

June 2023



To: Point Richmond Ridge Board of Directors
From: Kylee Giovannini
Re: July 21, 2023 Monthly Closing & Reports

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

Collections & Financials:

June Actual Expense = \$1,871.72
June Budgeted Expense = \$1,800
Under Budget by 6.81%

Administrative:

6/2 - Additional enclosures sent to billing department to be included in upcoming assessment mailing
6/7 - processed reimbursement for Tom
6/9 - additional reimbursement for Tom received and processed
6/13 - Invoice for backflow testing sent for processing
6/19 - process reimbursement for Tom McKee for drain guard expense
6/19 - invoice for AC Moate (50% down payment) for road maintenance paid from reserves sent for processing
6/22 - signed contract and scope of work from AC Moate saved to association files

CC&R Enforcement:

None to Report

Architectural (ACC):

None to Report

New Owner(s):

None to Report

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 06/30/2023

Operating Reserves Total

Assets

Bank

AAB Operating Account	26,602.36		26,602.36
Reserve Account		63,336.02	63,336.02
<u>Total Bank</u>	<u>26,602.36</u>	<u>63,336.02</u>	<u>89,938.38</u>
<u>Total Assets</u>	<u>26,602.36</u>	<u>63,336.02</u>	<u>89,938.38</u>

Liabilities & Equity

Prepaid Assessment	8,575.00		8,575.00
	<u>8,575.00</u>		<u>8,575.00</u>

Equity

Operations Retained Earnings	21,006.34		21,006.34
Reserves Retained Earnings		65,333.99	65,333.99
Net Income	(2,978.98)	(1,997.97)	(4,976.95)
<u>Total Equity</u>	<u>18,027.36</u>	<u>63,336.02</u>	<u>81,363.38</u>
<u>Total Liabilities & Equity</u>	<u>26,602.36</u>	<u>63,336.02</u>	<u>89,938.38</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Dues Income	0.00	0.00	20,875.00	20,750.00	125.00	-0.60%	41,500.00
Late Fees	0.00	0.00	675.00	0.00	675.00	-100.00%	0.00
Fines Income	0.00	0.00	125.00	0.00	125.00	-100.00%	0.00
Investment/Interest Income	0.46	0.00	2.89	0.00	2.89	-100.00%	0.00
TOTAL	<u>0.46</u>	<u>0.00</u>	<u>21,677.89</u>	<u>20,750.00</u>	<u>927.89</u>	<u>-4.47%</u>	<u>41,500.00</u>
TOTAL Income	<u>0.46</u>	<u>0.00</u>	<u>21,677.89</u>	<u>20,750.00</u>	<u>927.89</u>	<u>-4.47%</u>	<u>41,500.00</u>
Expense							
