

# September 2023



**To:** Point Richmond Ridge Board of Directors  
**From:** Kylee Giovannini  
**Re:** October 18, 2023 Monthly Closing & Reports

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

**Collections & Financials:**

YTD Actual Expense = \$29,588.52

YTD Budgeted Expense = \$32,160

Under Budget by 8%

**Administrative:**

9/5 - status update regarding reimbursement check to Tom McKee sent to Bruce

9/11 - Washington Water Service invoice paid - \$161.65

9/14 - Thornhill Landscaping invoice paid - \$760.20

9/27 - 3rd quarter newsletter and candidates notice mailed to all residents

**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 09/30/2023

Operating Reserves Total

**Assets**

Bank

AAB Operating Account	35,330.84		35,330.84
Reserve Account		38,543.93	38,543.93
<u>Total Bank</u>	<u>35,330.84</u>	<u>38,543.93</u>	<u>73,874.77</u>
<u>Total Assets</u>	<u>35,330.84</u>	<u>38,543.93</u>	<u>73,874.77</u>

**Liabilities & Equity**

Prepaid Assessment	650.00		650.00
	<u>650.00</u>		<u>650.00</u>

Equity

Operations Retained Earnings	21,006.34		21,006.34
Reserves Retained Earnings		65,333.99	65,333.99
Net Income	13,674.50	(26,790.06)	(13,115.56)
<u>Total Equity</u>	<u>34,680.84</u>	<u>38,543.93</u>	<u>73,224.77</u>
<u>Total Liabilities &amp; Equity</u>	<u>35,330.84</u>	<u>38,543.93</u>	<u>73,874.77</u>

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Dues Income	488.00	0.00	41,863.00	41,500.00	363.00	-0.87%	41,500.00
Late Fees	250.00	0.00	1,150.00	0.00	1,150.00	-100.00%	0.00
Fines Income	0.00	0.00	125.00	0.00	125.00	-100.00%	0.00
Investment/Interest Income	0.73	0.00	5.02	0.00	5.02	-100.00%	0.00
<b>TOTAL</b>	<b>738.73</b>	<b>0.00</b>	<b>43,143.02</b>	<b>41,500.00</b>	<b>1,643.02</b>	<b>-3.96%</b>	<b>41,500.00</b>
Admin Notice Fee	60.00	0.00	120.00	0.00	120.00	-100.00%	0.00
<b>TOTAL</b>	<b>60.00</b>	<b>0.00</b>	<b>120.00</b>	<b>0.00</b>	<b>120.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>798.73</b>	<b>0.00</b>	<b>43,263.02</b>	<b>41,500.00</b>	<b>1,763.02</b>	<b>-4.25%</b>	<b>41,500.00</b>
<b>Expense</b>							
Landscape Maintenance Cc	760.20	700.00	5,801.01	6,300.00	498.99	7.92%	8,400.00
Tree Pruning/Removal	0.00	42.00	0.00	378.00	378.00	100.00%	500.00
Backflow Testing	0.00	3.00	30.00	27.00	(3.00)	-11.11%	30.00
Water	0.00	100.00	373.13	300.00	(73.13)	-24.38%	500.00
<b>TOTAL</b>	<b>760.20</b>	<b>845.00</b>	<b>6,204.14</b>	<b>7,005.00</b>	<b>800.86</b>	<b>11.43%</b>	<b>9,430.00</b>
Strongroom	0.00	0.00	10.00	0.00	(10.00)	-100.00%	0.00
Administrative Notice Fee -	20.00	0.00	40.00	0.00	(40.00)	-100.00%	0.00
<b>TOTAL</b>	<b>20.00</b>	<b>0.00</b>	<b>50.00</b>	<b>0.00</b>	<b>(50.00)</b>	<b>0.00%</b>	<b>0.00</b>
<b>Administrative</b>							
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	378.00	378.00	100.00%	500.00
Management	600.00	600.00	5,400.00	5,400.00	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	2.69	48.00	630.59	432.00	(198.59)	-45.97%	575.00
Postage	4.72	50.00	224.37	450.00	225.63	50.14%	600.00
<b>TOTAL Administrative</b>	<b>607.41</b>	<b>740.00</b>	<b>6,295.16</b>	<b>6,735.00</b>	<b>439.84</b>	<b>6.53%</b>	<b>11,950.00</b>
<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>	<b>0.00</b>	<b>0.00</b>	<b>15,500.00</b>	<b>15,000.00</b>	<b>(500.00)</b>	<b>-3.33%</b>	<b>15,000.00</b>
<b>Other Expense</b>							
Contingencies	0.00	309.00	1,084.55	2,781.00	1,696.45	61.00%	3,710.00
<b>TOTAL Other Expense</b>	<b>0.00</b>	<b>309.00</b>	<b>1,084.55</b>	<b>2,781.00</b>	<b>1,696.45</b>	<b>61.00%</b>	<b>3,710.00</b>
<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	54.00	54.00	100.00%	75.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>6.00</b>	<b>454.67</b>	<b>639.00</b>	<b>184.33</b>	<b>28.85%</b>	<b>660.00</b>
<b>TOTAL Expense</b>	<b>1,387.61</b>	<b>1,900.00</b>	<b>29,588.52</b>	<b>32,160.00</b>	<b>2,571.48</b>	<b>8.00%</b>	<b>40,750.00</b>
<b>Excess Revenue / Expense</b>	<b>(588.88)</b>	<b>(1,900.00)</b>	<b>13,674.50</b>	<b>9,340.00</b>	<b>4,334.50</b>	<b>-46.41%</b>	<b>750.00</b>

