

# July 2023



**To:** Point Richmond Ridge Board of Directors  
**From:** Kylee Giovannini  
**Re:** August 7, 2023 Monthly Closing & Reports

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

**Collections & Financials:**

July Actual Expense = \$1,603.06

July Budgeted Expense = \$1,820.00

**Administrative:**

7/13 - Updated address list sent to BOD

7/17 - process reimbursement for Montgomery for domain registration

**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 07/31/2023

Operating Reserves Total

**Assets**

Bank

AAB Operating Account	34,699.95		34,699.95
Reserve Account		63,382.01	63,382.01
<u>Total Bank</u>	<u>34,699.95</u>	<u>63,382.01</u>	<u>98,081.96</u>
<i>Total Assets</i>	<u>34,699.95</u>	<u>63,382.01</u>	<u>98,081.96</u>

**Liabilities & Equity**

Prepaid Assessment	325.00		325.00
	<u>325.00</u>		<u>325.00</u>

Equity

Operations Retained Earnings	21,006.34		21,006.34
Reserves Retained Earnings		65,333.99	65,333.99
Net Income	13,368.61	(1,951.98)	11,416.63
<u>Total Equity</u>	<u>34,374.95</u>	<u>63,382.01</u>	<u>97,756.96</u>
<i>Total Liabilities &amp; Equity</i>	<u>34,699.95</u>	<u>63,382.01</u>	<u>98,081.96</u>

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Dues Income	17,950.00	20,750.00	38,825.00	41,500.00	(2,675.00)	6.45%	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	0.65	0.00	3.54	0.00	3.54	-100.00%	0.00
<b>TOTAL</b>	<u>17,950.65</u>	<u>20,750.00</u>	<u>39,628.54</u>	<u>41,500.00</u>	<u>(1,871.46)</u>	<u>4.51%</u>	<u>41,500.00</u>
<b>TOTAL Income</b>	<u>17,950.65</u>	<u>20,750.00</u>	<u>39,628.54</u>	<u>41,500.00</u>	<u>(1,871.46)</u>	<u>4.51%</u>	<u>41,500.00</u>
<b>Expense</b>							
Landscape Maintenance Cc	760.20	700.00	4,280.61	4,900.00	619.39	12.64%	8,400.00
Tree Pruning/Removal	0.00	42.00	0.00	294.00	294.00	100.00%	500.00
Backflow Testing	0.00	3.00	30.00	21.00	(9.00)	-42.86%	30.00
Water	93.08	20.00	93.08	20.00	(73.08)	-365.40%	500.00
<b>TOTAL</b>	<u>853.28</u>	<u>765.00</u>	<u>4,403.69</u>	<u>5,235.00</u>	<u>831.31</u>	<u>15.88%</u>	<u>9,430.00</u>
<b>Administrative</b>							
Bank Fees	10.00	0.00	10.00	0.00	(10.00)	-100.00%	0.00
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	294.00	294.00	100.00%	500.00
Management	600.00	600.00	4,200.00	4,200.00	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	60.76	48.00	627.33	336.00	(291.33)	-86.71%	575.00
Postage	65.44	50.00	218.47	350.00	131.53	37.58%	600.00
<b>TOTAL Administrative</b>	<u>736.20</u>	<u>740.00</u>	<u>5,086.00</u>	<u>5,255.00</u>	<u>169.00</u>	<u>3.22%</u>	<u>11,950.00</u>
<b>Non-Operating Expense</b>							
Reserve Contribution	0.00	0.00	15,500.00	15,000.00	(500.00)	-3.33%	15,000.00
<b>TOTAL Non-Operating Expen</b>	<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>
<b>Other Expense</b>							
Contingencies	13.58	309.00	815.57	2,163.00	1,347.43	62.29%	3,710.00
<b>TOTAL Other Expense</b>	<u>13.58</u>	<u>309.00</u>	<u>815.57</u>	<u>2,163.00</u>	<u>1,347.43</u>	<u>62.29%</u>	<u>3,710.00</u>
<b>Taxes</b>							
Taxes Property	0.00	0.00	454.67	585.00	130.33	22.28%	585.00
Taxes Federal	0.00	6.00	0.00	42.00	42.00	100.00%	75.00
<b>TOTAL Taxes</b>	<u>0.00</u>	<u>6.00</u>	<u>454.67</u>	<u>627.00</u>	<u>172.33</u>	<u>27.48%</u>	<u>660.00</u>
<b>TOTAL Expense</b>	<u>1,603.06</u>	<u>1,820.00</u>	<u>26,259.93</u>	<u>28,280.00</u>	<u>2,020.07</u>	<u>7.14%</u>	<u>40,750.00</u>
<b>Excess Revenue / Expense</b>	<u>16,347.59</u>	<u>18,930.00</u>	<u>13,368.61</u>	<u>13,220.00</u>	<u>148.61</u>	<u>-1.12%</u>	<u>750.00</u>