Landscape Maintenance Cc	756.00	700.00	3,520.41	4,200.00	679.59	16.18%	8,400.00
Tree Pruning/Removal	0.00	42.00	0.00	252.00	252.00	100.00%	500.00
Backflow Testing	30.00	3.00	30.00	18.00	(12.00)	-66.67%	30.00
Water	0.00	0.00	0.00	0.00	0.00	0.00%	500.00
TOTAL	<u>786.00</u>	<u>745.00</u>	<u>3,550.41</u>	<u>4,470.00</u>	<u>919.59</u>	<u>20.57%</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	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	30.20	75.00	44.80	59.73%	75.00
Office Supplies	0.57	48.00	566.57	288.00	(278.57)	-96.73%	575.00
Postage	1.12	50.00	153.03	300.00	146.97	48.99%	600.00
TOTAL Administrative	<u>601.69</u>	<u>740.00</u>	<u>4,349.80</u>	<u>4,515.00</u>	<u>165.20</u>	<u>3.66%</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	484.03	309.00	801.99	1,854.00	1,052.01	56.74%	3,710.00
TOTAL Other Expense	<u>484.03</u>	<u>309.00</u>	<u>801.99</u>	<u>1,854.00</u>	<u>1,052.01</u>	<u>56.74%</u>	<u>3,710.00</u>
Taxes							
Taxes Property	0.00	0.00	454.67	585.00	130.33	22.28%	585.00
Taxes Federal	0.00	6.00	0.00	36.00	36.00	100.00%	75.00
TOTAL Taxes	<u>0.00</u>	<u>6.00</u>	<u>454.67</u>	<u>621.00</u>	<u>166.33</u>	<u>26.78%</u>	<u>660.00</u>
TOTAL Expense	<u>1,871.72</u>	<u>1,800.00</u>	<u>24,656.87</u>	<u>26,460.00</u>	<u>1,803.13</u>	<u>6.81%</u>	<u>40,750.00</u>
Excess Revenue / Expense	<u>(1,871.26)</u>	<u>(1,800.00)</u>	<u>(2,978.98)</u>	<u>(5,710.00)</u>	<u>2,731.02</u>	<u>47.83%</u>	<u>750.00</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	16.39	0.00	155.00	0.00	155.00	-100.00%	0.00
TOTAL	<u>16.39</u>	<u>0.00</u>	<u>155.00</u>	<u>0.00</u>	<u>155.00</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>16.39</u>	<u>0.00</u>	<u>15,655.00</u>	<u>15,000.00</u>	<u>655.00</u>	<u>-4.37%</u>	<u>15,000.00</u>
Expense							
Road Maintenance	17,652.97	5,600.00	17,652.97	33,600.00	15,947.03	47.46%	67,200.00
TOTAL	<u>17,652.97</u>	<u>5,600.00</u>	<u>17,652.97</u>	<u>33,600.00</u>	<u>15,947.03</u>	<u>47.46%</u>	<u>67,200.00</u>
TOTAL Expense	<u>17,652.97</u>	<u>5,600.00</u>	<u>17,652.97</u>	<u>33,600.00</u>	<u>15,947.03</u>	<u>47.46%</u>	<u>67,200.00</u>
Excess Revenue / Expense	<u>(17,636.58)</u>	<u>(5,600.00)</u>	<u>(1,997.97)</u>	<u>(18,600.00)</u>	<u>16,602.03</u>	<u>89.26%</u>	<u>(52,200.00)</u>

