

January 2024



To: Point Richmond Ridge Board of Directors
From: Kylee Giovannini
Re: January 2024 Monthly Closing & Reports

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

Collections & Financials:

Total Monthly Budgeted Expense = \$2134.00
Total Actual Monthly Expense = \$1,827.91

Administrative:

1/9 - requested 2023 board meeting minutes
1/11 - BOD reimbursement processed
1/16 - received and saved 2023 board meeting minutes to files and uploaded to Homewise
1/19 - Updated BOD group following annual meeting

CC&R Enforcement:

1/10 - 17228 - disabled vehicle - violation closed
1/11 - 17239 - disabled vehicle [stage 2] & yard maintenance [stage 3 \$125 fine] escalated
1/10 - 17288 - moss [stage 2] approved to send
1/10 17278 - moss [stage 2] approved to send

Architectural (ACC):

None to Report

New Owner(s):

Joseph Comstock and Natalie Swanson purchased 13707 13th Ave NW 1/5/24 from Ariza/Fontaine

Point Richmond Ridge Homeowners Association

GL Balance Sheet Standard

Posted 01/31/2024

Operating Reserves Total

Assets

Bank

AAB Operating Account	48,002.76		48,002.76
Reserve Account		38,673.89	38,673.89
<u>Total Bank</u>	<u>48,002.76</u>	<u>38,673.89</u>	<u>86,676.65</u>
<u>Total Assets</u>	<u>48,002.76</u>	<u>38,673.89</u>	<u>86,676.65</u>

Liabilities & Equity

Prepaid Assessment	375.00		375.00
	<u>375.00</u>		<u>375.00</u>

Equity

Operations Retained Earnings	26,354.68		26,354.68
Reserves Retained Earnings		38,641.16	38,641.16
Net Income	21,273.08	32.73	21,305.81
<u>Total Equity</u>	<u>47,627.76</u>	<u>38,673.89</u>	<u>86,301.65</u>
<u>Total Liabilities & Equity</u>	<u>48,002.76</u>	<u>38,673.89</u>	<u>86,676.65</u>

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Dues Income	23,100.00	24,900.00	23,100.00	24,900.00	(1,800.00)	7.23%	49,800.00
Investment/Interest Income	0.99	0.00	0.99	0.00	0.99	-100.00%	0.00
TOTAL	23,100.99	24,900.00	23,100.99	24,900.00	(1,799.01)	7.22%	49,800.00
TOTAL Income	23,100.99	24,900.00	23,100.99	24,900.00	(1,799.01)	7.22%	49,800.00
Expense							
Website	466.99	0.00	466.99	0.00	(466.99)	-100.00%	0.00
Landscape Maintenance Cc	760.20	760.00	760.20	760.00	(0.20)	-0.03%	9,122.00
Entry Maintenance	0.00	42.00	0.00	42.00	42.00	100.00%	500.00
Tree Pruning/Removal	0.00	42.00	0.00	42.00	42.00	100.00%	500.00
Backflow Testing	0.00	3.00	0.00	3.00	3.00	100.00%	30.00
Towing	0.00	0.00	0.00	0.00	0.00	0.00%	500.00
TOTAL	1,227.19	847.00	1,227.19	847.00	(380.19)	-44.89%	10,652.00
Administrative							
Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00%	3,160.00
Legal/Lien Fees	0.00	42.00	0.00	42.00	42.00	100.00%	500.00
Management	600.00	600.00	600.00	600.00	0.00	0.00%	7,200.00
Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00%	75.00
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00%	1,500.00
Office Supplies	0.06	65.00	0.06	65.00	64.94	99.91%	775.00
Postage	0.66	33.00	0.66	33.00	32.34	98.00%	400.00
TOTAL Administrative	600.72	740.00	600.72	740.00	139.28	18.82%	13,610.00
Non-Operating Expense							
Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00%	22,709.00
TOTAL Non-Operating Expen	0.00	0.00	0.00	0.00	0.00	0.00%	22,709.00
Other Expense							
Contingencies	0.00	547.00	0.00	547.00	547.00	100.00%	6,569.00
TOTAL Other Expense	0.00	547.00	0.00	547.00	547.00	100.00%	6,569.00
Taxes							
Taxes Property	0.00	0.00	0.00	0.00	0.00	0.00%	585.00
Taxes Federal	0.00	0.00	0.00	0.00	0.00	0.00%	75.00
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00%	660.00
TOTAL Expense	1,827.91	2,134.00	1,827.91	2,134.00	306.09	14.34%	54,200.00
Excess Revenue / Expense	21,273.08	22,766.00	21,273.08	22,766.00	(1,492.92)	6.56%	(4,400.00)

