

June 2024



To: Point Richmond Ridge Board of Directors
From: Kylee Giovannini, Associate Community Manager
Re: June Monthly Closing & Reports

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

Collections & Financials:

6/5 – processed invoice from Steve the Arborist for tree inspection; paid from Operating and coded to Contingency
6/28 - transfer \$10,000 from Operating – 9091 to Reserves – 5357
6/28 – invoice submitted for Reserve Study Group

Administrative:

6/18 – received information regarding a fee from owner with account and included Billing Department on the email to help answer – requested owner specific info to look at account
6/28 – 2025 reserve study received and saved to files, forwarded to POC for review

CC&R Enforcement:

6/14 – 17229 – Forwarded Homeowner Response Form requesting extension through 7/7/24
6/18 – extension approved

Architectural (ACC):

Nothing to report

New Owner(s):

Christopher Norton & Yamilena Ramirez-Norton purchased 1115 136th St NW 5/17/24 from Miller

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 06/30/2024

Operating Reserves Total

Assets

Bank

AAB Operating Account	41,024.56		41,024.56
Reserve Account		48,219.23	48,219.23
<u>Total Bank</u>	<u>41,024.56</u>	<u>48,219.23</u>	<u>89,243.79</u>
<u>Total Assets</u>	<u>41,024.56</u>	<u>48,219.23</u>	<u>89,243.79</u>

Liabilities & Equity

Prepaid Assessment	16,800.00		16,800.00
	<u>16,800.00</u>		<u>16,800.00</u>

Equity

Operations Retained Earnings	26,354.68		26,354.68
Reserves Retained Earnings		38,641.16	38,641.16
Net Income	(2,130.12)	9,578.07	7,447.95
<u>Total Equity</u>	<u>24,224.56</u>	<u>48,219.23</u>	<u>72,443.79</u>
<u>Total Liabilities & Equity</u>	<u>41,024.56</u>	<u>48,219.23</u>	<u>89,243.79</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	\$ Var	% Var	Annual
Income							
Dues Income	0.00	0.00	24,900.00	24,900.00	0.00	0.00%	49,800.00
Late Fees	0.00	0.00	150.00	0.00	150.00	-100.00%	0.00
Fines Income	0.00	0.00	100.00	0.00	100.00	-100.00%	0.00
Investment/Interest Income	0.70	0.00	4.35	0.00	4.35	-100.00%	0.00
TOTAL	0.70	0.00	25,154.35	24,900.00	254.35	-1.02%	49,800.00
TOTAL Income	0.70	0.00	25,154.35	24,900.00	254.35	-1.02%	49,800.00
Expense							
Website	0.00	0.00	466.99	0.00	(466.99)	-100.00%	0.00
Landscape Maintenance Cc	756.70	760.00	4,557.70	4,560.00	2.30	0.05%	9,122.00
Entry Maintenance	0.00	42.00	0.00	252.00	252.00	100.00%	500.00
Tree Pruning/Removal	0.00	42.00	500.00	252.00	(248.00)	-98.41%	500.00
Backflow Testing	0.00	3.00	30.00	18.00	(12.00)	-66.67%	30.00
Towing	0.00	0.00	0.00	0.00	0.00	0.00%	500.00
Water	24.76	0.00	24.76	0.00	(24.76)	-100.00%	0.00
TOTAL	781.46	847.00	5,579.45	5,082.00	(497.45)	-9.79%	10,652.00
Strongroom	10.00	0.00	10.00	0.00	(10.00)	-100.00%	0.00
TOTAL	10.00	0.00	10.00	0.00	(10.00)	0.00%	0.00
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	252.00	252.00	100.00%	500.00
Management	600.00	600.00	3,600.00	3,600.00	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	38.63	65.00	70.74	390.00	319.26	81.86%	775.00
Postage	54.29	33.00	122.91	198.00	75.09	37.92%	400.00
TOTAL Administrative	692.92	740.00	3,818.64	6,015.00	2,196.36	36.51%	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	1,818.50	547.00	2,399.50	3,282.00	882.50	26.89%	6,569.00
TOTAL Other Expense	1,818.50	547.00	2,399.50	3,282.00	882.50	26.89%	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	3,302.88	2,134.00	27,284.47	30,039.00	2,754.53	9.17%	54,200.00
Excess Revenue / Expense	(3,302.18)	(2,134.00)	(2,130.12)	(5,139.00)	3,008.88	58.55%	(4,400.00)