Aging 120 Days Delinquency

Tuesday, July 18, 2023 20:52

Active Flag Yes

Posted Date 06/30/2023

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	37.00	25.00	25.00	25.00	275.00	387.00
29461	Owner	LATE FEE Hunsicker, Billy Joe	37.00	25.00	25.00	25.00	175.00	287.00
Count:	2		74.00	50.00	50.00	50.00	450.00	674.00

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
Administrative Notice Fee	110000	24.00
Dues	110000	375.00
Late Fees	110000	275.00
		<u>674.00</u>

Posting Code Transaction Detail

Posted Date 6/1/2023 To 6/30/2023 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Administrative Notice Fee						
Administrative No	6/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	12.00
Administrative No	6/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	12.00
	6/8/2023				Count: 2	24.00
					Count: 2	24.00
Late Fees						
Late Fees	6/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	25.00
Late Fees	6/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
	6/8/2023				Count: 2	50.00
					Count: 2	50.00
Payment						
Payment	6/5/2023	Lockbox	17304	13714 13th Avenue NW	Patrick & Jessica Marquardt	-250.00
	6/5/2023				Count: 1	-250.00
Payment	6/6/2023	Lockbox	40629	1120 139th Street NW	Brent & Melody Nakagawa/C	-250.00
	6/6/2023				Count: 1	-250.00
Payment	6/7/2023	Lockbox	17256	13606 11th Avenue NW	Gerald & Bonnie Reed	-250.00
	6/7/2023				Count: 1	-250.00
Payment	6/14/2023	Lockbox	17246	1104 136th Street NW	John & Sherry Stava	-250.00
Payment	6/14/2023	Lockbox	17298	13803 13th Avenue NW	Michael & Catherine Frankli	-250.00
	6/14/2023				Count: 2	-500.00
Payment	6/15/2023	Lockbox	39557	13614 11th Avenue NW	Dennis & Barbara Pearl/Cot	-250.00
Payment	6/15/2023	Lockbox	17230	13408 13th Avenue NW	Michael & Laila Becker	-250.00
Payment	6/15/2023	Lockbox	17300	1201 139th Street NW	Raed N. Fahmy	-250.00
	6/15/2023				Count: 3	-750.00
Payment	6/20/2023	Lockbox	23976	1310 134th Street NW	Kristen Franke	-250.00
Payment	6/20/2023	Lockbox	41481	1107 138th Street NW	Benjamin & Lauren Wagner.	-250.00
Payment	6/20/2023	Lockbox	17247	1102 136th Street NW	Marc & Turi Janes	-250.00
Payment	6/20/2023	Lockbox	17301	1207 139th Street NW	Wesley & Yong Redlin	-250.00
	6/20/2023				Count: 4	-1,000.00
Payment	6/21/2023	Lockbox	28809	1117 139th Street NW	Norbert & Emily Ecker	-250.00
Payment	6/21/2023	Lockbox	38824	1108 139th Street NW	Michael & Deborah Bird	-250.00
Payment	6/21/2023	Lockbox	17269	13815 11th Avenue NW	Kent & Karen Anderson	-250.00
Payment	6/21/2023	Lockbox	20974	1102 138th Street NW	Steven & Barbara Treese	-250.00
	6/21/2023				Count: 4	-1,000.00
Payment	6/22/2023	Lockbox	37560	13821 11th Avenue NW	Thomas Schuder	-250.00
Payment	6/22/2023	Lockbox	17253	13626 11th Avenue NW	Cathy Schunzel	-250.00
	6/22/2023				Count: 2	-500.00
Payment	6/23/2023	Lockbox	40629	1120 139th Street NW	Brent & Melody Nakagawa/C	-250.00
Payment	6/23/2023	Lockbox	17272	13814 11th Avenue NW	David and Heather Stegeme	-250.00
Payment	6/23/2023	Lockbox	17289	13618 12th Avenue NW	John & Nina Sanchez	-250.00
Payment	6/23/2023	Lockbox	17303	13804 13th Avenue NW	Alexis Wilson	-250.00
Payment	6/23/2023	Lockbox	17290	13610 12th Avenue NW	Micheal & Erin Davis	-250.00
	6/23/2023				Count: 5	-1,250.00
Payment	6/27/2023	Lockbox	17251	13621 11th Avenue NW	Francois & Cherilynn Vigner	-250.00
Payment	6/27/2023	Lockbox	17285	13806 12th Avenue NW	Rex & Kelsey Cory	-250.00
Payment	6/27/2023	Lockbox	33732	13518 11th Avenue CT NW	Gavin & Laura Grinnell	-250.00
Payment	6/27/2023	Lockbox	17252	13627 11th Avenue NW	Bruce & Janelle Price	-250.00
Payment	6/27/2023	Lockbox	17275	1111 138th Street NW	Jeff & Rana Labowitz	-250.00

Posting Code Transaction Detail

Posted Date 6/1/2023 To 6/30/2023 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Payment	6/27/2023	Lockbox	17228	13504 13th Avenue NW	David A Lee	-250.00
					6/27/2023 Count: 6	-1,500.00
Payment	6/30/2023	Lockbox	42077	13626 13th Avenue NW	Roger & Erin LHommedieu	-250.00
Payment	6/30/2023	Lockbox	17249	13607 11th Avenue NW	James J Garrigan	-250.00
Payment	6/30/2023	Lockbox	17260	1127 136th Street NW	Albert & Matha Seltzer	-250.00
					6/30/2023 Count: 3	-750.00
					Count: 32	-8,000.00

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, 2023
This statement: June 30, 2023
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

Page 1
XXXXXX9091
(6)

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	\$20,791.58
Enclosures	6	Total additions	8,000.46
Low balance	\$20,648.90	Total subtractions	2,159.68
Average balance	\$22,609.77	Ending balance	\$26,632.36
Avg collected balance	\$22,451		

CHECKS

Number	Date	Amount	Number	Date	Amount
100131	06-05	175.28	100136 *	06-22	1.69
100132	06-02	142.68	100137	06-30	484.03
100133	06-21	756.00	* Skip in check sequence		
100134	06-14	600.00			