Point Richmond Ridge Homeowners Association

Budget Comparison YTD Variance

Posted 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
Investment/Interest Income	32.73	0.00	32.73	0.00	32.73	-100.00%	0.00
TOTAL	<u>32.73</u>	<u>0.00</u>	<u>32.73</u>	<u>0.00</u>	<u>32.73</u>	<u>0.00%</u>	<u>0.00</u>
Non-Operating Income							
Reserve Income (Transferr	0.00	0.00	0.00	0.00	0.00	0.00%	22,709.00
TOTAL Non-Operating Incom	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>22,709.00</u>
TOTAL Income	<u>32.73</u>	<u>0.00</u>	<u>32.73</u>	<u>0.00</u>	<u>32.73</u>	<u>0.00%</u>	<u>22,709.00</u>
Expense							
Playground/Park Equip & M	0.00	227.00	0.00	227.00	227.00	100.00%	2,719.00
Road Maintenance	0.00	4,415.00	0.00	4,415.00	4,415.00	100.00%	52,974.00
TOTAL	<u>0.00</u>	<u>4,642.00</u>	<u>0.00</u>	<u>4,642.00</u>	<u>4,642.00</u>	<u>100.00%</u>	<u>55,693.00</u>
TOTAL Expense	<u>0.00</u>	<u>4,642.00</u>	<u>0.00</u>	<u>4,642.00</u>	<u>4,642.00</u>	<u>100.00%</u>	<u>55,693.00</u>
Excess Revenue / Expense	<u>32.73</u>	<u>(4,642.00)</u>	<u>32.73</u>	<u>(4,642.00)</u>	<u>4,674.73</u>	<u>100.71%</u>	<u>(32,984.00)</u>

Aging 120 Days Delinquency

Monday, February 12, 2024 12:28

Active Flag Yes

Posted Date 01/31/2024

Point Richmond Ridge Homeowners Association

Acct #	Status	Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
17293	Owner LATE FEE	Baldwin,Matt & Eliza	125.00	300.00	0.00	0.00	0.00	425.00
17234	Owner LATE FEE	Jackson,Anthony & I	0.00	300.00	0.00	0.00	0.00	300.00
17230	Owner LATE FEE	Becker,Michael & Le	0.00	300.00	0.00	0.00	0.00	300.00
17267	Owner	Lopez,Jose & Chris	0.00	300.00	0.00	0.00	0.00	300.00
17229	Owner LATE FEE	Faeth,Amy	0.00	300.00	0.00	0.00	0.00	300.00
17278	Owner LATE FEE	Smith,Robert & Mari	0.00	300.00	0.00	0.00	0.00	300.00
Count:	6		125.00	1,800.00	0.00	0.00	0.00	1,925.00

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
Dues	110000	1,800.00
Fine	110000	125.00
		<u>1,925.00</u>

