

August 2023



To: Point Richmond Ridge Board of Directors
From: Kylee Giovannini
Re: September 22, 2023 Monthly Closing & Reports

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

Collections & Financials:

8/3 - Account 17246 - \$10 bank fee removed from account and owner updated. Owner requests to cancel auto pay and cancelation has been confirmed

8/10 - Account 43112 - Late Fee (\$25) and Admin Fee (\$12) removed from account and owner notified

Administrative:

8/8 - AC Moate invoices sent for payment from reserves

CC&R Enforcement:

8/11 - 13615 13th Ave NW - friendly letter (yard maintenance) sent

Architectural (ACC):

None to Report

New Owner(s):

None to Report

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 08/31/2023

Operating Reserves Total

Assets

Bank

AAB Operating Account 35,594.72 35,594.72

Reserve Account 38,512.27 38,512.27

Total Bank 35,594.72 38,512.27 74,106.99

Total Assets 35,594.72 38,512.27 74,106.99

Liabilities & Equity

Prepaid Assessment 325.00 325.00

325.00 325.00

Equity

Operations Retained Earnings 21,006.34 21,006.34

Reserves Retained Earnings 65,333.99 65,333.99

Net Income 14,263.38 (26,821.72) (12,558.34)

Total Equity 35,269.72 38,512.27 73,781.99

Total Liabilities & Equity 35,594.72 38,512.27 74,106.99

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Dues Income	2,550.00	0.00	41,375.00	41,500.00	(125.00)	0.30%	41,500.00
Late Fees	225.00	0.00	900.00	0.00	900.00	-100.00%	0.00
Fines Income	0.00	0.00	125.00	0.00	125.00	-100.00%	0.00
Investment/Interest Income	0.75	0.00	4.29	0.00	4.29	-100.00%	0.00
TOTAL	2,775.75	0.00	42,404.29	41,500.00	904.29	-2.18%	41,500.00
Admin Notice Fee	60.00	0.00	60.00	0.00	60.00	-100.00%	0.00
TOTAL	60.00	0.00	60.00	0.00	60.00	0.00%	0.00
TOTAL Income	2,835.75	0.00	42,464.29	41,500.00	964.29	-2.32%	41,500.00
Expense							
Landscape Maintenance Cc	760.20	700.00	5,040.81	5,600.00	559.19	9.99%	8,400.00
Tree Pruning/Removal	0.00	42.00	0.00	336.00	336.00	100.00%	500.00
Backflow Testing	0.00	3.00	30.00	24.00	(6.00)	-25.00%	30.00
Water	280.05	180.00	373.13	200.00	(173.13)	-86.57%	500.00
TOTAL	1,040.25	925.00	5,443.94	6,160.00	716.06	11.62%	9,430.00
Strongroom	10.00	0.00	10.00	0.00	(10.00)	-100.00%	0.00
Administrative Notice Fee -	20.00	0.00	20.00	0.00	(20.00)	-100.00%	0.00
TOTAL	30.00	0.00	30.00	0.00	(30.00)	0.00%	0.00
Administrative							
Bank Fees	0.00	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	336.00	336.00	100.00%	500.00
Management	600.00	600.00	4,800.00	4,800.00	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	627.90	384.00	(243.90)	-63.52%	575.00
Postage	1.18	50.00	219.65	400.00	180.35	45.09%	600.00
TOTAL Administrative	601.75	740.00	5,687.75	5,995.00	307.25	5.13%	11,950.00
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	0.00	0.00	15,500.00	15,000.00	(500.00)	-3.33%	15,000.00
Other Expense							
Contingencies	268.98	309.00	1,084.55	2,472.00	1,387.45	56.13%	3,710.00
TOTAL Other Expense	268.98	309.00	1,084.55	2,472.00	1,387.45	56.13%	3,710.00
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	48.00	48.00	100.00%	75.00
TOTAL Taxes	0.00	6.00	454.67	633.00	178.33	28.17%	660.00
TOTAL Expense	1,940.98	1,980.00	28,200.91	30,260.00	2,059.09	6.80%	40,750.00
Excess Revenue / Expense	894.77	(1,980.00)	14,263.38	11,240.00	3,023.38	-26.90%	750.00