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	40.05	0.00	246.73	0.00	246.73	-100.00%	0.00
TOTAL	40.05	0.00	246.73	0.00	246.73	0.00%	0.00
<u>Non-Operating Income</u>							
Reserve Income (Transferr	0.00	0.00	15,000.00	15,000.00	0.00	0.00%	22,709.00
TOTAL Non-Operating Income	0.00	0.00	15,000.00	15,000.00	0.00	0.00%	22,709.00
TOTAL Income	40.05	0.00	15,246.73	15,000.00	246.73	-1.64%	22,709.00
Expense							
Playground/Park Equip & M	0.00	227.00	577.04	1,362.00	784.96	57.63%	2,719.00
Road Maintenance	5,091.62	4,415.00	5,091.62	26,490.00	21,398.38	80.78%	52,974.00
TOTAL	5,091.62	4,642.00	5,668.66	27,852.00	22,183.34	79.65%	55,693.00
TOTAL Expense	5,091.62	4,642.00	5,668.66	27,852.00	22,183.34	79.65%	55,693.00
Excess Revenue / Expense	(5,051.57)	(4,642.00)	9,578.07	(12,852.00)	22,430.07	174.53%	(32,984.00)

Aging 120 Days Delinquency

Monday, July 8, 2024 11:14

Active Flag Yes
Posted Date 06/30/2024

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	0.00	25.00	25.00	25.00	50.00	125.00
Count: 1			0.00	25.00	25.00	25.00	50.00	125.00	

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
Fine	110000	25.00
Late Fees	110000	100.00
		125.00

Posting Code Transaction Detail

Posted Date 6/1/2024 To 6/30/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Late Fees						
Late Fees	5/8/2024	Account Void	17229	13414 13th Avenue NW	Amy Faeth	-25.00
					5/8/2024 Count: 1	-25.00
					Count: 1	-25.00
Payment						
Payment	6/3/2024	Lockbox	17304	13714 13th Avenue NW	Patrick & Jessica Marquardt	-300.00
Payment	6/3/2024	Lockbox	43112	13822 11th Avenue NW	Dorian & Tanya Steele	-300.00
					6/3/2024 Count: 2	-600.00
Payment	6/4/2024	Lockbox	22937	1110 138th Street NW	Ronald & Bonnie Mizera	-300.00
Payment	6/4/2024	Lockbox	17247	1102 136th Street NW	Marc & Turi Janes	-300.00
					6/4/2024 Count: 2	-600.00
Payment	6/5/2024	Lockbox	17251	13621 11th Avenue NW	Francois & Cherilyn Vigner	-300.00
Payment	6/5/2024	Lockbox	17272	13814 11th Avenue NW	David and Heather Stegemann	-300.00
Payment	6/5/2024	Lockbox	35178	1118 138th Street NW	Thomas & Nancy Huffman	-300.00
Payment	6/5/2024	Lockbox	28809	1117 139th Street NW	Norbert & Emily Ecker	-300.00
Payment	6/5/2024	Lockbox	17258	1115 136th Street NW	Lisa Miller	-300.00
					6/5/2024 Count: 5	-1,500.00
Payment	6/6/2024	Lockbox	17253	13626 11th Avenue NW	Cathy Schunzel	-300.00
Payment	6/6/2024	Lockbox	40629	1120 139th Street NW	Brent & Melody Nakagawa/	-300.00
					6/6/2024 Count: 2	-600.00
Payment	6/7/2024	Lockbox	20974	1102 138th Street NW	Steven & Barbara Treese	-300.00
					6/7/2024 Count: 1	-300.00
Payment	6/10/2024	Lockbox	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	-300.00
Payment	6/10/2024	Lockbox	17300	1201 139th Street NW	Raed N. Fahmy	-300.00
					6/10/2024 Count: 2	-600.00
Payment	6/11/2024	Lockbox	17252	13627 11th Avenue NW	Bruce & Janelle Price	-300.00
					6/11/2024 Count: 1	-300.00
Payment	6/12/2024	Lockbox	17254	13620 11th Avenue NW	Lon & Mary Ann Harrison	-300.00
					6/12/2024 Count: 1	-300.00
Payment	6/13/2024	Lockbox	17245	13519 11th Avenue CT NW	Andrew & Kristie Montgome	-300.00
					6/13/2024 Count: 1	-300.00
Payment	6/14/2024	Lockbox	17228	13504 13th Avenue NW	David A Lee	-300.00
Payment	6/14/2024	Lockbox	17278	1112 139th Street NW	Robert & Maria Smith	-300.00
Payment	6/14/2024	Lockbox	17289	13618 12th Avenue NW	John & Nina Sanchez	-300.00
					6/14/2024 Count: 3	-900.00
Payment	6/17/2024	Lockbox	17249	13607 11th Avenue NW	James J Garrigan	-300.00
Payment	6/17/2024	Lockbox	39557	13614 11th Avenue NW	Dennis & Barbara Pearl/Col	-300.00
					6/17/2024 Count: 2	-600.00
Payment	6/18/2024	Lockbox	17303	13804 13th Avenue NW	Alexis Wilson	-300.00
Payment	6/18/2024	Lockbox	17246	1104 136th Street NW	John & Sherry Stava	-300.00
					6/18/2024 Count: 2	-600.00
Payment	6/20/2024	Lockbox	17223	13620 13th Avenue NW	Kailani Kim	-300.00
Payment	6/20/2024	Lockbox	41481	1107 138th Street NW	Benjamin & Lauren Wagner	-300.00
Payment	6/20/2024	Lockbox	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	-300.00
					6/20/2024 Count: 3	-900.00
Payment	6/21/2024	Lockbox	17290	13610 12th Avenue NW	Micheal & Erin Davis	-300.00
Payment	6/21/2024	Lockbox	17284	13810 12th Avenue NW	Dennis G & Judy K Percy	-300.00
Payment	6/21/2024	Lockbox	37560	13821 11th Avenue NW	Thomas Schuder	-300.00