CREDITS

Date	Description	Additions
06-05	' Lockbox Deposit	250.00
06-06	' Lockbox Deposit	250.00
06-07	' Lockbox Deposit	250.00
06-14	' Lockbox Deposit	500.00
06-15	' Lockbox Deposit	750.00
06-20	' Lockbox Deposit	1,000.00
06-21	' Lockbox Deposit	1,000.00
06-22	' Lockbox Deposit	500.00
06-23	' Lockbox Deposit	1,250.00
06-27	' Lockbox Deposit	1,500.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-30	' Lockbox Deposit	750.00
06-30	' Interest Credit	0.46

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	20,791.58	06-14	21,123.62	06-23	24,865.93
06-02	20,648.90	06-15	21,873.62	06-27	26,365.93
06-05	20,723.62	06-20	22,873.62	06-30	26,632.36
06-06	20,973.62	06-21	23,117.62		
06-07	21,223.62	06-22	23,615.93		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$22,451.44
Interest earned	\$0.46

OVERDRAFT/RETURN ITEM FEES

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

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

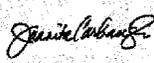
Point Richmond Ridge Homeowners Association
C/O HOA Community Solutions
PO Box 364
Gig Harbor, WA 98335

Alliance Association Bank
3033 West Ray Road
Suite 200
Chandler, AZ 85283

100131
DATE: 05/24/2023

PAY TO Steve Treese \$ 175.28
THE ORDER OF One Hundred Seventy-Five Dollars and Twenty-Eight Cents DOLLARS

memo: Inv: 052325-TREESE



Security Features Included. Details on back.

⑈ 100131 ⑈ ⑆ 22105980 ⑆ ⑈ 243469091 ⑈

06/05/2023 100131 \$175.28

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

Point Richmond Ridge Homeowners Association
C/O HOA Community Solutions
PO Box 364
Gig Harbor, WA 98335

Alliance Association Bank
3033 West Ray Road
Suite 200
Chandler, AZ 85283

100132
DATE: 05/24/2023

PAY TO Tom McKee \$ 142.68
THE ORDER OF One Hundred Forty-Two Dollars and Sixty-Eight Cents DOLLARS

memo: Inv: 052323-MCKEE



Security Features Included. Details on back.

⑈ 100132 ⑈ ⑆ 22105980 ⑆ ⑈ 243469091 ⑈

06/02/2023 100132 \$142.68

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

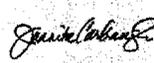
Point Richmond Ridge Homeowners Association
C/O HOA Community Solutions
PO Box 364
Gig Harbor, WA 98335

Alliance Association Bank
3033 West Ray Road
Suite 200
Chandler, AZ 85283

100133
DATE: 06/06/2023

PAY TO Thornhill Landscaping Services LLC \$ 756.00
THE ORDER OF Seven Hundred Fifty-Six Dollars and Zero Cents DOLLARS

memo: Inv: 1453



Security Features Included. Details on back.

⑈ 100133 ⑈ ⑆ 22105980 ⑆ ⑈ 243469091 ⑈

06/21/2023 100133 \$756.00

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

Point Richmond Ridge Homeowners Association
C/O HOA Community Solutions
PO Box 364
Gig Harbor, WA 98335

Alliance Association Bank
3033 West Ray Road
Suite 200
Chandler, AZ 85283

100134
DATE: 06/06/2023

PAY TO HOA Community Solutions \$ 600.00
THE ORDER OF Six Hundred Dollars and Zero Cents DOLLARS

memo: Act: 17904; Inv: 053123-7594



Security Features Included. Details on back.

⑈ 100134 ⑈ ⑆ 22105980 ⑆ ⑈ 243469091 ⑈

06/14/2023 100134 \$600.00

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

Point Richmond Ridge Homeowners Association
C/O HOA Community Solutions
PO Box 364
Gig Harbor, WA 98335

Alliance Association Bank
3033 West Ray Road
Suite 200
Chandler, AZ 85283

100136
DATE: 05/14/2023

PAY TO SouthData Inc \$ 1.69
THE ORDER OF One Dollar and Sixty-Nine Cents DOLLARS

memo: Act: 010226; Inv: 993558079



Security Features Included. Details on back.