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	47.00	0.00	247.99	0.00	247.99	-100.00%	0.00
TOTAL	<u>47.00</u>	<u>0.00</u>	<u>247.99</u>	<u>0.00</u>	<u>247.99</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>47.00</u>	<u>0.00</u>	<u>15,747.99</u>	<u>15,000.00</u>	<u>747.99</u>	<u>-4.99%</u>	<u>15,000.00</u>
Expense							
Road Maintenance	24,916.74	5,600.00	42,569.71	44,800.00	2,230.29	4.98%	67,200.00
TOTAL	<u>24,916.74</u>	<u>5,600.00</u>	<u>42,569.71</u>	<u>44,800.00</u>	<u>2,230.29</u>	<u>4.98%</u>	<u>67,200.00</u>
TOTAL Expense	<u>24,916.74</u>	<u>5,600.00</u>	<u>42,569.71</u>	<u>44,800.00</u>	<u>2,230.29</u>	<u>4.98%</u>	<u>67,200.00</u>
Excess Revenue / Expense	<u>(24,869.74)</u>	<u>(5,600.00)</u>	<u>(26,821.72)</u>	<u>(29,800.00)</u>	<u>2,978.28</u>	<u>9.99%</u>	<u>(52,200.00)</u>

Aging 120 Days Delinquency

Friday, September 15, 2023

8:44

Active Flag Yes

Posted Date 08/31/2023

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	37.00	287.00	25.00	225.00	611.00
17293	Owner	LATE FEE Baldwin,Matt & Eliza	37.00	37.00	287.00	0.00	0.00	361.00
Count:	2		74.00	74.00	574.00	25.00	225.00	972.00

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	72.00
Dues	110000	625.00
Late Fees	110000	275.00
		<u>972.00</u>

Posting Code Transaction Detail

Posted Date 8/1/2023 To 8/31/2023 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Administrative Notice Fee						
Administrative No	8/8/2023	Late Fee	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	12.00
Administrative No	8/8/2023	Late Fee	43112	13822 11th Avenue NW	Dorian & Tanya Steele	12.00
Administrative No	8/8/2023	Late Fee	19122	13409 13th Avenue NW	James & Jessica Nieves	12.00
Administrative No	8/8/2023	Late Fee	17287	13716 12th Avenue NW	Raymond & Lisa Howell	12.00
Administrative No	8/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	12.00
Administrative No	8/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	12.00
Administrative No	8/8/2023	Late Fee	17267	13801 11th Avenue NW	Jose & Chrisangela Lopez	12.00
Administrative No	8/8/2023	Late Fee	17288	13706 12th Avenue NW	Raymond & Lisa Howell	12.00
						8/8/2023 Count: 8 96.00
Administrative No	8/10/2023	Account Void	43112	13822 11th Avenue NW	Dorian & Tanya Steele	-12.00
						8/10/2023 Count: 1 -12.00
						Count: 9 84.00
Late Fees						
Late Fees	8/8/2023	Late Fee	17288	13706 12th Avenue NW	Raymond & Lisa Howell	25.00
Late Fees	8/8/2023	Late Fee	17267	13801 11th Avenue NW	Jose & Chrisangela Lopez	25.00
Late Fees	8/8/2023	Late Fee	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	25.00
Late Fees	8/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
Late Fees	8/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	25.00
Late Fees	8/8/2023	Late Fee	17287	13716 12th Avenue NW	Raymond & Lisa Howell	25.00
Late Fees	8/8/2023	Late Fee	19122	13409 13th Avenue NW	James & Jessica Nieves	25.00
Late Fees	8/8/2023	Late Fee	43112	13822 11th Avenue NW	Dorian & Tanya Steele	25.00
						8/8/2023 Count: 8 200.00
Late Fees	8/10/2023	Account Void	43112	13822 11th Avenue NW	Dorian & Tanya Steele	-25.00
						8/10/2023 Count: 1 -25.00
						Count: 9 175.00
NSF Fee						
NSF Fee	8/3/2023	Account Void	17246	1104 136th Street NW	John & Sherry Stava	-10.00
						8/3/2023 Count: 1 -10.00
						Count: 1 -10.00
Payment						
Payment	8/1/2023	Lockbox	36138	13605 13th Avenue NW	Jeri Valdez	-250.00
Payment	8/1/2023	Lockbox	33713	13707 13th Avenue NW	Robert & Renee Ariza/Fonta	-250.00
Payment	8/1/2023	Lockbox	17375	1104 139th Street NW	Judy & Patricia Thrush/Lee	-250.00
						8/1/2023 Count: 3 -750.00
Payment	8/3/2023	Lockbox	17250	13615 11th Avenue NW	Thomas & Patricia Jaff/Sch	-250.00
						8/3/2023 Count: 1 -250.00
Payment	8/14/2023	Lockbox	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	-287.00
						8/14/2023 Count: 1 -287.00
Payment	8/15/2023	Lockbox	43112	13822 11th Avenue NW	Dorian & Tanya Steele	-250.00
						8/15/2023 Count: 1 -250.00
Payment	8/17/2023	Lockbox	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	-150.00
						8/17/2023 Count: 1 -150.00
Payment	8/24/2023	Lockbox	19122	13409 13th Avenue NW	James & Jessica Nieves	-287.00
Payment	8/24/2023	Lockbox	17287	13716 12th Avenue NW	Raymond & Lisa Howell	-287.00
Payment	8/24/2023	Lockbox	17288	13706 12th Avenue NW	Raymond & Lisa Howell	-287.00
						8/24/2023 Count: 3 -861.00
Payment	8/28/2023	Batch Adjustment	17267	13801 11th Avenue NW	Jose & Chrisangela Lopez	-287.00