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Investment/Interest Income	45.99	0.00	200.99	0.00	200.99	-100.00%	0.00
<b>TOTAL</b>	<u>45.99</u>	<u>0.00</u>	<u>200.99</u>	<u>0.00</u>	<u>200.99</u>	<u>0.00%</u>	<u>0.00</u>
<b>Non-Operating Income</b>							
Reserve Income (Transfers)	0.00	0.00	15,500.00	15,000.00	500.00	-3.33%	15,000.00
<b>TOTAL Non-Operating Income</b>	<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>
<b>TOTAL Income</b>	<u>45.99</u>	<u>0.00</u>	<u>15,700.99</u>	<u>15,000.00</u>	<u>700.99</u>	<u>-4.67%</u>	<u>15,000.00</u>
<b>Expense</b>							
Road Maintenance	0.00	5,600.00	17,652.97	39,200.00	21,547.03	54.97%	67,200.00
<b>TOTAL</b>	<u>0.00</u>	<u>5,600.00</u>	<u>17,652.97</u>	<u>39,200.00</u>	<u>21,547.03</u>	<u>54.97%</u>	<u>67,200.00</u>
<b>TOTAL Expense</b>	<u>0.00</u>	<u>5,600.00</u>	<u>17,652.97</u>	<u>39,200.00</u>	<u>21,547.03</u>	<u>54.97%</u>	<u>67,200.00</u>
<b>Excess Revenue / Expense</b>	<u>45.99</u>	<u>(5,600.00)</u>	<u>(1,951.98)</u>	<u>(24,200.00)</u>	<u>22,248.02</u>	<u>91.93%</u>	<u>(52,200.00)</u>

# Aging 120 Days Delinquency

Active Flag Yes

Posted Date 07/31/2023

## Point Richmond Ridge Homeowners Association

Acct #	Status	Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
29461	Owner	LATE FEE Hunsicker,Billy Joe &	37.00	287.00	25.00	25.00	200.00	574.00
17293	Owner	LATE FEE Baldwin,Matt & Eliza	37.00	287.00	25.00	25.00	100.00	474.00
36138	Owner	Valdez,Jeri	0.00	250.00	0.00	0.00	0.00	250.00
17250	Owner	Jaff/Schreiner,Thom	0.00	250.00	0.00	0.00	0.00	250.00
17288	Owner	Howell,Raymond & I	0.00	250.00	0.00	0.00	0.00	250.00
17287	Owner	Howell,Raymond & I	0.00	250.00	0.00	0.00	0.00	250.00
17267	Owner	Lopez,Jose & Chris	0.00	250.00	0.00	0.00	0.00	250.00
33713	Owner	Ariza/Fontaine,Robe	0.00	250.00	0.00	0.00	0.00	250.00
43112	Owner	Steele,Dorian & Tan	0.00	250.00	0.00	0.00	0.00	250.00
17375	Owner	Thrush/Lee,Judy & F	0.00	250.00	0.00	0.00	0.00	250.00
19122	Owner	Nieves,James & Jes	0.00	250.00	0.00	0.00	0.00	250.00
17240	Owner	Carlson,Bradley P &	0.00	250.00	0.00	0.00	0.00	250.00
17246	Owner	Stava,John & Sherry	10.00	0.00	0.00	0.00	0.00	10.00
<b>Count:</b>	13		84.00	3,074.00	50.00	50.00	300.00	3,558.00

### 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	48.00
Dues	110000	3,175.00
Late Fees	110000	325.00
NSF Fee	110000	10.00
		<u>3,558.00</u>