Posting Code Transaction Detail

Posted Date 6/1/2024 To 6/30/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
					6/21/2024 Count: 3	-900.00
Payment	6/24/2024	Lockbox	17244	13511 11th Avenue CT NW	Dennis Jr. & Loren Gilich	-300.00
Payment	6/24/2024	Lockbox	17269	13815 11th Avenue NW	Kent & Karen Anderson	-300.00
Payment	6/24/2024	Lockbox	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	-50.00
					6/24/2024 Count: 3	-650.00
Payment	6/25/2024	Lockbox	28870	1105 139th Street NW	David & Andrea Kearney/Mi	-300.00
					6/25/2024 Count: 1	-300.00
Payment	6/26/2024	Lockbox	17286	13802 12th Avenue NW	Elizabeth M & Patricia Frisin	-300.00
Payment	6/26/2024	Lockbox	17287	13716 12th Avenue NW	Raymond & Lisa Howell	-300.00
Payment	6/26/2024	Lockbox	17288	13706 12th Avenue NW	Raymond & Lisa Howell	-300.00
Payment	6/26/2024	Lockbox	32733	13510 11th Avenue CT NW	Sarah Carlson	-300.00
Payment	6/26/2024	Lockbox	17233	13310 13th Avenue NW	Byran & Lillian Amrine	-300.00
Payment	6/26/2024	Lockbox	40229	1103 138th Street NW	Lynwood III & Mary MacLea	-300.00
Payment	6/26/2024	Lockbox	17250	13615 11th Avenue NW	Thomas & Patricia Jaff/Sch	-300.00
Payment	6/26/2024	Lockbox	25725	13601 11th Avenue NW	Walter & Kathleen Hickey	-300.00
Payment	6/26/2024	Lockbox	17302	13812 13th Avenue NW	Rich Benedict	-300.00
Payment	6/26/2024	Lockbox	20808	13614 13th Avenue NW	Matthew Berry	-300.00
Payment	6/26/2024	Lockbox	38824	1108 139th Street NW	Michael & Deborah Bird	-300.00
Payment	6/26/2024	Lockbox	17375	1104 139th Street NW	Judy & Patricia Thrush/Lee	-300.00
					6/26/2024 Count: 12	-3,600.00
Payment	6/27/2024	Lockbox	17285	13806 12th Avenue NW	Rex & Kelsey Cory	-300.00
Payment	6/27/2024	Lockbox	17231	13402 13th Avenue NW	Jenny & Mike Bunn	-300.00
					6/27/2024 Count: 2	-600.00
Payment	6/28/2024	Lockbox	17260	1127 136th Street NW	Albert & Matha Seltzer	-300.00
Payment	6/28/2024	Lockbox	17227	13512 13th Avenue NW	James & Carrie Watterson	-300.00
					6/28/2024 Count: 2	-600.00
					Count: 50	-14,750.00