⑈ 100136 ⑈ ⑆ 22105980 ⑆ ⑈ 243469091 ⑈

06/22/2023 100136 \$1.69

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

Point Richmond Ridge Homeowners Association
C/O HOA Community Solutions
PO Box 364
Gig Harbor, WA 98335

Alliance Association Bank
3033 West Ray Road
Suite 200
Chandler, AZ 85283

100137
DATE: 06/23/2023

PAY TO Tom McKee \$ 484.03
THE ORDER OF Four Hundred Eighty-Four Dollars and Three Cents DOLLARS

memo: Inv: 062123-MCKEE



Security Features Included. Details on back.

⑈ 100137 ⑈ ⑆ 22105980 ⑆ ⑈ 243469091 ⑈

06/30/2023 100137 \$484.03



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, 2023
This statement: June 30, 2023
Total days in statement period: 30

Page 1
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	\$80,972.60
Enclosures	1	Total additions	16.39
Low balance	\$63,319.63	Total subtractions	17,652.97
Average balance	\$79,795.74	Ending balance	\$63,336.02
Avg collected balance	\$79,795		
Interest paid year to date	\$76.77		

CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
100000	06-29	17,652.97			

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-30	Interest Credit	16.39

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	80,972.60	06-29	63,319.63	06-30	63,336.02

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	30
Average balance for APY	\$79,795.74
Interest earned	\$16.39

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

Point Richmond Ridge Homeowners Association
C/O NDA Community Solutions
PO Box 364
Gig Harbor, WA 98335

Alliance Association Bank
323 West 5th Road
Suite 200
Chandler, AZ 85283

100000
DATE: 06/22/2023

PAY TO: Acmoate Industries Inc. \$ 17,652.97
THE ORDER OF Seventeen Thousand Six Hundred Fifty-Two Dollars and Ninety-Seven Cents DOLLARS

memo: Inv: 23-005479

Security Features Included. Details on back.

⑈ 100000⑈ ⑆ 122105980⑆ 8011325357⑈

06/29/2023 100000 \$17,652.97

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 6/30/2023

G/L Balance: 26,602.36

Linked Statement: 071023091810_9091_063023.PDF

Statement Balance: 26,632.36

Item	Date	Check #	Amount	Balance
			Previous Balance:	20,791.58
Steve Treese	5/24/2023	100131	-175.28	20,616.30
Tom McKee	5/24/2023	100132	-142.68	20,473.62
Thornhill Landscaping Services LLC	6/6/2023	100133	-756.00	19,717.62
HOA Community Solutions	6/6/2023	100134	-600.00	19,117.62
SouthData Inc	6/14/2023	100136	-1.69	19,115.93
Tom McKee	6/22/2023	100137	-484.03	18,631.90
		Total Checks:	-2,159.68	
Lockbox	6/5/2023		250.00	18,881.90
Lockbox	6/6/2023		250.00	19,131.90
Lockbox	6/7/2023		250.00	19,381.90
Lockbox	6/14/2023		500.00	19,881.90
Lockbox	6/15/2023		750.00	20,631.90
Lockbox	6/20/2023		1,000.00	21,631.90
Lockbox	6/21/2023		1,000.00	22,631.90
Lockbox	6/22/2023		500.00	23,131.90
Lockbox	6/23/2023		1,250.00	24,381.90
Lockbox	6/27/2023		1,500.00	25,881.90
Bank Reconcile: Interest Earned	6/30/2023		0.46	25,882.36
Lockbox	6/30/2023		750.00	26,632.36
		Total Deposits / Adjustments:	8,000.46	
			Statement Balance:	26,632.36

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100135	6/14/2023	Bat Lady LLC	30.00
			<u>30.00</u>

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

G/L Balance:	26,602.36
Uncleared Checks, Credits:	30.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	26,632.36
Statement Balance:	26,632.36
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: 6/30/2023