# Posting Code Transaction Detail

Posted Date 7/1/2023 To 7/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
<b>Administrative Notice Fee</b>						
Administrative No	7/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsick	12.00
Administrative No	7/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	12.00
					<b>7/8/2023 Count: 2</b>	<b>24.00</b>
					<b>Count: 2</b>	<b>24.00</b>
<b>Dues</b>						
Dues	7/1/2023	Billing	17267	13801 11th Avenue NW	Jose & Chrisangela Lopez	250.00
Dues	7/1/2023	Billing	17256	13606 11th Avenue NW	Gerald & Bonnie Reed	250.00
Dues	7/1/2023	Billing	17263	1114 138th Street NW	Marsha Reker	250.00
Dues	7/1/2023	Billing	17258	1115 136th Street NW	Lisa Miller	250.00
Dues	7/1/2023	Billing	17261	13707 12th Avenue NW	Russell & Lisa Lee	250.00
Dues	7/1/2023	Billing	17253	13626 11th Avenue NW	Cathy Schunzel	250.00
Dues	7/1/2023	Billing	17252	13627 11th Avenue NW	Bruce & Janelle Price	250.00
Dues	7/1/2023	Billing	17251	13621 11th Avenue NW	Francois & Cherilynn Vigner	250.00
Dues	7/1/2023	Billing	17250	13615 11th Avenue NW	Thomas & Patricia Jaff/Sch	250.00
Dues	7/1/2023	Billing	17249	13607 11th Avenue NW	James J Garrigan	250.00
Dues	7/1/2023	Billing	17247	1102 136th Street NW	Marc & Turi Janes	250.00
Dues	7/1/2023	Billing	17246	1104 136th Street NW	John & Sherry Stava	250.00
Dues	7/1/2023	Billing	17260	1127 136th Street NW	Albert & Matha Seltzer	250.00
Dues	7/1/2023	Billing	17259	1121 136th Street NW	Jennifer & Randall Lee	250.00
Dues	7/1/2023	Billing	17254	13620 11th Avenue NW	Lon & Mary Ann Harrison	250.00
Dues	7/1/2023	Billing	17245	13519 11th Avenue CT NW	Andrew & Kristie Montgome	250.00
Dues	7/1/2023	Billing	17244	13511 11th Avenue CT NW	Dennis Jr. & Loren Gilich	250.00
Dues	7/1/2023	Billing	17240	13501 13th Avenue NW	Bradley P & Becky N Carls	250.00
Dues	7/1/2023	Billing	17238	13403 13th Avenue NW	Tom & Laura McKee	250.00
Dues	7/1/2023	Billing	17237	13317 13th Avenue NW	Darrin & Lisa Farmer	250.00
Dues	7/1/2023	Billing	17278	1112 139th Street NW	Robert & Maria Smith	250.00
Dues	7/1/2023	Billing	17272	13814 11th Avenue NW	David and Heather Stegema	250.00
Dues	7/1/2023	Billing	17269	13815 11th Avenue NW	Kent & Karen Anderson	250.00
Dues	7/1/2023	Billing	17275	1111 138th Street NW	Jeff & Rana Labowitz	250.00
Dues	7/1/2023	Billing	17235	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	250.00
Dues	7/1/2023	Billing	17234	13303 13th Avenue NW	Anthony & Diane Jackson	250.00
Dues	7/1/2023	Billing	17233	13310 13th Avenue NW	Byran & Lillian Amrine	250.00
Dues	7/1/2023	Billing	17223	13620 13th Avenue NW	Kailani Kim	250.00
Dues	7/1/2023	Billing	17231	13402 13th Avenue NW	Jenny & Mike Bunn	250.00
Dues	7/1/2023	Billing	17230	13408 13th Avenue NW	Michael & Laila Becker	250.00
Dues	7/1/2023	Billing	17229	13414 13th Avenue NW	Amy Faeth	250.00
Dues	7/1/2023	Billing	17228	13504 13th Avenue NW	David A Lee	250.00
Dues	7/1/2023	Billing	17227	13512 13th Avenue NW	James & Carrie Watterson	250.00
Dues	7/1/2023	Billing	17226	13602 13th Avenue NW	Sharon & Bob Malady	250.00
Dues	7/1/2023	Billing	17225	13608 13th Avenue NW	Jerrod & Mystical Moran	250.00
Dues	7/1/2023	Billing	17282	1109 139th Street NW	Jeffrey & Carol Focht	250.00
Dues	7/1/2023	Billing	17285	13806 12th Avenue NW	Rex & Kelsey Cory	250.00
Dues	7/1/2023	Billing	17286	13802 12th Avenue NW	Elizabeth M & Patricia Frisin	250.00
Dues	7/1/2023	Billing	23976	1310 134th Street NW	Kristen Franke	250.00
Dues	7/1/2023	Billing	17287	13716 12th Avenue NW	Raymond & Lisa Howell	250.00
Dues	7/1/2023	Billing	28870	1105 139th Street NW	David & Andrea Kearney/Mi	250.00
Dues	7/1/2023	Billing	20808	13614 13th Avenue NW	Matthew Berry	250.00