Posting Code Transaction Detail

Posted Date 8/1/2023 To 8/31/2023 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
					8/28/2023 Count: 1	-287.00
					Count: 11	-2,835.00

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: July 31, 2023
This statement: August 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
(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	\$63,382.01
Enclosures	1	Total additions	47.00
Low balance	\$38,465.27	Total subtractions	24,916.74
Average balance	\$55,344.35	Ending balance	\$38,512.27
Avg collected balance	\$55,344		
Interest paid year to date	\$169.76		

CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
100001	08-22	24,916.74			

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-31	Interest Credit	47.00

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	63,382.01	08-22	38,465.27	08-31	38,512.27

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	31
Average balance for APY	\$55,344.35
Interest earned	\$47.00

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 HQA Community Solutions PO Box 364 Gig Harbor, WA 98335	Alliance Association Bank 3033 West Bay Road Suite 200 Chandler, AZ 85283	10000T DATE: 08/14/2023
PAY TO Acmeate Industries Inc		\$ 24,916.74
THE ORDER OF Twenty-Four Thousand Nine Hundred Sixteen Dollars and Seventy-Four Cents		DOLLARS
memo: See Check Stub for Remittance info		
<i>[Signature]</i>		
<i>[Signature]</i>		
Security Features Included. Details on back.		
⑈ 10000 ⑈ ⑆ 122105980 ⑆ 8011325357 ⑆		

08/22/2023 100001 \$24,916.74



Alliance Association Bank, a division of Western Alliance Bank.
 Member FDIC.
 PO Box 26237 • Las Vegas, NV 89126-0237
 Return Service Requested

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

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

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 XXXXXX9091
 (4)

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	\$35,460.15
Enclosures	4	Total additions	2,835.75
Low balance	\$34,876.60	Total subtractions	2,270.55
Average balance	\$35,588.99	Ending balance	\$36,025.35
Avg collected balance	\$35,553		

CHECKS

Number	Date	Amount	Number	Date	Amount
100140	08-01	760.20	100144	08-18	1.75
100142 *	08-16	630.00	* Skip in check sequence		
100143	08-18	760.20			

DEBITS

Date	Description	Subtractions
08-16	ACH Debit WASHINGTON WATER WATER BILL 230815	118.40

CREDITS

Date	Description	Additions
08-01	Lockbox Deposit	750.00
08-03	Lockbox Deposit	250.00
08-14	Lockbox Deposit	287.00
08-15	Lockbox Deposit	250.00
08-17	Lockbox Deposit	150.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-24	' Lockbox Deposit	861.00
08-28	' Remote Deposit	287.00
08-31	' Interest Credit	0.75

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	35,460.15	08-15	36,236.95	08-24	35,737.60
08-01	35,449.95	08-16	35,488.55	08-28	36,024.60
08-03	35,699.95	08-17	35,638.55	08-31	36,025.35
08-14	35,986.95	08-18	34,876.60		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$35,553.15
Interest earned	\$0.75