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: May 31, 2024
This statement: June 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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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	\$29,606.74
Enclosures	6	Total additions	14,750.70
Low balance	\$30,206.74	Total subtractions	3,332.88
Average balance	\$34,384.51	Ending balance	\$41,024.56
Avg collected balance	\$33,974		

CHECKS

Number	Date	Amount	Number	Date	Amount
100177	06-06	30.00	100180	06-17	756.70
100178	06-11	1,618.50	100181	06-18	200.00
100179	06-11	610.00	100182	06-25	92.92

DEBITS

Date	Description	Subtractions
06-13	' ACH Debit	24.76
	WASHINGTON WATER WATER BILL 240612	

CREDITS

Date	Description	Additions
06-03	' Lockbox Deposit	600.00
06-04	' Lockbox Deposit	600.00
06-05	' Lockbox Deposit	1,500.00
06-06	' Lockbox Deposit	600.00
06-07	' Lockbox Deposit	300.00

Date	Description	Additions
06-10	' Lockbox Deposit	600.00
06-11	' Lockbox Deposit	300.00
06-12	' Lockbox Deposit	300.00
06-13	' Lockbox Deposit	300.00
06-14	' Lockbox Deposit	900.00
06-17	' Lockbox Deposit	600.00
06-18	' Lockbox Deposit	600.00
06-20	' Lockbox Deposit	900.00
06-21	' Lockbox Deposit	900.00
06-24	' Lockbox Deposit	650.00
06-25	' Lockbox Deposit	300.00
06-26	' Lockbox Deposit	3,600.00
06-27	' Lockbox Deposit	600.00
06-28	' Lockbox Deposit	600.00
06-30	' Interest Credit	0.70

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
05-31	29,606.74	06-11	31,848.24	06-21	35,366.78
06-03	30,206.74	06-12	32,148.24	06-24	36,016.78
06-04	30,806.74	06-13	32,423.48	06-25	36,223.86
06-05	32,306.74	06-14	33,323.48	06-26	39,823.86
06-06	32,876.74	06-17	33,166.78	06-27	40,423.86
06-07	33,176.74	06-18	33,566.78	06-28	41,023.86
06-10	33,776.74	06-20	34,466.78	06-30	41,024.56

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	30
Average balance for APY	\$33,974.51
Interest earned	\$0.70

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

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

100177
DATE: 05/28/2024

PAY TO Bat Lady LLC
THE ORDER OF Thirty Dollars and Zero Cents
DOLLARS \$ 30.00

memo: Inv 051624

Jessie L. Langer

⑈ 100177 ⑈ ⑆ 122105980 ⑆ 8243469091 ⑈

06/06/2024 100177 \$30.00

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

100178
DATE: 06/03/2024

PAY TO Williams Tree & Stump Removal LLC
THE ORDER OF One Thousand Six Hundred Eighteen Dollars and Fifty Cents
DOLLARS \$ 1,618.50

memo: Inv 042022-665

Jessie L. Langer

⑈ 100178 ⑈ ⑆ 122105980 ⑆ 8243469091 ⑈

06/11/2024 100178 \$1,618.50

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

100179
DATE: 06/04/2024

PAY TO HOA Community Solutions
THE ORDER OF Six Hundred Ten Dollars and Zero Cents
DOLLARS \$ 610.00