G/L Balance: 63,336.02

Linked Statement: 071023091849_5357_063023.PDF

Statement Balance: 63,336.02

Item	Date	Check #	Amount	Balance
			Previous Balance:	80,972.60
Acmoate Industries Inc	6/22/2023	100000	-17,652.97	63,319.63
		Total Checks:	-17,652.97	
Bank Reconcile: Interest Earned	6/30/2023		16.39	63,336.02
		Total Deposits / Adjustments:	16.39	
			Statement Balance:	63,336.02

Outstanding Items:

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

G/L Balance:	63,336.02
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	63,336.02
Statement Balance:	63,336.02
G/L and Balance Difference:	0.00

AP Expense Register

Tuesday, July 18, 2023 20:52

Check Date 6/1/2023 To 6/30/2023 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					
114114	23-000479	6/9/2023 Reserve Account	630012: Road Maintenance	17,652.97	100000	6/22/2023	Invoice 23-000479; 50% Deposit	PAID
				17,652.97				
Bat Lady LLC			Location: Bat Lady LLC					
113764	050523-	5/5/2023 AAB Operating A	610130: Backflow Testing	30.00	100135	6/14/2023		PAID
				30.00				
HOA Community Solutions			Location: HOA Community Solutions					
113211	053123-7904	5/31/2023 AAB Operating A	501006: Management	600.00	100134	6/6/2023		PAID
				600.00				
SouthData Inc			Location: SouthData Inc					
113765	993958079	5/31/2023 AAB Operating A	503010: Postage	1.12	100136	6/14/2023		PAID
113765	993958079	5/31/2023 AAB Operating A	503000: Office Supplies	0.57	100136	6/14/2023		PAID
				1.69				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
113210	1453	5/31/2023 AAB Operating A	610005: Landscape Maintenanc	756.00	100133	6/6/2023	Invoice # 1453	PAID
				756.00				
Tom McKee			Location: Tom McKee					
114113	062123-MCKEE	6/21/2023 AAB Operating A	830150: Contingencies	484.03	100137	6/22/2023	Grainger - Drain Guard	PAID
				484.03				
Count: 7	Point Richmond Ridge Homeowners Association			\$19,524.69				

Point Richmond Ridge Homeowners Association

AP Attachments



INVOICE

BAT Lady LLC

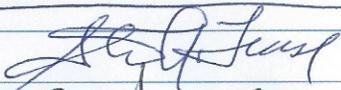
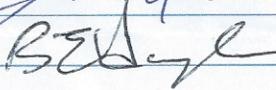
DATE: 5/25/2023

P.O. BOX 227
Vaughn, WA 98394
253-514-9935
batlady@yahoo.com
License# BATLALI783BS

TO: Point Richmond Ridge
13607 12th Ave Nw
Gig Harbor, Wa 98332

Will you
Please Pass
this along?

PLEASE NOTE: IF A BALANCE IS DUE A COPY OF YOUR REPORT WILL NOT BE SUBMITTED TO THE WATER COMPANY.
PLEASE MAKE CHECKS PAYABLE TO BAT LADY LLC

DESCRIPTION	
BACKFLOW ASSEMBLY TESTING	\$30.00
You can now pay by Venmo by scanning the code below with your phone. Please include your address	
	
<u>APPROVED FOR PAYMENT</u>	
 STEVEN A. TREESE, PRESIDENT, PRRHOA	6/9/2023
 Bruce Hanchausen, Treasurer PRRHOA	
AMOUNT PAID	\$0
TOTAL DUE	\$30.00

THANK YOU SO MUCH FOR YOUR BUSINESS



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

010228 HOA Community Solutions

Invoice Date: May 31, 2023
Due Date: Jun 15, 2023

0228PRRH Point Richmond Ridge

13460544 5/10/23 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		\$0.09
1 Sales Tax		\$0.04
1 Postage To Mail Items To Users		\$1.26
1 Postage Discount on First Class Mai		\$-0.14
Total Charges For 0228PRRH		\$1.69

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

Combine Mailings To Save \$\$\$



= Savings!

SouthData's FlexBill® System allows you the flexibility to include Billing Inserts with your statement or coupon book mailing, which reduces postage and mailing expenses.