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Investment/Interest Income	31.66	0.00	279.65	0.00	279.65	-100.00%	0.00
<b>TOTAL</b>	<u>31.66</u>	<u>0.00</u>	<u>279.65</u>	<u>0.00</u>	<u>279.65</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>31.66</u>	<u>0.00</u>	<u>15,779.65</u>	<u>15,000.00</u>	<u>779.65</u>	<u>-5.20%</u>	<u>15,000.00</u>
<b>Expense</b>							
Road Maintenance	0.00	5,600.00	42,569.71	50,400.00	7,830.29	15.54%	67,200.00
<b>TOTAL</b>	<u>0.00</u>	<u>5,600.00</u>	<u>42,569.71</u>	<u>50,400.00</u>	<u>7,830.29</u>	<u>15.54%</u>	<u>67,200.00</u>
<b>TOTAL Expense</b>	<u>0.00</u>	<u>5,600.00</u>	<u>42,569.71</u>	<u>50,400.00</u>	<u>7,830.29</u>	<u>15.54%</u>	<u>67,200.00</u>
<b>Excess Revenue / Expense</b>	<u>31.66</u>	<u>(5,600.00)</u>	<u>(26,790.06)</u>	<u>(35,400.00)</u>	<u>8,609.94</u>	<u>24.32%</u>	<u>(52,200.00)</u>

# Aging 120 Days Delinquency

Monday, October 9, 2023 19:37

Active Flag Yes

Posted Date 09/30/2023

## 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	37.00	37.00	137.00	0.00	248.00
<b>Count: 1</b>			37.00	37.00	37.00	137.00	0.00	248.00	

### 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	36.00
Dues	110000	137.00
Late Fees	110000	75.00
		<u>248.00</u>

# Posting Code Transaction Detail

Posted Date 9/1/2023 To 9/30/2023 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	9/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	12.00
Administrative No	9/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	12.00
					<b>9/8/2023 Count: 2</b>	<b>24.00</b>
					<b>Count: 2</b>	<b>24.00</b>
<b>Late Fees</b>						
Late Fees	9/8/2023	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
Late Fees	9/8/2023	Late Fee	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	25.00
					<b>9/8/2023 Count: 2</b>	<b>50.00</b>
					<b>Count: 2</b>	<b>50.00</b>
<b>Payment</b>						
Payment	9/21/2023	Lockbox	19122	13409 13th Avenue NW	James & Jessica Nieves	-325.00
					<b>9/21/2023 Count: 1</b>	<b>-325.00</b>
Payment	9/25/2023	Lockbox	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	-150.00
					<b>9/25/2023 Count: 1</b>	<b>-150.00</b>
Payment	9/26/2023	Lockbox	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	-500.00
Payment	9/26/2023	Lockbox	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	-111.00
Payment	9/26/2023	Lockbox	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsicker	-37.00
					<b>9/26/2023 Count: 3</b>	<b>-648.00</b>
					<b>Count: 5</b>	<b>-1,123.00</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: August 31, 2023  
This statement: September 30, 2023  
Total days in statement period: 30

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

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XXXXXX5357  
( 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	\$38,512.27
Low balance	\$38,512.27	Total additions	31.66
Average balance	\$38,512.27	Total subtractions	0.00
Avg collected balance	\$38,512	Ending balance	\$38,543.93
Interest paid year to date	\$201.42		