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 HOA Community Solutions
PO Box 364
Gig Harbor, WA 98335

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

100140
DATE: 07/17/2023

PAY TO Thornhill Landscaping Services LLC \$ 760.20
THE ORDER OF Seven Hundred Sixty Dollars and Twenty Cents DOLLARS

memo: Inv: 1496

Jessie Labang

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈ 100140⑈ ⑆ 122105980⑆ ⑈ 243469091⑈

08/01/2023 100140 \$760.20

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

100142
DATE: 08/02/2023

PAY TO HOA Community Solutions \$ 630.00
THE ORDER OF Six Hundred Thirty Dollars and Zero Cents DOLLARS

memo: Act: 17204; Inv: 072823-7594

Jessie Labang

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈ 100142⑈ ⑆ 122105980⑆ ⑈ 243469091⑈

08/16/2023 100142 \$630.00

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

100143
DATE: 08/09/2023

PAY TO Thornhill Landscaping Services LLC \$ 760.20
THE ORDER OF Seven Hundred Sixty Dollars and Twenty Cents DOLLARS

memo: Inv: 1536

Jessie Labang

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈ 100143⑈ ⑆ 122105980⑆ ⑈ 243469091⑈

08/18/2023 100143 \$760.20

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

100144
DATE: 08/11/2023

PAY TO SouthData Inc \$ 1.75
THE ORDER OF One Dollar and Seventy-Five Cents DOLLARS

memo: Act: 010228; Inv: 994004862

Jessie Labang

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈ 100144⑈ ⑆ 122105980⑆ ⑈ 243469091⑈

08/18/2023 100144 \$1.75

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 8/31/2023

G/L Balance: 38,512.27

Linked Statement: 090623113150_5357_083123.PDF

Statement Balance: 38,512.27

Item	Date	Check #	Amount	Balance
			Previous Balance:	63,382.01
Acmoate Industries Inc	8/14/2023	100001	-24,916.74	38,465.27
		Total Checks:	-24,916.74	
Bank Reconcile: Interest Earned	8/31/2023		47.00	38,512.27
		Total Deposits / Adjustments:	47.00	
			Statement Balance:	38,512.27

Outstanding Items:

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

G/L Balance:	38,512.27
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	38,512.27
Statement Balance:	38,512.27
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: 8/31/2023

G/L Balance: 35,594.72

Linked Statement: 090623113241_9091_083123.PDF

Statement Balance: 36,025.35

Item	Date	Check #	Amount	Balance
			Previous Balance:	35,460.15
Thornhill Landscaping Services LLC	7/17/2023	100140	-760.20	34,699.95
HOA Community Solutions	8/2/2023	100142	-630.00	34,069.95
Thornhill Landscaping Services LLC	8/8/2023	100143	-760.20	33,309.75
SouthData Inc	8/11/2023	100144	-1.75	33,308.00
Washington Water Service - Seattle	8/14/2023	300016	-118.40	33,189.60
		Total Checks:	-2,270.55	
Lockbox	8/1/2023		750.00	33,939.60
Lockbox	8/3/2023		250.00	34,189.60
Lockbox	8/14/2023		287.00	34,476.60
Lockbox	8/15/2023		250.00	34,726.60
Lockbox	8/17/2023		150.00	34,876.60
Lockbox	8/24/2023		861.00	35,737.60
Adjustment Batch	8/28/2023		287.00	36,024.60
Bank Reconcile: Interest Earned	8/31/2023		0.75	36,025.35
		Total Deposits / Adjustments:	2,835.75	
			Statement Balance:	36,025.35

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100145	8/29/2023	Tom McKee	268.98
300017	8/31/2023	Washington Water Service - Seattle	161.65
			<u>430.63</u>

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

G/L Balance:	35,594.72
Uncleared Checks, Credits:	430.63
Uncleared Deposits, Debits:	0.00
G/L Difference:	36,025.35
Statement Balance:	36,025.35
G/L and Balance Difference:	0.00