memo: Acl: 17904, Inv: 052924-7904

Jessie L. Langer

⑈ 100179 ⑈ ⑆ 122105980 ⑆ 8243469091 ⑈

06/11/2024 100179 \$610.00

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

100180
DATE: 06/05/2024

PAY TO Thornhill Landscaping Services LLC
THE ORDER OF Seven Hundred Fifty-Six Dollars and Seventy Cents
DOLLARS \$ 756.70

memo: Inv: 1894

Jessie L. Langer

⑈ 100180 ⑈ ⑆ 122105980 ⑆ 8243469091 ⑈

06/17/2024 100180 \$756.70

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

100181
DATE: 06/07/2024

PAY TO Steve the Arborist - Steven J. Wortinger
THE ORDER OF Two Hundred Dollars and Zero Cents
DOLLARS \$ 200.00

memo: Inv: 2916

Jessie L. Langer

⑈ 100181 ⑈ ⑆ 122105980 ⑆ 8243469091 ⑈

06/18/2024 100181 \$200.00

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

100182
DATE: 06/14/2024

PAY TO SouthData Inc
THE ORDER OF Ninety-Two Dollars and Ninety-Two Cents
DOLLARS \$ 92.92

memo: Acl: 010228, Inv: 991252818

Jessie L. Langer

⑈ 100182 ⑈ ⑆ 122105980 ⑆ 8243469091 ⑈

06/25/2024 100182 \$92.92



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: May 31, 2024
This statement: June 30, 2024
Total days in statement period: 30

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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	\$53,270.80
Low balance	\$48,179.18	Total additions	40.05
Average balance	\$48,858.06	Total subtractions	5,091.62
Avg collected balance	\$48,858	Ending balance	\$48,219.23
Interest paid year to date	\$246.73		

DEBITS

Date	Description	Subtractions
06-05	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100003*2406 04*Acmoate Industries Inc\145711627\95544827\145711627	5,091.62

CREDITS

Date	Description	Additions
06-30	' Interest Credit	40.05

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
05-31	53,270.80	06-05	48,179.18	06-30	48,219.23

POINT RICHMOND RIDGE HOMEOWNERS
June 30, 2024

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INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	30
Average balance for APY	\$48,858.06
Interest earned	\$40.05

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

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 6/30/2024

G/L Balance: 41,024.56

Linked Statement: 070224142114_9091_063024.PDF

Statement Balance: 41,024.56

Item	Date	Check #	Amount	Balance
			Previous Balance:	29,606.74
Bat Lady LLC	5/28/2024	100177	-30.00	29,576.74
Williams Tree & Stump Removal LLC	6/3/2024	100178	-1,618.50	27,958.24
HOA Community Solutions	6/4/2024	100179	-610.00	27,348.24
Thornhill Landscaping Services LLC	6/5/2024	100180	-756.70	26,591.54
Steve the Arborist - Steven J. Wortinger	6/7/2024	100181	-200.00	26,391.54
Washington Water Service - Seattle	6/13/2024	300021	-24.76	26,366.78
SouthData Inc	6/14/2024	100182	-92.92	26,273.86
		Total Checks:	-3,332.88	
Lockbox	6/3/2024		600.00	26,873.86
Lockbox	6/4/2024		600.00	27,473.86
Lockbox	6/5/2024		1,500.00	28,973.86
Lockbox	6/6/2024		600.00	29,573.86
Lockbox	6/7/2024		300.00	29,873.86
Lockbox	6/10/2024		600.00	30,473.86
Lockbox	6/11/2024		300.00	30,773.86
Lockbox	6/12/2024		300.00	31,073.86
Lockbox	6/13/2024		300.00	31,373.86
Lockbox	6/14/2024		900.00	32,273.86
Lockbox	6/17/2024		600.00	32,873.86
Lockbox	6/18/2024		600.00	33,473.86
Lockbox	6/20/2024		900.00	34,373.86
Lockbox	6/21/2024		900.00	35,273.86
Lockbox	6/24/2024		650.00	35,923.86
Lockbox	6/25/2024		300.00	36,223.86
Lockbox	6/26/2024		3,600.00	39,823.86
Lockbox	6/27/2024		600.00	40,423.86
Lockbox	6/28/2024		600.00	41,023.86
Bank Reconcile: Interest Earned	6/30/2024		0.70	41,024.56
		Total Deposits / Adjustments:	14,750.70	
			Statement Balance:	41,024.56