Posting Code Transaction Detail

Posted Date 1/1/2024 To 1/31/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Dues						
Dues	1/1/2024	Billing	17245	13519 11th Avenue CT NW	Andrew & Kristie Montgome	300.00
Dues	1/1/2024	Billing	17244	13511 11th Avenue CT NW	Dennis Jr. & Loren Gilich	300.00
Dues	1/1/2024	Billing	17258	1115 136th Street NW	Lisa Miller	300.00
Dues	1/1/2024	Billing	17256	13606 11th Avenue NW	Gerald & Bonnie Reed	300.00
Dues	1/1/2024	Billing	17263	1114 138th Street NW	Marsha Reker	300.00
Dues	1/1/2024	Billing	17267	13801 11th Avenue NW	Jose & Chrisangela Lopez	300.00
Dues	1/1/2024	Billing	17254	13620 11th Avenue NW	Lon & Mary Ann Harrison	300.00
Dues	1/1/2024	Billing	17253	13626 11th Avenue NW	Cathy Schunzel	300.00
Dues	1/1/2024	Billing	17252	13627 11th Avenue NW	Bruce & Janelle Price	300.00
Dues	1/1/2024	Billing	17251	13621 11th Avenue NW	Francois & Cherilynn Vigner	300.00
Dues	1/1/2024	Billing	17250	13615 11th Avenue NW	Thomas & Patricia Jaff/Sch	300.00
Dues	1/1/2024	Billing	17249	13607 11th Avenue NW	James J Garrigan	300.00
Dues	1/1/2024	Billing	17247	1102 136th Street NW	Marc & Turi Janes	300.00
Dues	1/1/2024	Billing	17246	1104 136th Street NW	John & Sherry Stava	300.00
Dues	1/1/2024	Billing	17261	13707 12th Avenue NW	Russell & Lisa Lee	300.00
Dues	1/1/2024	Billing	17260	1127 136th Street NW	Albert & Matha Seltzer	300.00
Dues	1/1/2024	Billing	17259	1121 136th Street NW	Jennifer & Randall Lee	300.00
Dues	1/1/2024	Billing	17225	13608 13th Avenue NW	Jerrod & Mystical Moran	300.00
Dues	1/1/2024	Billing	17230	13408 13th Avenue NW	Michael & Laila Becker	300.00
Dues	1/1/2024	Billing	17226	13602 13th Avenue NW	Sharon & Bob Malady	300.00
Dues	1/1/2024	Billing	17231	13402 13th Avenue NW	Jenny & Mike Bunn	300.00
Dues	1/1/2024	Billing	17238	13403 13th Avenue NW	Tom & Laura McKee	300.00
Dues	1/1/2024	Billing	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	300.00
Dues	1/1/2024	Billing	17269	13815 11th Avenue NW	Kent & Karen Anderson	300.00
Dues	1/1/2024	Billing	17237	13317 13th Avenue NW	Darrin & Lisa Farmer	300.00
Dues	1/1/2024	Billing	17235	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	300.00
Dues	1/1/2024	Billing	17234	13303 13th Avenue NW	Anthony & Diane Jackson	300.00
Dues	1/1/2024	Billing	17233	13310 13th Avenue NW	Byran & Lillian Amrine	300.00
Dues	1/1/2024	Billing	17228	13504 13th Avenue NW	David A Lee	300.00
Dues	1/1/2024	Billing	17223	13620 13th Avenue NW	Kailani Kim	300.00
Dues	1/1/2024	Billing	17229	13414 13th Avenue NW	Amy Faeth	300.00
Dues	1/1/2024	Billing	17227	13512 13th Avenue NW	James & Carrie Watterson	300.00
Dues	1/1/2024	Billing	28870	1105 139th Street NW	David & Andrea Kearney/Mi	300.00
Dues	1/1/2024	Billing	17375	1104 139th Street NW	Judy & Patricia Thrush/Lee	300.00
Dues	1/1/2024	Billing	23976	1310 134th Street NW	Kristen Franke	300.00
Dues	1/1/2024	Billing	17286	13802 12th Avenue NW	Elizabeth M & Patricia Frisin	300.00
Dues	1/1/2024	Billing	17287	13716 12th Avenue NW	Raymond & Lisa Howell	300.00
Dues	1/1/2024	Billing	17285	13806 12th Avenue NW	Rex & Kelsey Cory	300.00
Dues	1/1/2024	Billing	17288	13706 12th Avenue NW	Raymond & Lisa Howell	300.00
Dues	1/1/2024	Billing	17284	13810 12th Avenue NW	Dennis G & Judy K Percy	300.00
Dues	1/1/2024	Billing	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	300.00
Dues	1/1/2024	Billing	20808	13614 13th Avenue NW	Matthew Berry	300.00
Dues	1/1/2024	Billing	17289	13618 12th Avenue NW	John & Nina Sanchez	300.00
Dues	1/1/2024	Billing	17290	13610 12th Avenue NW	Micheal & Erin Davis	300.00
Dues	1/1/2024	Billing	28930	1205 136th Street NW	Fred & Polly Brantner	300.00
Dues	1/1/2024	Billing	19140	13713 13th Avenue NW	Tom & Nancy Arnott	300.00
Dues	1/1/2024	Billing	17298	13803 13th Avenue NW	Michael & Catherine Frankli	300.00
Dues	1/1/2024	Billing	17300	1201 139th Street NW	Raed N. Fahmy	300.00