# Posting Code Transaction Detail

Posted Date 7/1/2023 To 7/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Dues	7/1/2023	Billing	17302	13812 13th Avenue NW	Rich Benedict	250.00
Dues	7/1/2023	Billing	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	250.00
Dues	7/1/2023	Billing	17375	1104 139th Street NW	Judy & Patricia Thrush/Lee	250.00
Dues	7/1/2023	Billing	28809	1117 139th Street NW	Norbert & Emily Ecker	250.00
Dues	7/1/2023	Billing	17284	13810 12th Avenue NW	Dennis G & Judy K Percy	250.00
Dues	7/1/2023	Billing	19140	13713 13th Avenue NW	Tom & Nancy Arnott	250.00
Dues	7/1/2023	Billing	17288	13706 12th Avenue NW	Raymond & Lisa Howell	250.00
Dues	7/1/2023	Billing	17289	13618 12th Avenue NW	John & Nina Sanchez	250.00
Dues	7/1/2023	Billing	33713	13707 13th Avenue NW	Robert & Renee Ariza/Fonta	250.00
Dues	7/1/2023	Billing	17290	13610 12th Avenue NW	Micheal & Erin Davis	250.00
Dues	7/1/2023	Billing	28930	1205 136th Street NW	Fred & Polly Brantner	250.00
Dues	7/1/2023	Billing	17298	13803 13th Avenue NW	Michael & Catherine Frankli	250.00
Dues	7/1/2023	Billing	17300	1201 139th Street NW	Raed N. Fahmy	250.00
Dues	7/1/2023	Billing	17301	1207 139th Street NW	Wesley & Yong Redlin	250.00
Dues	7/1/2023	Billing	17303	13804 13th Avenue NW	Alexis Wilson	250.00
Dues	7/1/2023	Billing	17304	13714 13th Avenue NW	Patrick & Jessica Marquardt	250.00
Dues	7/1/2023	Billing	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsick	250.00
Dues	7/1/2023	Billing	21632	13627 13th Avenue NW	Scott & Gail Fuller	250.00
Dues	7/1/2023	Billing	25514	1206 139th Street NW	Dennis & Angela Abeyta/Wf	250.00
Dues	7/1/2023	Billing	34575	13803 12th Avenue NW	Bruce & Patricia Harjehause	250.00
Dues	7/1/2023	Billing	33732	13518 11th Avenue CT NW	Gavin & Laura Grinnell	250.00
Dues	7/1/2023	Billing	32733	13510 11th Avenue CT NW	Sarah Carlson	250.00
Dues	7/1/2023	Billing	19142	1126 136th Street NW	Dennis & Sharon Hanson	250.00
Dues	7/1/2023	Billing	19122	13409 13th Avenue NW	James & Jessica Nieves	250.00
Dues	7/1/2023	Billing	34556	13311 13th Avenue NW	Robert & Judith Strzelec	250.00
Dues	7/1/2023	Billing	28901	13807 11th Avenue NW	Christopher & Alisha Bracke	250.00
Dues	7/1/2023	Billing	20974	1102 138th Street NW	Steven & Barbara Treese	250.00
Dues	7/1/2023	Billing	30389	1106 138th Street NW	Eric & Karen Streeby	250.00
Dues	7/1/2023	Billing	22937	1110 138th Street NW	Ronald & Bonnie Mizera	250.00
Dues	7/1/2023	Billing	25725	13601 11th Avenue NW	Walter & Kathleen Hickey	250.00
Dues	7/1/2023	Billing	40673	1109 136th Street NW	Jonathon & Elizabeth Dougl	250.00
Dues	7/1/2023	Billing	35178	1118 138th Street NW	Thomas & Nancy Huffman	250.00
Dues	7/1/2023	Billing	40629	1120 139th Street NW	Brent & Melody Nakagawa/	250.00
Dues	7/1/2023	Billing	40229	1103 138th Street NW	Lynwood III & Mary MacLea	250.00
Dues	7/1/2023	Billing	37560	13821 11th Avenue NW	Thomas Schuder	250.00
Dues	7/1/2023	Billing	43112	13822 11th Avenue NW	Dorian & Tanya Steele	250.00
Dues	7/1/2023	Billing	39557	13614 11th Avenue NW	Dennis & Barbara Pearl/Cof	250.00
Dues	7/1/2023	Billing	41481	1107 138th Street NW	Benjamin & Lauren Wagner.	250.00
Dues	7/1/2023	Billing	36138	13605 13th Avenue NW	Jeri Valdez	250.00
Dues	7/1/2023	Billing	42077	13626 13th Avenue NW	Roger & Erin LHommedieu	250.00
Dues	7/1/2023	Billing	38824	1108 139th Street NW	Michael & Deborah Bird	250.00
					<b>7/1/2023 Count: 83</b>	<b>20,750.00</b>
					<b>Count: 83</b>	<b>20,750.00</b>
<b>Late Fees</b>						
Late Fees	7/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
Late Fees	7/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsick	25.00
					<b>7/8/2023 Count: 2</b>	<b>50.00</b>
					<b>Count: 2</b>	<b>50.00</b>

# Posting Code Transaction Detail

Posted Date 7/1/2023 To 7/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
<b>NSF Fee</b>						
NSF Fee	7/13/2023	Batch Adjustment	17246	1104 136th Street NW	John & Sherry Stava	10.00
					<b>7/13/2023 Count: 1</b>	<b>10.00</b>
					<b>Count: 1</b>	<b>10.00</b>
<b>Payment</b>						
Payment	7/3/2023	Lockbox	25725	13601 11th Avenue NW	Walter & Kathleen Hickey	-250.00
Payment	7/3/2023	Lockbox	17278	1112 139th Street NW	Robert & Maria Smith	-250.00
Payment	7/3/2023	Lockbox	17233	13310 13th Avenue NW	Byran & Lillian Amrine	-250.00
Payment	7/3/2023	Lockbox	19142	1126 136th Street NW	Dennis & Sharon Hanson	-250.00
Payment	7/3/2023	Lockbox	34575	13803 12th Avenue NW	Bruce & Patricia Harjeause	-250.00
Payment	7/3/2023	Lockbox	17225	13608 13th Avenue NW	Jerrod & Mystical Moran	-250.00
Payment	7/3/2023	Lockbox	20808	13614 13th Avenue NW	Matthew Berry	-250.00
					<b>7/3/2023 Count: 7</b>	<b>-1,750.00</b>
Payment	7/5/2023	Lockbox	17245	13519 11th Avenue CT NW	Andrew & Kristie Montgome	-250.00
					<b>7/5/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/7/2023	Lockbox	21632	13627 13th Avenue NW	Scott & Gail Fuller	-250.00
					<b>7/7/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/10/2023	Lockbox	17246	1104 136th Street NW	John & Sherry Stava	-250.00
					<b>7/10/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/12/2023	Lockbox	35178	1118 138th Street NW	Thomas & Nancy Huffman	-250.00
Payment	7/12/2023	Lockbox	40673	1109 136th Street NW	Jonathon & Elizabeth Dougl	-250.00
					<b>7/12/2023 Count: 2</b>	<b>-500.00</b>
Payment	7/13/2023	Lockbox	17286	13802 12th Avenue NW	Elizabeth M & Patricia Frisin	-250.00
Payment	7/13/2023	Account Void	17246	1104 136th Street NW	John & Sherry Stava	250.00
					<b>7/13/2023 Count: 2</b>	<b>0.00</b>
Payment	7/14/2023	Lockbox	17254	13620 11th Avenue NW	Lon & Mary Ann Harrison	-250.00
					<b>7/14/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/17/2023	Lockbox	30389	1106 138th Street NW	Eric & Karen Streeby	-250.00
Payment	7/17/2023	Lockbox	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	-200.00
Payment	7/17/2023	Lockbox	34556	13311 13th Avenue NW	Robert & Judith Strzelec	-250.00
Payment	7/17/2023	Lockbox	28930	1205 136th Street NW	Fred & Polly Brantner	-250.00
Payment	7/17/2023	Lockbox	17229	13414 13th Avenue NW	Amy Faeth	-250.00
					<b>7/17/2023 Count: 5</b>	<b>-1,200.00</b>
Payment	7/18/2023	Lockbox	17284	13810 12th Avenue NW	Dennis G & Judy K Percy	-250.00
Payment	7/18/2023	Lockbox	22937	1110 138th Street NW	Ronald & Bonnie Mizera	-250.00
Payment	7/18/2023	Lockbox	17227	13512 13th Avenue NW	James & Carrie Watterson	-250.00
					<b>7/18/2023 Count: 3</b>	<b>-750.00</b>
Payment	7/19/2023	Lockbox	25514	1206 139th Street NW	Dennis & Angela Abeyta/Wf	-250.00
					<b>7/19/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/20/2023	Lockbox	28870	1105 139th Street NW	David & Andrea Kearney/Mi	-250.00
					<b>7/20/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/21/2023	Lockbox	17231	13402 13th Avenue NW	Jenny & Mike Bunn	-250.00
					<b>7/21/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/24/2023	Lockbox	32733	13510 11th Avenue CT NW	Sarah Carlson	-250.00
Payment	7/24/2023	Lockbox	17223	13620 13th Avenue NW	Kailani Kim	-250.00
					<b>7/24/2023 Count: 2</b>	<b>-500.00</b>
Payment	7/25/2023	Lockbox	17259	1121 136th Street NW	Jennifer & Randall Lee	-250.00
Payment	7/25/2023	Lockbox	17226	13602 13th Avenue NW	Sharon & Bob Malady	-250.00