* voided check

AP Expense Register

Friday, September 15, 2023

8:44

Check Date 8/1/2023 To 8/31/2023 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					
117287	23-001051	7/28/2023 Reserve Account	630012: Road Maintenance	21,233.46	100001	8/14/2023	Invoice # 23-001051	PAID
117287	23-001216	7/31/2023 Reserve Account	630012: Road Maintenance	3,683.28	100001	8/14/2023	Invoice # 23-001216	PAID
				24,916.74				
HOA Community Solutions			Location: HOA Community Solutions					
116496	072823-7904	7/28/2023 AAB Operating A	501006: Management	600.00	100142	8/2/2023		PAID
116496	072823-7904	7/28/2023 AAB Operating A	500085: Strongroom	10.00	100142	8/2/2023		PAID
116496	072823-7904	7/28/2023 AAB Operating A	501014: Administrative Notice F	20.00	100142	8/2/2023		PAID
				630.00				
SouthData Inc			Location: SouthData Inc					
117208	994004862	7/31/2023 AAB Operating A	503010: Postage	1.18	100144	8/11/2023		PAID
117208	994004862	7/31/2023 AAB Operating A	503000: Office Supplies	0.57	100144	8/11/2023		PAID
				1.75				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
116904	1536	8/6/2023 AAB Operating A	610005: Landscape Maintenanc	760.20	100143	8/8/2023	Invoice # 1536	PAID
				760.20				
Tom McKee			Location: Tom McKee					
118033	082823-MCKEE	8/28/2023 AAB Operating A	830150: Contingencies	268.98	100145	8/29/2023	Signs Installation	PAID
				268.98				
Washington Water Service			Location: Washington Water Service - Seattle					
116638	072423-5055	7/24/2023 AAB Operating A	750001: Water	118.40	300016	8/14/2023		PAID
118088	082123-5055	8/21/2023 AAB Operating A	750001: Water	161.65	300017	8/31/2023		PAID
				280.05				
Count: 11	Point Richmond Ridge Homeowners Association			\$26,857.72				

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: July 24, 2023
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 2023-08-14<

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.

Account Summary as of July 24, 2023

Current charges - Water: Metered	118.40
Subtotal	118.40
Prior Balance	93.08
Payment Received - 07/12/23	-93.08
Total Amount Due	\$118.40

Current Charges Delinquent on 08/15/23

Automatic payment of amount due will be debited from your bank account on 08/14/23

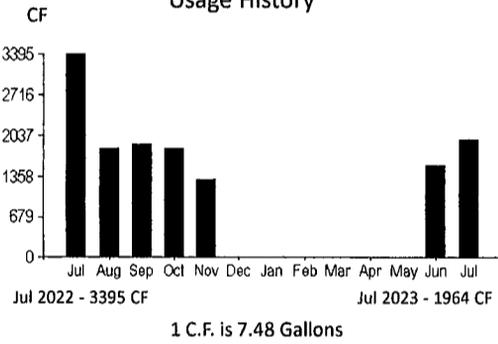
Service Address: 13602xxx 12th Ave NW, Gig Harbor, WA 98332
Service Area: Peacock Hill

Service Details



Water

Usage History



Service From 6/13/23 - 7/14/23

3/4" Base - Zero Usage	23.60
3/4" Step 1: 0-600cf(600cf)	23.10
3/4" Step 2: 601-1,600cf(1,000cf)	49.50
3/4" Step 3: Over 1,600cf(364cf)	22.20
Total	\$118.40

Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	07/14/2023	132160	06/12/2023	130196	1964 CF

C1230725-21-000009326

Account Number	Billing Date	Automatic payment of \$118.40 will be applied on 08/14/23
0419085055	07/24/23	

NW M-15

000021 000003326



PT RICHMOND RIDGE HOA
C/O DEPT 432-HOA CS
PO BOX 4579
HOUSTON TX 77210-4579 A

Provide your email address below and sign for paperless billing.

Email: _____

X _____

RETURN ADDRESS:
WASHINGTON WATER SERVICE
PO BOX 35134
SEATTLE WA 98124-5134

0000008041908505500011840007242301



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 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. 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.