Posting Code Transaction Detail

Posted Date 1/1/2024 To 1/31/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Dues	1/1/2024	Billing	17301	1207 139th Street NW	Wesley & Yong Redlin	300.00
Dues	1/1/2024	Billing	17302	13812 13th Avenue NW	Rich Benedict	300.00
Dues	1/1/2024	Billing	17303	13804 13th Avenue NW	Alexis Wilson	300.00
Dues	1/1/2024	Billing	17304	13714 13th Avenue NW	Patrick & Jessica Marquardt	300.00
Dues	1/1/2024	Billing	21632	13627 13th Avenue NW	Scott & Gail Fuller	300.00
Dues	1/1/2024	Billing	25514	1206 139th Street NW	Dennis & Angela Abeyta/Wf	300.00
Dues	1/1/2024	Billing	17272	13814 11th Avenue NW	David and Heather Stegema	300.00
Dues	1/1/2024	Billing	17282	1109 139th Street NW	Jeffrey & Carol Focht	300.00
Dues	1/1/2024	Billing	19122	13409 13th Avenue NW	James & Jessica Nieves	300.00
Dues	1/1/2024	Billing	19142	1126 136th Street NW	Dennis & Sharon Hanson	300.00
Dues	1/1/2024	Billing	28901	13807 11th Avenue NW	Christopher & Alisha Bracke	300.00
Dues	1/1/2024	Billing	28809	1117 139th Street NW	Norbert & Emily Ecker	300.00
Dues	1/1/2024	Billing	22937	1110 138th Street NW	Ronald & Bonnie Mizera	300.00
Dues	1/1/2024	Billing	25725	13601 11th Avenue NW	Walter & Kathleen Hickey	300.00
Dues	1/1/2024	Billing	17278	1112 139th Street NW	Robert & Maria Smith	300.00
Dues	1/1/2024	Billing	17275	1111 138th Street NW	Jeff & Rana Labowitz	300.00
Dues	1/1/2024	Billing	20974	1102 138th Street NW	Steven & Barbara Treese	300.00
Dues	1/1/2024	Billing	41481	1107 138th Street NW	Benjamin & Lauren Wagner.	300.00
Dues	1/1/2024	Billing	43112	13822 11th Avenue NW	Dorian & Tanya Steele	300.00
Dues	1/1/2024	Billing	40629	1120 139th Street NW	Brent & Melody Nakagawa/c	300.00
Dues	1/1/2024	Billing	39557	13614 11th Avenue NW	Dennis & Barbara Pearl/Cof	300.00
Dues	1/1/2024	Billing	35178	1118 138th Street NW	Thomas & Nancy Huffman	300.00
Dues	1/1/2024	Billing	40673	1109 136th Street NW	Jonathon & Elizabeth Dougl	300.00
Dues	1/1/2024	Billing	33732	13518 11th Avenue CT NW	Gavin & Laura Grinnell	300.00
Dues	1/1/2024	Billing	34556	13311 13th Avenue NW	Robert & Judith Strzelec	300.00
Dues	1/1/2024	Billing	30389	1106 138th Street NW	Eric & Karen Streeby	300.00
Dues	1/1/2024	Billing	40229	1103 138th Street NW	Lynwood III & Mary MacLea	300.00
Dues	1/1/2024	Billing	32733	13510 11th Avenue CT NW	Sarah Carlson	300.00
Dues	1/1/2024	Billing	37560	13821 11th Avenue NW	Thomas Schuder	300.00
Dues	1/1/2024	Billing	34575	13803 12th Avenue NW	Bruce & Patricia Harjehause	300.00
Dues	1/1/2024	Billing	36138	13605 13th Avenue NW	Jeri Valdez	300.00
Dues	1/1/2024	Billing	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsick	300.00
Dues	1/1/2024	Billing	33713	13707 13th Avenue NW	Robert & Renee Ariza/Font	300.00
Dues	1/1/2024	Billing	38824	1108 139th Street NW	Michael & Deborah Bird	300.00
Dues	1/1/2024	Billing	42077	13626 13th Avenue NW	Roger & Erin LHommedieu	300.00
					1/1/2024 Count: 83	24,900.00
					Count: 83	24,900.00
Fine						
Fine	1/18/2024	Batch Adjustment	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	125.00
					1/18/2024 Count: 1	125.00
					Count: 1	125.00
Payment						
Payment	1/2/2024	Lockbox	17375	1104 139th Street NW	Judy & Patricia Thrush/Lee	-300.00
Payment	1/2/2024	Lockbox	17238	13403 13th Avenue NW	Tom & Laura McKee	-300.00
Payment	1/2/2024	Lockbox	17246	1104 136th Street NW	John & Sherry Stava	-300.00
Payment	1/2/2024	Lockbox	34575	13803 12th Avenue NW	Bruce & Patricia Harjehause	-300.00
Payment	1/2/2024	Lockbox	34556	13311 13th Avenue NW	Robert & Judith Strzelec	-300.00
Payment	1/2/2024	Lockbox	17225	13608 13th Avenue NW	Jerrold & Mystical Moran	-300.00