# Posting Code Transaction Detail

Posted Date 7/1/2023 To 7/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Payment	7/25/2023	Lockbox	17244	13511 11th Avenue CT NW	Dennis Jr. & Loren Gilich	-250.00
Payment	7/25/2023	Lockbox	40229	1103 138th Street NW	Lynwood III & Mary MacLea	-250.00
Payment	7/25/2023	Lockbox	17302	13812 13th Avenue NW	Rich Benedict	-250.00
Payment	7/25/2023	Lockbox	17237	13317 13th Avenue NW	Darrin & Lisa Farmer	-250.00
					<b>7/25/2023 Count: 6</b>	<b>-1,500.00</b>
Payment	7/26/2023	Lockbox	28901	13807 11th Avenue NW	Christopher & Alisha Bracke	-250.00
					<b>7/26/2023 Count: 1</b>	<b>-250.00</b>
Payment	7/28/2023	Lockbox	19140	13713 13th Avenue NW	Tom & Nancy Arnott	-250.00
Payment	7/28/2023	Lockbox	17282	1109 139th Street NW	Jeffrey & Carol Focht	-250.00
Payment	7/28/2023	Lockbox	17263	1114 138th Street NW	Marsha Reker	-250.00
Payment	7/28/2023	Lockbox	17238	13403 13th Avenue NW	Tom & Laura McKee	-250.00
					<b>7/28/2023 Count: 4</b>	<b>-1,000.00</b>
Payment	7/31/2023	Lockbox	17261	13707 12th Avenue NW	Russell & Lisa Lee	-250.00
Payment	7/31/2023	Lockbox	17258	1115 136th Street NW	Lisa Miller	-250.00
					<b>7/31/2023 Count: 2</b>	<b>-500.00</b>
					<b>Count: 41</b>	<b>-9,700.00</b>

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: June 30, 2023  
This statement: July 31, 2023  
Total days in statement period: 31

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

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XXXXXX5357  
( 0)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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### AAB Association MMA

Account number	XXXXXX5357	Beginning balance	\$63,336.02
Low balance	\$63,336.02	Total additions	45.99
Average balance	\$63,336.02	Total subtractions	0.00
Avg collected balance	\$63,336	Ending balance	\$63,382.01
Interest paid year to date	\$122.76		

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-31	Interest Credit	45.99

### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	63,336.02	07-31	63,382.01		

### INTEREST INFORMATION

Annual percentage yield earned	0.86%
Interest-bearing days	31
Average balance for APY	\$63,336.02
Interest earned	\$45.99

**OVERDRAFT/RETURN ITEM FEES**

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



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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

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

Last statement: June 30, 2023  
This statement: July 31, 2023  
Total days in statement period: 31

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XXXXXX9091  
( 4)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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### AAB Community Checking

Account number	XXXXXX9091	Beginning balance	\$26,632.36
Enclosures	4	Total additions	9,950.65
Low balance	\$28,382.36	Total subtractions	1,122.86
Average balance	\$30,785.52	Ending balance	\$35,460.15
Avg collected balance	\$30,527		

### CHECKS

Number	Date	Amount	Number	Date	Amount
100135	07-13	30.00	100141 *	07-31	13.58
100138 *	07-18	600.00	* Skip in check sequence		
100139	07-17	126.20			

### DEBITS

Date	Description	Subtractions
07-12	' Return Echeck Pymt CHK#37970320 RTN:R04 PAYEE: STAVA,JOHN  LBXID: PRRH MEM: 17246  LBX DATE:07102023	250.00
07-12	' Direct S/C AAB ONLINE EPAY RT	10.00
07-14	' ACH Debit WASHINGTON WATER WATER BILL 230713	93.08