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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	7/28/2023
Due Date	Amount Due:
08/31/23	630.00

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
	Balance Forward:		0.00	
8/1/2023	Monthly Management Fees	600.00	600.00	Monthly Management Fee
8/1/2023	Reimbursement for	10.00	610.00	June Strongroom
8/1/2023	Administrative Fee	20.00	630.00	June Admin fee

Pay This Amount: \$630.00

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	08/31/23
Amount Due:	Amount Enclosed:
630.00	

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 063000 0

Posting Code Transaction Detail

Post Code Administrative Notice Fee, Notice of Intent to Lien/Collections Charge, Lien Release Fee, Leg
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	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	12.00
Administrative No	6/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	12.00
					6/8/2023 Count: 2	24.00
					Count: 2	24.00



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 # 23-001051**DATE** 07/28/2023**DUE DATE** 08/27/2023**TERMS** Net 30**SHIP DATE**

07/25/2023

SALES REP

Haley

DESCRIPTION	QTY	RATE	AMOUNT
Approximately 3681 square feet of asphalt was ground out, removed and replaced to a 3" depth	1	31,898.65	31,898.65T
Approximately 167 square feet of asphalt was ground out, removed and replaced to a 3 " depth	1	4,074.00	4,074.00T
Change order			
Credit for down payment	1	-17,652.97	-17,652.97

SUBTOTAL	18,319.68
TAX	2,913.78
TOTAL	21,233.46
BALANCE DUE	\$21,233.46



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 # 23-001216**DATE** 07/31/2023**DUE DATE** 08/30/2023**TERMS** Net 30**SHIP DATE**

07/31/2023

SALES REP

Haley

DESCRIPTION	QTY	RATE	AMOUNT
Approximately 6500 lineal feet of cracks has been cleaned out, torched dry and filled with Hot synthetic crack filler.	1	3,407.29	3,407.29T

SUBTOTAL	3,407.29
TAX	275.99
TOTAL	3,683.28
BALANCE DUE	\$3,683.28



010228 HOA Community Solutions

Invoice Date: Jul 31, 2023
Due Date: Aug 16, 2023

0228PRRH Point Richmond Ridge

13842416 7/14/23 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 Discount on First Class Mai		\$-0.14
1 Postage To Mail Items To Users		\$1.32
Total Charges For 0228PRRH		\$1.75

Instant Access To Client Answers



Focus on serving your clients – not fumbling for files or worrying about security and storage.

SouthData offers a secure online archival and retrieval system for client bills and scanned documents, so you quickly access your client information to promptly answer their questions.

Call 800.549.4722 to learn more.



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

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$0.53	\$1.18	\$0.00	\$0.04	\$0.00	\$1.75	\$1.75

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 #	994004862	AMOUNT DUE \$1.75
CLIENT #	010228	
DUE DATE	Aug 16, 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

994004862010228000001752



13950850-31-72-197



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
Jul 31, 2023				
Monthly Installment		1	\$700.00	\$700.00

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

Subtotal	\$700.00
Gig Harbor (8.6%)	\$60.20
Total	\$760.20

[Pay Now](#)

Invoice #1536

Issued Aug 06, 2023
Due Aug 31, 2023

Total \$760.20



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: August 21, 2023
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 2023-09-11<

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.

Account Summary as of August 21, 2023

Current charges - Water: Metered	161.65
Subtotal	161.65
Prior Balance	118.40
Payment Received - 08/14/23	-118.40
Total Amount Due	\$161.65

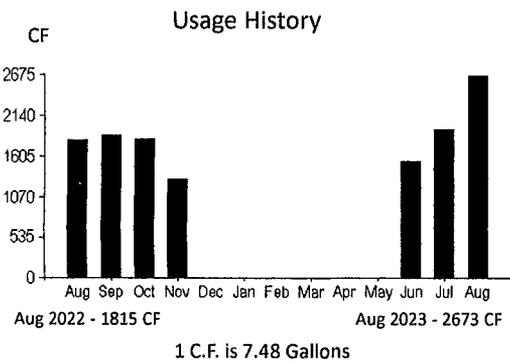
Current Charges Delinquent on 09/12/23

Automatic payment of amount due will be debited from your bank account on 09/11/23

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

Service Details

Water



Service From 7/15/23 - 8/14/23

3/4" Base - Zero Usage	23.60
3/4" Step 1: 0-600cf(600cf)	23.10
3/4" Step 2: 601-1,600cf(1,000cf)	49.50
3/4" Step 3: Over 1,600cf(1,073cf)	65.45
Total	\$161.65

Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	08/14/2023	134833	07/14/2023	132160	2673 CF

C1230822.0610-19-000003294

Account Number	Billing Date	Notes
0419085055	08/21/23	Automatic payment of \$161.65 will be applied on 09/11/23

NW M-15

Provide your email address below and sign for paperless billing.