Outstanding Items:

* voided check

7/8/2024 11:14:25 AM

Page 1 of 3

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

G/L Balance:	41,024.56
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	41,024.56
Statement Balance:	41,024.56
G/L and Balance Difference:	0.00

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 6/30/2024

G/L Balance: 48,219.23

Linked Statement: 070224142202_5357_063024.PDF

Statement Balance: 48,219.23

Item	Date	Check #	Amount	Balance
			Previous Balance:	53,270.80
Acmoate Industries Inc	6/4/2024	100003	-5,091.62	48,179.18
		Total Checks:	-5,091.62	
Bank Reconcile: Interest Earned	6/30/2024		40.05	48,219.23
		Total Deposits / Adjustments:	40.05	
			Statement Balance:	48,219.23

Outstanding Items:

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

G/L Balance:	48,219.23
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	48,219.23
Statement Balance:	48,219.23
G/L and Balance Difference:	0.00

AP Expense Register

Monday, July 8, 2024 11:14

Check Date 6/1/2024 To 6/30/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Acmoate Industries Inc			Location:	Acmoate Industries Inc				
134194	24-003040	5/31/2024	Reserve Account 630012: Road Maintenance	5,091.62	100003	6/4/2024	Invoice 24-003040	PAID
				5,091.62				
HOA Community Solutions			Location:	HOA Community Solutions				
134192	052924-7904	5/29/2024	AAB Operating A\501006: Management	600.00	100179	6/4/2024		PAID
134192	052924-7904	5/29/2024	AAB Operating A\500085: Strongroom	10.00	100179	6/4/2024		PAID
				610.00				
SouthData Inc			Location:	SouthData Inc				
134866	994252818	5/31/2024	AAB Operating A\503010: Postage	54.29	100182	6/14/2024		PAID
134866	994252818	5/31/2024	AAB Operating A\503000: Office Supplies	38.63	100182	6/14/2024		PAID
				92.92				
Steve the Arborist - Steven J. Wortinger			Location:	Steve the Arborist - Steven J. Wortinger				
134398	2916	6/2/2024	AAB Operating A\830150: Contingencies	200.00	100181	6/7/2024	Invoice 2916: tree inspection	PAID
				200.00				
Thornhill Landscaping Services LLC			Location:	Thornhill Landscaping Services LLC				
134193	1894	6/3/2024	AAB Operating A\610005: Landscape Maintenanc	756.70	100180	6/5/2024	Invoice 1894	PAID
				756.70				
Washington Water Service			Location:	Washington Water Service - Seattle				
134743	052124-5055	5/21/2024	AAB Operating A\750001: Water	24.76	300021	6/13/2024		PAID
				24.76				
Williams Tree & Stump Removal LLC			Location:	Williams Tree & Stump Removal LLC				
134191	042022-665	5/21/2024	AAB Operating A\830150: Contingencies	1,618.50	100178	6/3/2024	Invoice 042022-665	PAID
				1,618.50				
Count: 9	it Richmond Ridge Homeowners Association			\$8,394.50				

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 # 042022-665**DATE** 05/21/2024**DUE DATE** 06/20/2024

SERVICE	DESCRIPTION	AMOUNT
Storm debris cleanup	Clean up large hemlock blown down on fence and landscape	1,500.00T
	It's my recommendation that we take out the balance of the Hemlock at a later time due to it's potential to become a threat as it dies and fails cost for that service is 1000.00 +tax for climbing, limping and take down.	
SUBTOTAL		1,500.00
TAX		118.50
TOTAL		1,618.50
BALANCE DUE		\$1,618.50

Approved for payment
charge against the Contingency budget
Bela [signature], PRRHOA Treasurer
[signature], PRRHOA President



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: May 21, 2024
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 2024-06-11<

New, Convenient, Flexible Payment Plans Available: Our new collaboration with PromisePay allows customers to privately make interest-free payment arrangements to bring their past-due accounts current. Residential customers who have a past-due balance of at least \$50 are eligible and will receive text alerts to easily and discreetly set up a plan. Learn more: wawater.promise-pay.com.