Posting Code Transaction Detail

Posted Date 1/1/2024 To 1/31/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
Payment	1/2/2024	Lockbox	42077	13626 13th Avenue NW	Roger & Erin LHommedieu	-300.00
Payment	1/2/2024	Lockbox	17300	1201 139th Street NW	Raed N. Fahmy	-300.00
Payment	1/2/2024	Lockbox	17298	13803 13th Avenue NW	Michael & Catherine Frankli	-300.00
Payment	1/2/2024	Lockbox	25514	1206 139th Street NW	Dennis & Angela Abeyta/Wf	-300.00
						1/2/2024 Count: 10 -3,000.00
Payment	1/3/2024	Lockbox	33713	13707 13th Avenue NW	Robert & Renee Ariza/Fonta	-300.00
Payment	1/3/2024	Lockbox	17249	13607 11th Avenue NW	James J Garrigan	-300.00
Payment	1/3/2024	Lockbox	17282	1109 139th Street NW	Jeffrey & Carol Focht	-300.00
Payment	1/3/2024	Lockbox	17225	13608 13th Avenue NW	Jerrod & Mystical Moran	-300.00
Payment	1/3/2024	Lockbox	17259	1121 136th Street NW	Jennifer & Randall Lee	-300.00
						1/3/2024 Count: 5 -1,500.00
Payment	1/5/2024	Lockbox	17250	13615 11th Avenue NW	Thomas & Patricia Jaff/Sch	-300.00
Payment	1/5/2024	Lockbox	20808	13614 13th Avenue NW	Matthew Berry	-300.00
Payment	1/5/2024	Lockbox	17288	13706 12th Avenue NW	Raymond & Lisa Howell	-300.00
						1/5/2024 Count: 3 -900.00
Payment	1/8/2024	Lockbox	17287	13716 12th Avenue NW	Raymond & Lisa Howell	-300.00
Payment	1/8/2024	Lockbox	19142	1126 136th Street NW	Dennis & Sharon Hanson	-300.00
Payment	1/8/2024	Lockbox	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	-300.00
						1/8/2024 Count: 3 -900.00
Payment	1/9/2024	A/P Credit Voucher	17225	13608 13th Avenue NW	Jerrod & Mystical Moran	300.00
Payment	1/9/2024	Lockbox	17260	1127 136th Street NW	Albert & Matha Seltzer	-300.00
Payment	1/9/2024	Lockbox	40673	1109 136th Street NW	Jonathon & Elizabeth Dougl	-300.00
						1/9/2024 Count: 3 -300.00
Payment	1/10/2024	Lockbox	17254	13620 11th Avenue NW	Lon & Mary Ann Harrison	-300.00
						1/10/2024 Count: 1 -300.00
Payment	1/11/2024	Lockbox	17272	13814 11th Avenue NW	David and Heather Stegema	-300.00
Payment	1/11/2024	Lockbox	29461	13621 13th Avenue NW	Billy Joe & Melissa Hunsick	-300.00
						1/11/2024 Count: 2 -600.00
Payment	1/16/2024	Lockbox	30389	1106 138th Street NW	Eric & Karen Streeby	-300.00
						1/16/2024 Count: 1 -300.00