**CREDITS**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-03	' Lockbox Deposit	1,750.00
07-05	' Lockbox Deposit	250.00
07-07	' Lockbox Deposit	250.00
07-10	' Lockbox Deposit	250.00
07-12	' Lockbox Deposit	500.00
07-13	' Lockbox Deposit	250.00
07-14	' Lockbox Deposit	250.00
07-17	' Lockbox Deposit	1,200.00
07-18	' Lockbox Deposit	750.00
07-19	' Lockbox Deposit	250.00
07-20	' Lockbox Deposit	250.00
07-21	' Lockbox Deposit	250.00
07-24	' Lockbox Deposit	500.00
07-25	' Lockbox Deposit	1,500.00
07-26	' Lockbox Deposit	250.00
07-28	' Lockbox Deposit	1,000.00
07-31	' Lockbox Deposit	500.00
07-31	' Interest Credit	0.65

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	26,632.36	07-13	29,592.36	07-21	31,723.08
07-03	28,382.36	07-14	29,749.28	07-24	32,223.08
07-05	28,632.36	07-17	30,823.08	07-25	33,723.08
07-07	28,882.36	07-18	30,973.08	07-26	33,973.08
07-10	29,132.36	07-19	31,223.08	07-28	34,973.08
07-12	29,372.36	07-20	31,473.08	07-31	35,460.15

**INTEREST INFORMATION**

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$30,527.46
Interest earned	\$0.65

**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 FRONT OF THIS DOCUMENT CONTAINS A COLORFUL BACKGROUND AND MICROPRINTING BY THE ISSUER.

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  
Charleston, AZ 85283

100135  
DATE: 06/14/2023

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

memo: Inv: 056923

*Jessie L. L. L.*

Security Features Included. Details on back.

⑈ 100135⑈ ⑆ 122105980⑆ 8243469091⑈

07/13/2023 100135 \$30.00

FOR SECURITY PURPOSES, THE FRONT OF THIS DOCUMENT CONTAINS A COLORFUL BACKGROUND AND MICROPRINTING BY THE ISSUER.

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  
Charleston, AZ 85283

100138  
DATE: 07/05/2023

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

memo: Act: 17964; Inv: 070323-7904

*Jessie L. L. L.*

Security Features Included. Details on back.

⑈ 100138⑈ ⑆ 122105980⑆ 8243469091⑈

07/18/2023 100138 \$600.00

FOR SECURITY PURPOSES, THE FRONT OF THIS DOCUMENT CONTAINS A COLORFUL BACKGROUND AND MICROPRINTING BY THE ISSUER.

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  
Charleston, AZ 85283

100139  
DATE: 07/10/2023

PAY TO SouthData Inc. \$ 126.20  
THE ORDER OF One Hundred Twenty-Six Dollars and Twenty Cents DOLLARS

memo: Act: 01022; Inv: 993981915

*Jessie L. L. L.*

Security Features Included. Details on back.

⑈ 100139⑈ ⑆ 122105980⑆ 8243469091⑈

07/17/2023 100139 \$126.20

FOR SECURITY PURPOSES, THE FRONT OF THIS DOCUMENT CONTAINS A COLORFUL BACKGROUND AND MICROPRINTING BY THE ISSUER.

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  
Charleston, AZ 85283

100141  
DATE: 07/20/2023

PAY TO Al Montgomery \$ 13.58  
THE ORDER OF Thirteen Dollars and Fifty-Eight Cents DOLLARS

memo: Inv: 071823-MONTGOMERY

*Jessie L. L. L.*

Security Features Included. Details on back.

⑈ 100141⑈ ⑆ 122105980⑆ 8243469091⑈

07/31/2023 100141 \$13.58

**Point Richmond Ridge Homeowners Association**

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 7/31/2023

Linked Statement: 080323090059\_5357\_073123.PDF

G/L Balance: 63,382.01

Statement Balance: 63,382.01

Item	Date	Check #	Amount	Balance
			Previous Balance:	63,336.02
Bank Reconcile: Interest Earned	7/31/2023		45.99	63,382.01
		<b>Total Deposits / Adjustments:</b>	<b>45.99</b>	
		<b>Statement Balance:</b>		<b>63,382.01</b>

**Outstanding Items:**

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

G/L Balance:	63,382.01
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	63,382.01
Statement Balance:	63,382.01
G/L and Balance Difference:	0.00