Email: _____

X _____

000019 000003294



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

0000008041908505500016165008212300



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

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P.O. Box 35134	Customer Center	Customer Center	Engineering and Water Quality	Field Office
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	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

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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

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

ORR HOA

Sanchristal
Boards



How doers
get more done.

5120 BORGEN BLVD GIG HARBOR, WA 98332
(253)851-9404

4728 00004 71755 07/13/23 09:52 AM
SALE CASHIER LISA

887480031829 SECURITYCABL <A>	
3/16"X6' SECURITY CABLE	
3@6.38	19.14
039208237772 40MM PADLOCK <A>	17.48
40MM LAM STEEL 1" SHKL KEY PDLOCK 3PK	
887480069167 SCR EYE <A>	
SCREW EYE ZINC 1/4 X 3-3/4 1PC	
2@0.98	1.96

SUBTOTAL	38.58
SALES TAX	3.42
TOTAL	\$42.00

XXXXXXXXXXXX9899 VISA USD\$ 42.00
 AUTH CODE 00936D/8041277 TA
 Chip Read
 AID A0000000031010 VISA CREDIT

4728 07/13/23 09:52 AM



4728 04 71755 07/13/2023 1536

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	10/11/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HKY 148527 143803
PASSWORD: 23363 143799

8/5/23, 5:11 PM

amazon.com

Amazon.com - Order 112-3643412-5465866

PRR HOA

[Print this page for your records.](#)

Order Placed: July 3, 2023
Amazon.com order number: 112-3643412-5465866
Order Total: \$226.98

Shipped on July 7, 2023

Items Ordered

1 of: *flybold A-Frame Sidewalk Sign Board Curb Sign 24x36 inch Slide in Double Sided Display Foldable and Portable with Carry Handle & 2 Plastic Boards Weather Resistant Does Not Fall with Winds Color Black*

Sold by: flybold ([seller profile](#)) | Product question? [Ask Seller](#)
Supplied by: flybold ([seller profile](#))

Condition: New

Price

\$69.99

Shipping Address:

Thomas G McKee
13403 13TH AVE NW
GIG HARBOR, WA 98332-9637
United States

Shipping Speed:

FREE Prime Delivery

Shipped on July 7, 2023

Items Ordered

1 of: *flybold A-Frame Sidewalk Sign Board Curb Sign 24x36 inch Slide in Double Sided Display Foldable and Portable with Carry Handle & 2 Plastic Boards Weather Resistant Does Not Fall with Winds Color Black*

Sold by: flybold ([seller profile](#)) | Product question? [Ask Seller](#)
Supplied by: flybold ([seller profile](#))

Condition: New

Price

\$69.99

Shipping Address:

Thomas G McKee
13403 13TH AVE NW
GIG HARBOR, WA 98332-9637
United States

Shipping Speed:

FREE Prime Delivery

Shipped on July 7, 2023

Items Ordered

1 of: *flybold A-Frame Sidewalk Sign Board Curb Sign 24x36 inch Slide in Double Sided Display Foldable and Portable with Carry Handle & 2 Plastic Boards Weather Resistant Does Not Fall with Winds Color Black*

Price

\$69.99

8/5/23, 5:11 PM

Amazon.com - Order 112-3643412-5465866

Sold by: flybold ([seller profile](#)) | Product question? [Ask Seller](#)
Supplied by: flybold ([seller profile](#))

Condition: New

Shipping Address:

Thomas G McKee
13403 13TH AVE NW
GIG HARBOR, WA 98332-9637
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 9899

Billing address

Thomas G McKee
13403 13TH AVE NW
GIG HARBOR, WA 98332-9637
United States

Item(s) Subtotal: \$209.97
Shipping & Handling: \$0.00

Total before tax: \$209.97
Estimated tax to be collected: \$17.01

Grand Total: \$226.98

Credit Card transactions

Visa ending in 9899: July 7, 2023: \$226.98

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Approved for Payment

BED
Bruce Harjehausen
PRR HOA Treasurer

STEVEN A. TREESE
PRR HOA PRESIDENT