Payment	1/17/2024	Lockbox	17240	13501 13th Avenue NW	Bradley P & Becky N Carlso	-250.00
Payment	1/17/2024	Lockbox	28930	1205 136th Street NW	Fred & Polly Brantner	-300.00
Payment	1/17/2024	Lockbox	17227	13512 13th Avenue NW	James & Carrie Watterson	-300.00
						1/17/2024 Count: 3 -850.00
Payment	1/18/2024	Lockbox	17284	13810 12th Avenue NW	Dennis G & Judy K Percy	-300.00
						1/18/2024 Count: 1 -300.00
Payment	1/19/2024	Lockbox	17226	13602 13th Avenue NW	Sharon & Bob Malady	-300.00
						1/19/2024 Count: 1 -300.00
Payment	1/22/2024	Lockbox	40629	1120 139th Street NW	Brent & Melody Nakagawa/c	-50.00
						1/22/2024 Count: 1 -50.00
Payment	1/24/2024	Lockbox	43112	13822 11th Avenue NW	Dorian & Tanya Steele	-300.00
						1/24/2024 Count: 1 -300.00
Payment	1/25/2024	Lockbox	17237	13317 13th Avenue NW	Darrin & Lisa Farmer	-300.00
						1/25/2024 Count: 1 -300.00
Payment	1/26/2024	Lockbox	28901	13807 11th Avenue NW	Christopher & Alisha Bracke	-300.00
						1/26/2024 Count: 1 -300.00
						Count: 37 -10,200.00

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: December 31, 2023
This statement: January 31, 2024
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

Page 1
XXXXXX5357
(0)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX5357	Beginning balance	\$38,641.16
Low balance	\$38,641.16	Total additions	32.73
Average balance	\$38,641.16	Total subtractions	0.00
Avg collected balance	\$38,641	Ending balance	\$38,673.89
Interest paid year to date	\$32.73		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-31	Interest Credit	32.73

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	38,641.16	01-31	38,673.89		

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	31
Average balance for APY	\$38,641.16
Interest earned	\$32.73

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



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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: December 31, 2023
This statement: January 31, 2024
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

Page 1
XXXXXX9091
(5)

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	\$39,715.48
Enclosures	5	Total additions	10,500.99
Low balance	\$39,715.48	Total subtractions	2,213.71
Average balance	\$46,927.31	Ending balance	\$48,002.76
Avg collected balance	\$46,761		