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.

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

Account Summary as of May 21, 2024

Current charges - Water: Metered	24.76
Subtotal	24.76
Prior Balance	0.00
Total Amount Due	\$24.76

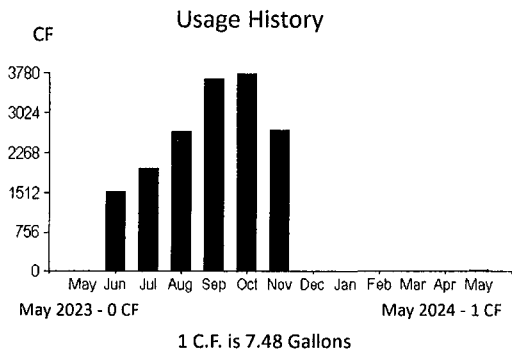
Current Charges Delinquent on 06/12/24

Automatic payment of amount due will be debited from your bank account on 06/11/24

Service Details



Water



Service From 4/16/24 - 5/13/24

3/4" Base - Zero Usage	24.72
3/4" Step 1: 0-600cf(1cf)	0.04
3/4" Step 2: 601-2,200cf(0cf)	0.00
3/4" Step 3: Over 2,200cf(0cf)	0.00
	\$24.76

Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	05/13/2024	144981	04/15/2024	144980	1 CF

C1240522-21-000003332

Account Number	Billing Date	
0419085055	05/21/24	Automatic payment of \$24.76 will be applied on 06/11/24

NW M-15

Provide your email address below and sign for paperless billing.

Email: _____

X _____

000021 000003332



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

0000008041908505500002476005212409



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>	<u>Orcas Island</u>
P.O. Box 35134	Customer Center	Customer Center	Engineering and Water Quality	Field Office
Seattle, WA 98124	5410 189th Street East	14519 Peacock Hill Avenue NW	6800 Meridian Road SE	107 Firesound Lane
	Puyallup, WA 98375	Gig Harbor, WA 98332	Olympia, WA 98513	Eastsound, WA 98245
	Fax: (253) 875-7747	Fax: (253) 857-4001	Fax: (360) 459-3259	Fax: (360) 376-2722

Rates, Water Quality, Conservation and Other Important information:

Headquartered in Gig Harbor, Washington Water Service (Washington Water) is a water utility regulated by the Washington Utilities and Transportation Commission (WUTC). The WUTC's contact information is provided below for your records.

WUTC-approved rate schedules and rules are available for your review at our Customer Center above and on our website at www.wawater.com. 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	5/29/2024
Due Date	Amount Due:
06/30/24	610.00

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	
6/1/2024	Monthly Management Fees	600.00	600.00	Monthly Management Fee
6/1/2024	Reimbursement for	10.00	610.00	March Strongroom

Pay This Amount: \$610.00

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	06/30/24
Amount Due:	Amount Enclosed:
610.00	

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

Property: Point Richmond Ridge

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

6835 000000 0000000000017904 POINTORICHM0 061000 0

INVOICE

A.C. Moate Industries, Inc
2118 A Street SE
Auburn, WA 98002

customers@acmoate.com
253-887-9501
<https://www.acmoate.com>



Point Richmond Ridge HOA:Point Richmond Ridge

Bill to

Point Richmond Ridge
13803 12th Avenue NW
Gig Harbor, WA 98332 US

Ship to

Point Richmond Ridge
13803 12th Ave NW
Gig Harbor, WA 98332 US

Invoice details

Invoice no.: 24-003040
Terms: Due on receipt
Invoice date: 05/31/2024
Due date: 05/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Down Payment	Down payment deposit for project Estimate 24-02073	0.5	\$10,183.23	\$5,091.62
Total						\$5,091.62

Approved for payment

BEK Lay 5/31/24 Treasurer PRR HOA

JK Lay 5/31/24 PRESIDENT PRR HOA

This is to come from Reserves

INVOICE 994252818



SouthData
AN OSG COMPANY

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

010228 HOA Community Solutions

Invoice Date: May 31, 2024
Due Date: Jun 16, 2024

0228PRRH Point Richmond Ridge

15581607 5/27/24 Point Richmond Ridge

3	Mailing Sheet	\$0.0100	\$0.03
3	Duplex Letter	\$0.1611	\$0.48
3	Outer Envelope	\$0.0537	\$0.16
3	Assembly Fee	\$0.0500	\$0.15
1	Recovery Surcharge		\$0.15
1	Sales Tax		\$0.08
1	Postage To Mail Items To Users		\$2.04
1	Postage Discount on First Class Mai		\$-0.21