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-30	Interest Credit	31.66

### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	38,512.27	09-30	38,543.93		

### INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	30
Average balance for APY	\$38,512.27
Interest earned	\$31.66

**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

Last statement: August 31, 2023  
This statement: September 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

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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	\$36,025.35
Enclosures	4	Total additions	1,123.73
Low balance	\$34,967.31	Total subtractions	1,818.24
Average balance	\$35,519.05	Ending balance	\$35,330.84
Avg collected balance	\$35,519		

### CHECKS

Number	Date	Amount	Number	Date	Amount
100145	09-11	268.98	100147	09-19	7.41
100146	09-13	620.00	100148	09-27	760.20

### DEBITS

Date	Description	Subtractions
09-13	' ACH Debit WASHINGTON WATER WATER BILL 230912	161.65

### CREDITS

Date	Description	Additions
09-21	' Lockbox Deposit	325.00
09-25	' Lockbox Deposit	150.00
09-26	' Lockbox Deposit	648.00
09-30	' Interest Credit	0.73

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	36,025.35	09-19	34,967.31	09-26	36,090.31
09-11	35,756.37	09-21	35,292.31	09-27	35,330.11
09-13	34,974.72	09-25	35,442.31	09-30	35,330.84

**INTEREST INFORMATION**

Annual percentage yield earned	0.03%
Interest-bearing days	30
Average balance for APY	\$35,519.05
Interest earned	\$0.73

**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 MICROPRINTS 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	100145 DATE: 08/29/2023
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PAY TO Tom McKee \$ 268.98  
THE ORDER OF Two Hundred Sixty-Eight Dollars and Ninety-Eight Cents DOLLARS

memo: Inv: 067823-MCKEE

*Jessie Labadie*

Security Features Included. Details on back. v12

⑆ 100145⑆ ⑆ 122105980⑆ 8243469091⑆

09/11/2023 100145 \$268.98

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS 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	100146 DATE: 09/07/2023
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PAY TO HOA Community Solutions \$ 620.00  
THE ORDER OF Six Hundred Twenty Dollars and Zero Cents DOLLARS

memo: Act: 17904; Inv: 083023-7904

*Jessie Labadie*

Security Features Included. Details on back. v12

⑆ 100146⑆ ⑆ 122105980⑆ 8243469091⑆

09/13/2023 100146 \$620.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS 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	100147 DATE: 09/08/2023
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PAY TO SouthData Inc \$ 7.41  
THE ORDER OF Seven Dollars and Forty-One Cents DOLLARS

memo: Act: 610228; Inv: 984023506

*Jessie Labadie*

Security Features Included. Details on back. v12

⑆ 100147⑆ ⑆ 122105980⑆ 8243469091⑆

09/19/2023 100147 \$7.41

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS 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	100148 DATE: 09/12/2023
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PAY TO Thornhill Landscaping Services LLC \$ 760.20  
THE ORDER OF Seven Hundred Sixty Dollars and Twenty Cents DOLLARS

memo: Inv: 1525

*Jessie Labadie*

Security Features Included. Details on back. v12

⑆ 100148⑆ ⑆ 122105980⑆ 8243469091⑆

09/27/2023 100148 \$760.20

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 9/30/2023

G/L Balance: 38,543.93

Linked Statement: 100423084122\_5357\_093023.PDF

Statement Balance: 38,543.93

Item	Date	Check #	Amount	Balance
			Previous Balance:	38,512.27
Bank Reconcile: Interest Earned	9/30/2023		31.66	38,543.93
		<b>Total Deposits / Adjustments:</b>	<b>31.66</b>	
		<b>Statement Balance:</b>		<b>38,543.93</b>

Outstanding Items:

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

G/L Balance:	38,543.93
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	38,543.93
Statement Balance:	38,543.93
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: 9/30/2023

