	994205451	AMOUNT DUE \$74.89
CLIENT #	010228	
DUE DATE	Apr 13, 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

15238872-27-78-216





010228 HOA Community Solutions

Invoice Date: Mar 29, 2024
Due Date: Apr 13, 2024

0228PRRH Point Richmond Ridge

15224544	3/29/24	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 Discount on First Class Mai		\$-0.28	
1		Postage To Mail Items To Users		\$2.72	
15224307	3/29/24	Point Richmond Ridge			
2		Mailing Sheet	\$0.0100	\$0.02	
2		Simplex Letter	\$0.1074	\$0.21	
2		Outer Envelope	\$0.0537	\$0.11	
2		Assembly Fee	\$0.0500	\$0.10	
1		Recovery Surcharge		\$0.08	
1		Sales Tax		\$0.04	
1		Postage Discount on First Class Mai		\$-0.14	
1		Postage To Mail Items To Users		\$1.36	
Total Charges For 0228PRRH				\$5.61	

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
\$1.81	\$3.66	\$0.00	\$0.14	\$0.00	\$5.61	\$5.61

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



INVOICE #	994208405	AMOUNT DUE \$5.61
CLIENT #	010228	
DUE DATE	Apr 13, 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

994208405010228000005615

15249832-10-26-57





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
Mar 31, 2024				
	March 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 #1811	
Issued	Apr 01, 2024
Due	May 01, 2024
Total	\$760.20

[Pay Now](#)

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

Phone: 253-985-3812

Account Number:	Statement Date
17904	4/1/2024
Due Date	Amount Due:
04/30/24	600.68

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	
4/1/2024	Monthly Management Fees	600.00	600.00	Monthly Management Fee
4/1/2024	Postage Reimbursement	0.68	600.68	March Postage

Pay This Amount: \$600.68

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	04/30/24
Amount Due:	Amount Enclosed:
600.68	

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 060068 0