15564254 5/23/24 Point Richmond Ridge

78	FlexBill Color Statements	\$0.2255	\$17.59
77	Simplex Letter	\$0.1074	\$8.27
1	Recovery Surcharge		\$5.95
1	HouseHolding Fee		\$0.15
1	Sales Tax		\$2.59
1	Postage To Mail Items To Users		\$52.36
77	Postage Discount on First Class Mai	\$-0.0700	\$-5.39

Continued on next page

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

Newsletters:



**Printed.
In the Mail.**

It's that easy.



SouthData takes away all the frustration, stress and worry from your time-consuming Newsletter projects.

We print small or large quantities, black and white or full-color. We also take care of the mailing for you — monthly, bimonthly, quarterly or whenever you need. Combine your Newsletter with a bill mailing and save.

**To make Newsletters easy,
Contact us today at 800.549.4722
or sales@southdata.com!**

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$35.73	\$54.29	\$0.00	\$2.90	\$0.00	\$92.92	\$92.92

Page 1 of 2

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



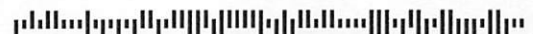
SouthData
AN OSG COMPANY

201 Technology Lane Mount Airy, NC 27030-6684

INVOICE #	994252818	AMOUNT DUE \$92.92
CLIENT #	010228	
DUE DATE	Jun 16, 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

994252818010228000092928

15614176-36-82-237



INVOICE 994252818**010228 HOA Community Solutions****Invoice Date: May 31, 2024****Due Date: Jun 16, 2024****SouthData®**

AN OSG COMPANY

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

15478781	5/10/24	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

15445214	5/6/24	Point Richmond Ridge		
1	Mailing Sheet			\$0.01
1	Duplex Letter			\$0.16
1	Outer Envelope			\$0.05
1	Assembly Fee			\$0.05
1	Recovery Surcharge			\$0.05
1	Sales Tax			\$0.03
1	Postage Discount on First Class Mai			\$-0.07
1	Postage To Mail Items To Users			\$0.68

15423264	5/1/24	Point Richmond Ridge		
6	Mailing Sheet		\$0.0100	\$0.06
6	Duplex Letter		\$0.1611	\$0.97
6	Outer Envelope		\$0.0537	\$0.32
6	Assembly Fee		\$0.0500	\$0.30
1	Recovery Surcharge			\$0.31
1	Sales Tax			\$0.16
1	Postage To Mail Items To Users			\$4.08
1	Postage Discount on First Class Mai			\$-0.42

Total Charges For 0228PRRH \$92.92**Newsletters:****Printed.
In the Mail.****It's that easy.**

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We print small or large quantities, black and white or full-color. We also take care of the mailing for you — monthly, bimonthly, quarterly or whenever you need. Combine your Newsletter with a bill mailing and save.

**To make Newsletters easy,
Contact us today at 800.549.4722
or sales@southdata.com!**



INVOICE

Steve the Arborist

INVOICE #2916
DATE: JUNE 2, 2024P.O. Box 2515
Belfair, WA 98528
Phone (253)405-6940
Steve@stevearborist.com

Approved for Payment
Debit Contingency
BED, Treasurer PRRHOA
Thomas a Huffman - Secretary

TO: Point Richmond HOA
1102 136th St NW
Gig Harbor, WA

Description	Notes:	Cost
Tree Inspection		\$200.00
	Tax	00.00
Amount Due		\$200.00

Please make all checks payable to Steve the Arborist
THANK YOU FOR YOUR BUSINESS!



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
May 31, 2024				
MAY 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 (8.1%)	\$56.70
Total	\$756.70

Pay Now

Invoice #1894

Issued Jun 03, 2024

Due Jul 03, 2024

Total \$756.70