**Point Richmond Ridge Homeowners Association**

**Bank Reconciliation Expanded Detail Consolidated**

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

Statement Date: 7/31/2023

G/L Balance: 34,699.95

Linked Statement: 080323090202\_9091\_073123.PDF

Statement Balance: 35,460.15

Item	Date	Check #	Amount	Balance
			Previous Balance:	26,632.36
Bat Lady LLC	6/14/2023	100135	-30.00	26,602.36
HOA Community Solutions	7/5/2023	100138	-600.00	26,002.36
SouthData Inc	7/10/2023	100139	-126.20	25,876.16
Washington Water Service - Seattle	7/12/2023	300014	-93.08	25,783.08
AJ Montgomery	7/20/2023	100141	-13.58	25,769.50
		<b>Total Checks:</b>	<b>-862.86</b>	
Lockbox	7/3/2023		1,750.00	27,519.50
Lockbox	7/5/2023		250.00	27,769.50
Lockbox	7/7/2023		250.00	28,019.50
Lockbox	7/10/2023		250.00	28,269.50
Lockbox	7/12/2023		500.00	28,769.50
Account Void: Void Transaction	7/13/2023		-250.00	28,519.50
Lockbox	7/13/2023		250.00	28,769.50
Lockbox	7/14/2023		250.00	29,019.50
Lockbox	7/17/2023		1,200.00	30,219.50
Lockbox	7/18/2023		750.00	30,969.50
Lockbox	7/19/2023		250.00	31,219.50
Lockbox	7/20/2023		250.00	31,469.50
Lockbox	7/21/2023		250.00	31,719.50
Lockbox	7/24/2023		500.00	32,219.50
Lockbox	7/25/2023		1,500.00	33,719.50
Lockbox	7/26/2023		250.00	33,969.50
Lockbox	7/28/2023		1,000.00	34,969.50
Bank Reconcile: Interest Earned	7/31/2023		0.65	34,970.15
Bank Reconcile: Service Fee Charge	7/31/2023		-10.00	34,960.15
Lockbox	7/31/2023		500.00	35,460.15
		<b>Total Deposits / Adjustments:</b>	<b>9,690.65</b>	
			<b>Statement Balance:</b>	<b>35,460.15</b>

**Outstanding Items:**

Check #	Date	Reference	Uncleared Checks
100140	7/17/2023	Thornhill Landscaping Services LLC	760.20
			<u>760.20</u>

\* voided check

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

G/L Balance:	34,699.95
Uncleared Checks, Credits:	760.20
Uncleared Deposits, Debits:	0.00
G/L Difference:	35,460.15
Statement Balance:	35,460.15
G/L and Balance Difference:	0.00

\* voided check

# AP Expense Register

Monday, August 7, 2023 14:48

Check Date 7/1/2023 To 7/31/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
AJ Montgomery			Location: AJ Montgomery					
115820	071823-MONTG	7/18/2023 AAB Operating A	830150: Contingencies	13.58	100141	7/20/2023	1 year domain registration	PAID
				<b>13.58</b>				
HOA Community Solutions			Location: HOA Community Solutions					
114675	070323-7904	7/3/2023 AAB Operating A	501006: Management	600.00	100138	7/5/2023		PAID
				<b>600.00</b>				
SouthData Inc			Location: SouthData Inc					
115105	993981915	6/30/2023 AAB Operating A	503010: Postage	65.44	100139	7/10/2023		PAID
115105	993981915	6/30/2023 AAB Operating A	503000: Office Supplies	60.76	100139	7/10/2023		PAID
				<b>126.20</b>				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
115634	1496	7/15/2023 AAB Operating A	610005: Landscape Maintenanc	760.20	100140	7/17/2023	Invoice # 1496	PAID
				<b>760.20</b>				
Washington Water Service			Location: Washington Water Service - Seattle					
114790	062123-5055	6/21/2023 AAB Operating A	750001: Water	93.08	300014	7/12/2023		PAID
				<b>93.08</b>				
<b>Count: 6</b>	<b>Point Richmond Ridge Homeowners Association</b>			<b>\$1,593.06</b>				

Point Richmond Ridge Homeowners Association

AP Attachments



**WASHINGTON WATER SERVICE**  
Quality. Service. Value.

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:** June 21, 2023  
**Account Number:** 0419085055

Page 1 of 1

**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 2023-07-12<

Visit [www.wawater.com](http://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.

**Account Summary as of June 21, 2023**

Current charges - Water: Metered	93.08
Subtotal	93.08
Prior Balance	0.00
<b>Total Amount Due</b>	<b>\$93.08</b>

Current Charges Delinquent on 07/13/23

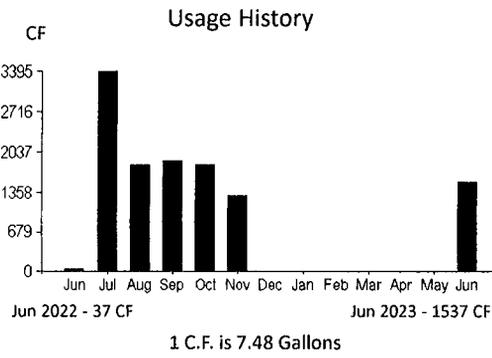
Automatic payment of amount due will be debited from your bank account on 07/12/23

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

**Service Details**



Water



**Service From 5/13/23 - 6/12/23**

3/4" Base - Zero Usage	23.60
3/4" Step 1: 0-600cf(600cf)	23.10
3/4" Step 2: 601-1,600cf(937cf)	46.38
3/4" Step 3: Over 1,600cf(0cf)	0.00
<b>Total</b>	<b>\$93.08</b>

Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	06/12/2023	130196	05/12/2023	128659	1537 CF

C1230622.0736-19-000003323

<b>Account Number</b>	<b>Billing Date</b>	<b>Payment Information</b>
0419085055	06/21/23	Automatic payment of \$93.08 will be applied on 07/12/23

NW M-15

Provide your email address below and sign for paperless billing.