G/L Balance: 35,330.84

Linked Statement: 100423084212\_9091\_093023.PDF

Statement Balance: 35,330.84

Item	Date	Check #	Amount	Balance
			Previous Balance:	36,025.35
Tom McKee	8/29/2023	100145	-268.98	35,756.37
Washington Water Service - Seattle	8/31/2023	300017	-161.65	35,594.72
HOA Community Solutions	9/7/2023	100146	-620.00	34,974.72
SouthData Inc	9/8/2023	100147	-7.41	34,967.31
Thornhill Landscaping Services LLC	9/12/2023	100148	-760.20	34,207.11
		<b>Total Checks:</b>	<b>-1,818.24</b>	
Lockbox	9/21/2023		325.00	34,532.11
Lockbox	9/25/2023		150.00	34,682.11
Lockbox	9/26/2023		648.00	35,330.11
Bank Reconcile: Interest Earned	9/30/2023		0.73	35,330.84
		<b>Total Deposits / Adjustments:</b>	<b>1,123.73</b>	
			<b>Statement Balance:</b>	<b>35,330.84</b>

**Outstanding Items:**

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

G/L Balance:	35,330.84
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	35,330.84
Statement Balance:	35,330.84
G/L and Balance Difference:	0.00

\* voided check

# AP Expense Register

Monday, October 9, 2023 19:37

Check Date 9/1/2023 To 9/30/2023 11:59:00 PM

## Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
HOA Community Solutions			Location: HOA Community Solutions					
118565	083023-7904	8/30/2023 AAB Operating A	501006: Management	600.00	100146	9/7/2023		PAID
118565	083023-7904	8/30/2023 AAB Operating A	501014: Administrative Notice F	20.00	100146	9/7/2023		PAID
				<b>620.00</b>				
SouthData Inc			Location: SouthData Inc					
118566	994025606	8/31/2023 AAB Operating A	503010: Postage	4.72	100147	9/8/2023		PAID
118566	994025606	8/31/2023 AAB Operating A	503000: Office Supplies	2.69	100147	9/8/2023		PAID
				<b>7.41</b>				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
118927	1575	9/8/2023 AAB Operating A	610005: Landscape Maintenanc	760.20	100148	9/12/2023	Invoice 1575	PAID
				<b>760.20</b>				
<b>Count: 5</b>	<b>Point Richmond Ridge Homeowners Association</b>			<b>\$1,387.61</b>				

Point Richmond Ridge Homeowners Association

AP Attachments

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

Phone: 253-985-3812

Account Number:	Statement Date
17904	8/30/2023
Due Date	Amount Due:
09/30/23	620.00

**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
	<b>Balance Forward:</b>		0.00	
9/1/2023	Monthly Management Fees	600.00	600.00	Monthly Management Fee
9/1/2023	Administrative Fee	20.00	620.00	July admin fee charged in Sept

**Pay This Amount: \$620.00**

**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	09/30/23
Amount Due:	Amount Enclosed:
620.00	

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

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# Posting Code Transaction Detail

Post Code Administrative Notice Fee, Notice of Intent to Lien/Collections Charge, Lien Release Fee, Le  
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>



**010228 HOA Community Solutions**

**Invoice Date: Aug 31, 2023**  
**Due Date: Sep 15, 2023**

**0228PRRH Point Richmond Ridge**

14018545 8/15/23 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		\$0.03
1 Postage Discount on First Class Mai		\$-0.07
1 Postage To Mail Items To Users		\$0.66

13996817 8/10/23 Point Richmond Ridge

8 Mailing Sheet	\$0.0100	\$0.08
8 Simplex Letter	\$0.1074	\$0.86
7 Outer Envelope	\$0.0537	\$0.38
7 Assembly Fee	\$0.0500	\$0.35
1 Recovery Surcharge		\$0.34
1 HouseHolding Fee		\$0.15
1 Sales Tax		\$0.17
1 Postage Discount on First Class Mai		\$-0.49
1 Postage To Mail Items To Users		\$4.62

**Total Charges For 0228PRRH \$7.41**

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

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SouthData's fully automated SignatureMail® Service streamlines the entire mailing process for you, saving time and money.

SouthData combines three services required by the United States Postal Service:

- Coding Accuracy Support System
- Delivery Point Validation
- Locatable Address Conversion Systems
- National Change of Address

Our SignatureMail® updates your addresses as your mail is processed, so you have a successful mailing the first time.



Contact **SouthData** to learn more about SignatureMail® Service: 800.549.4722 or www.southdata.com

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$2.49	\$4.72	\$0.00	\$0.20	\$0.00	\$7.41	\$7.41

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



INVOICE #	994025606	AMOUNT DUE <b>\$7.41</b>
CLIENT #	010228	
DUE DATE	Sep 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

994025606010228000007418





# 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>Aug 31, 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 #1575

Issued Sep 08, 2023

Due Sep 30, 2023

**Total \$760.20**