Call 800.549.4722 to learn more.



Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$0.53	\$1.12	\$0.00	\$0.04	\$0.00	\$1.69	\$1.69

Page 1 of 1

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 #	993958079	AMOUNT DUE \$1.69
CLIENT #	010228	
DUE DATE	Jun 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

993958079010228000001695

13585864-25-91-227





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, 2023				
Monthly Installment		1	\$700.00	\$700.00

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

Invoice #1453	
Issued	May 31, 2023
Due	Jun 30, 2023
Total	\$756.00

Subtotal	\$700.00
Gig Harbor (8.0%)	\$56.00
Total	\$756.00

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

Phone: 253-985-3812

Account Number:	Statement Date
17904	5/31/2023
Due Date	Amount Due:
06/30/23	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	
6/1/2023	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	06/30/23
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 0000000000017904 POINTRICHMO 060000 0



2118 A Street SE
Auburn, WA 98002
253-887-9501
customers@acmoate.com
<https://www.acmoate.com>

INVOICE

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 # 23-000479**DATE** 06/09/2023**DUE DATE** 07/09/2023**TERMS** Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Down payment deposit for project	0.50	35,305.94	17,652.97

SUBTOTAL	17,652.97
TAX	0.00
TOTAL	17,652.97
BALANCE DUE	\$17,652.97

Volunteer Reimbursement Form

HOA

Volunteer Name

Address 1

Address 2

Items Purchased:

Reason for purchase

Approved by:

Amount

Charge to:

Memo:

Please attach any receipts with this form



Order Confirmation

2802 PACIFIC HWY E.
 FIFE, WA 98424-1021
 Ph : 800-472-4643

Information	
Grainger Order Number	1482737878
Creation Date	06/01/2023
Grainger EIN Number	36-1150280
PO #	THOMAS MCKEE
PO Create Date	
PO Release #	
Customer Number	222222226
Department Number	
Project/Job Number	
Requisitioner Name	
Attention	
Caller	THOMAS MCKEE
Telephone Number	2533809926
Page	1 / 2

Freight Forwarder

Customer Information
BRANCH 755 2802 PACIFIC HWY E FIFE WA 98424-1021

Billing Information
BRANCH 755 2802 PACIFIC HWY E FIFE WA 98424-1021

Shipping Information
BRANCH 755 2802 PACIFIC HWY E FIFE WA 98424-1021

We will deliver according to the following terms and conditions:

Incoterms® 2020: FOB ORIGIN
 Freight Terms: Prepaid and Add
 Carrier: * See line item detail
 Payment Terms: VISA

Special Instructions:

Item PO-Line	Material	Description	Expected Del Date	Qty	Unit	Price	Total in USD
10	32V054	Framed Drain Guard,26"Lx32"Wx18"H Manufacturer: ULTRATECH Part Number: 8930 Carrier: ZDC WILL CALL Origin: GT	06/01/2023	4.00	EA	69.84	279.36
Sub Total							279.36
Tax							28.22



Order Confirmation

2802 PACIFIC HWY E.
FIFE, WA 98424-1021
Ph : 800-472-4643

Information

Grainger Order Number	1482737878
Creation Date	06/01/2023
Customer Number	222222226
Page	2 / 2

Item PO-Line	Material	Description	Expected Del Date	Qty	Unit	Price	Total in USD
Total USD							\$ 307.58

Please note - actual invoice charges may differ from the confirmed sub-total on this Order Confirmation.

Please reference our Grainger Order Number, your Grainger Customer Number, and method of payment when remitting payment.

These items are sold for domestic consumption in the United States. If exported, purchaser assumes full responsibility for compliance with US export controls.

This transaction is subject to W.W. Grainger, Inc. sales terms and conditions. For a copy, please visit the website at <http://www.grainger.com> or refer to the current catalog.