Email: \_\_\_\_\_  
**X** \_\_\_\_\_

000019 000003323



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

000008041908505500009308006212307



**Washington Water Service**  
**P.O. Box 336, Gig Harbor, WA 98335**  
**Toll-Free (877) 408-4060**  
[www.wawater.com](http://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.**

<b>Payments Only:</b>	<b>Office Locations:</b>			
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 Firehouse 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](http://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](http://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](http://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](http://www.utc.wa.gov)



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

**010228 HOA Community Solutions**

**Invoice Date: Jun 30, 2023**  
**Due Date: Jul 15, 2023**

**0228PRRH Point Richmond Ridge**

13638418	6/9/23	Point Richmond Ridge		
2		Mailing Sheet	\$0.0100	\$0.02
2		Duplex Letter	\$0.1611	\$0.32
2		Outer Envelope	\$0.0537	\$0.11
2		Assembly Fee	\$0.0500	\$0.10
1		Recovery Surcharge		\$0.12
1		Sales Tax		\$0.05
1		Postage To Mail Items To Users		\$1.26
1		Postage Discount on First Class Mai		\$-0.14
13612820	6/7/23	Point Richmond Ridge		
80		FlexBill Color Statements	\$0.2255	\$18.04
237		Simplex Letter	\$0.1074	\$25.45
1		Recovery Surcharge		\$11.31
1		HouseHolding Fee		\$0.15
1		Sales Tax		\$4.39
1		Postage To Mail Items To Users		\$68.73
79		Postage Discount on First Class Mai	\$-0.0700	\$-5.53

Continued on next page

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

**New Homeowner?  
Lost book?**

**Correction  
Required?**



order: 1, 2 or 10

**Need a few FlexBill®  
Coupon Books?**

**No Problem**

With SouthData's Enter Data Option, you can easily order payment coupon books throughout the year.

- 1 Logon to [www.southdata.com](http://www.southdata.com).
- 2 Select order FlexBill HOA Payment Coupon Books.
- 3 Select Enter Your Recipients.
- 4 Enter your information.

SouthData will mail the books directly to your clients. Order as you need. No minimum run charge applies.

Order online at [www.southdata.com](http://www.southdata.com)



Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$56.28	\$65.44	\$0.00	\$4.48	\$0.00	\$126.20	\$126.20

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



201 Technology Lane Mount Airy, NC 27030-6684

INVOICE #	993981915	AMOUNT DUE <b>\$126.20</b>
CLIENT #	010228	
DUE DATE	Jul 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

993981915010228000126200



**010228 HOA Community Solutions**

**Invoice Date: Jun 30, 2023**

**Due Date: Jul 15, 2023**



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

13588837	6/1/23	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	\$0.06	
	1	Sales Tax	\$0.02	
	1	Postage Discount on First Class Mai	\$-0.07	
	1	Postage To Mail Items To Users	\$0.63	

13588833	6/1/23	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	\$0.06	
	1	Sales Tax	\$0.02	
	1	Postage To Mail Items To Users	\$0.63	
	1	Postage Discount on First Class Mai	\$-0.07	

**Total Charges For 0228PRRH \$126.20**

**New Homeowner?  
Lost book?**

**Correction  
Required?**



order: **1, 2 or 10**

**Need a few FlexBill®  
Coupon Books?**

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- 3 Select Enter Your Recipients.
- 4 Enter your information.

SouthData will mail the books directly to your clients. Order as you need. No minimum run charge applies.

Order online at [www.southdata.com](http://www.southdata.com)



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

Phone: 253-985-3812

Account Number:	Statement Date
17904	7/3/2023
Due Date	Amount Due:
07/31/23	600.00

Point Richmond Ridge  
Point Richmond Ridge

**Make checks payable to your association**

**Send payment To:**

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

DATE	TRANSACTION	AMOUNT	BALANCE	MEMO
	<b>Balance Forward:</b>		0.00	
7/1/2023	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](mailto:info@hoacommunitysolutions.com) or visit our website [www.hoacommunitysolutions.com](http://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	07/31/23
Amount Due:	Amount Enclosed:
600.00	

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

Property: Point Richmond Ridge

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

6835 000000 0000000000017904 POINTRICHM0 060000 0



# 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
<b>Jun 30, 2023</b>				
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
<b>Total</b>	<b>\$760.20</b>

**Pay Now**

**Invoice #1496**

Issued	Jul 15, 2023
Due	Jul 30, 2023

**Total \$760.20**

# Volunteer Reimbursement Form

HOA

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Volunteer Name

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Address 1

---

Address 2

---

Items Purchased:

---

Reason for purchase

---

---

---

Approved by:

---

Amount

---

Charge to:

---

Memo:

---

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Please attach any receipts with this form



Omnis Network, LLC  
1005 W Geneva Dr  
Tempe, AZ 85282  
(310) 316-9600  
billing@omnis.com

Andrew Montgomery  
13519 11th Ave Ct NW  
Gig Harbor, WA 98332  
United States of America  
258 [REDACTED]  
[REDACTED]@ajmontgomery.com

Invoice: GS5-20230629  
Date: Jun 29th, 2023  
Due: Upon Receipt

Description	Amount
prrhoa.org domain registration (Jul 29th, 2023 to Jul 28th, 2024)	
Domain Registration (1 year)	\$13.58

Approved for Payment

*BEL Haysen*  
Bruce Haysen, Treasurer PRRHOA

*Steve A. Treease*  
STEVEN A. TREESE, PRESIDENT PRRHOA