Signature: _____

Picked Up By: _____

ID Number: _____

OK to pay -

B.E. Dwyer
Treasurer

Bruce Harjehausen

Steve Treece
PRESIDENT

STEVEN A. TREESE

PACKING LIST

SOLD TO ACCOUNT 22222226 PRR HOA C/O THOMAS MCKEE 2802 Pacific Hwy. E. FIFE WA 98424-1021	PURCHASE ORDER NUMBER WEB2436092756	DELIVERY DATE AND TIME 06/08/2023 11:32		EMPLOYEE PICCLNT	PAGE 1 OF 1
	DEPARTMENT NUMBER	DBT/CRD CODE VISA	SALES ORDER NUMBER 1483238379	DELIVERY 6594011790	
CALLER THOMAS MCKEE	REQUISITIONER	BRANCH ADDRESS 2802 PACIFIC HWY. E. FIFE WA 98424-1021 253-922-2268			
TELEPHONE NUMBER (253)380-9926	PROJECT/JOB NUMBER	CHECK NUMBER	CHECK AMOUNT	CASH REC'D/PAID	TRANS TYPE WC
SHIP TO PRR HOA C/O THOMAS MCKEE Thomas Mckee 2802 Pacific Hwy. E. FIFE WA 98424-1021	PO RELEASE NUMBER	INVOICE WILL FOLLOW SALES TERMS AND CONDITIONS ON REVERSE SIDE THANK YOU FOR YOUR ORDER			
ATTENTION	SPECIAL INSTRUCTIONS	CARRIER NAME NONE	# OF BOXES	FREIGHT TERMS PPA	DATE SHIPPED/PICKED UP

ITEM DESCRIPTION	ITEM NUMBER	SHIP QTY	BACKORDER MESSAGE	TAX	UNIT PRICE	TOTAL
Framed Drain Guard,26"Lx32"Wx18"H	32V054	2		T	69.84	139.68

THIS PURCHASE IS GOVERNED EXCLUSIVELY BY GRAINGER'S TERMS OF SALE, INCLUDING: (i) DISPUTE RESOLUTION REMEDIES, AND (ii) CERTAIN WARRANTY AND DAMAGES LIMITATIONS AND DISCLAIMERS IN EFFECT AT THE TIME OF THE ORDER, WHICH ARE INCORPORATED BY REFERENCE HEREIN. GRAINGER'S TERMS OF SALE ARE AVAILABLE AT WWW.GRAINGER.COM.



I certify that if I am purchasing the material(s) as "materials of trade" as defined in the Hazardous Materials Regulations in Title 49 of the Code of Federal Regulations, I intend to use the material(s) in direct support of my principal business (which is not transportation), and I do not intend to resell the material, or transport them in a vehicle other than my own.

Shipping	0.00
Tax	13.97
Total	153.65

PRODUCT RETURN INSTRUCTIONS ARE AVAILABLE AT WWW.GRAINGER.COM/RETURNS

SAP DELIVERY
6594011790

These items are sold for domestic consumption in the United States. If exported, purchaser assumes full responsibility for compliance with US export controls.

Visit our web site @ www.grainger.com



Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

www.homedepot.com/survey
User ID: HTJ106957101232
PASSWORD: 23260101229

Opine en español

Take a short survey for a chance to win a \$5,000 HOME DEPOT GIFT CARD

DID WE NAIL IT?

RETURN POLICY DEFINITIONS
POLICY ID: DAYS POLICY EXPIRES ON
A 1 90 08/08/2023

4728 03 50470 05/10/2023 1181



4728 05/10/23 03:19 PM

AUTH CODE 02950D/2034231
Chip Read
AID A0000000031010 VISA CREDIT
USD\$ 22.80

XXXXXXXXXXXX9899 VISA
SUBTOTAL 20.96
SALES TAX 1.84
TOTAL \$22.80

02006200138 PROFMKNRK <A>
PRO MARKING FLUORESCENT PINK 150Z
2010.48 20.96
4/28 00003 50470 05/10/23 03:19 PM
SALE CASHIER BRAYDEN

5120 BORGES BLVD GTG HARBOR, WA 98332
(253)851-9404



**How doers
get more done.**

PRR HOA

Approved to pay
BKA
PRR HOA Treasurer
Bruce Harjehausen

Steve A. Treese
PRR HOA PRESIDENT
STEVEN A. TREESE