CHECKS

Number	Date	Amount	Number	Date	Amount
1336	01-23	300.00	100161	01-29	760.20
100159 *	01-03	85.80	100162	01-23	466.99
100160	01-16	600.72	* Skip in check sequence		

CREDITS

Date	Description	Additions
01-02	' Lockbox Deposit	3,000.00
01-03	' Lockbox Deposit	1,500.00
01-05	' Lockbox Deposit	900.00
01-08	' Lockbox Deposit	900.00
01-09	' Lockbox Deposit	600.00
01-10	' Lockbox Deposit	300.00
01-11	' Lockbox Deposit	600.00
01-16	' Lockbox Deposit	300.00
01-17	' Lockbox Deposit	850.00
01-18	' Lockbox Deposit	300.00
01-19	' Lockbox Deposit	300.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-22	' Lockbox Deposit	50.00
01-24	' Lockbox Deposit	300.00
01-25	' Lockbox Deposit	300.00
01-26	' Lockbox Deposit	300.00
01-31	' Interest Credit	0.99

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	39,715.48	01-11	47,429.68	01-24	48,161.97
01-02	42,715.48	01-16	47,128.96	01-25	48,461.97
01-03	44,129.68	01-17	47,978.96	01-26	48,761.97
01-05	45,029.68	01-18	48,278.96	01-29	48,001.77
01-08	45,929.68	01-19	48,578.96	01-31	48,002.76
01-09	46,529.68	01-22	48,628.96		
01-10	46,829.68	01-23	47,861.97		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$46,761.18
Interest earned	\$0.99

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

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

Alliance Association Bank
 2700 W. Sahara Avenue
 Las Vegas, NV 89102

DATE: 1/23/2024

1336

PAY TO THE ORDER OF: Jerrod & Mystical Moran
 ***** THREE HUNDRED DOLLARS AND 00/100 *****

\$ 300.00

Jerrod & Mystical Moran
 13608 13th Avenue NW
 Gig Harbor, WA 98332

Resident Refund: Jerrod & Mystical Moran

Signature: *Janice Labadie*

⑆001336⑆ ⑆122105980⑆ ⑆243469091⑆

01/23/2024 1336 \$300.00

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

DATE: 12/21/2023

100159

PAY TO THE ORDER OF: SouthData Inc
 Eighty-Five Dollars and Eighty Cents

\$ 85.80

memo: Att: 010228; Inv: 994100185

Signature: *Janice Labadie*

⑆00159⑆ ⑆122105980⑆ ⑆243469091⑆

01/03/2024 100159 \$85.80

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

DATE: 01/04/2024

100160

PAY TO THE ORDER OF: HOA Community Solutions
 Six Hundred Dollars and Seventy-Two Cents

\$ 600.72

memo: Att: 12904; Inv: 122823-2904

Signature: *Janice Labadie*

⑆00160⑆ ⑆122105980⑆ ⑆243469091⑆

01/16/2024 100160 \$600.72

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

DATE: 01/11/2024

100161

PAY TO THE ORDER OF: Thornhill Landscaping Services LLC
 Seven Hundred Sixty Dollars and Twenty Cents

\$ 760.20

memo: Inv: 1725

Signature: *Janice Labadie*

⑆00161⑆ ⑆122105980⑆ ⑆243469091⑆

01/29/2024 100161 \$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

DATE: 01/23/2024

100162

PAY TO THE ORDER OF: Bruce Harjehausen
 Four Hundred Sixty-Six Dollars and Ninety-Nine Cents

\$ 466.99

memo: Inv: 011124-HARJEHAUSEN

Signature: *Janice Labadie*

⑆00162⑆ ⑆122105980⑆ ⑆243469091⑆

01/23/2024 100162 \$466.99

Point Richmond Ridge Homeowners Association

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 1/31/2024

G/L Balance: 38,673.89

Linked Statement: 020524130808_5357_013124.PDF

Statement Balance: 38,673.89

Item	Date	Check #	Amount	Balance
			Previous Balance:	38,641.16
Bank Reconcile: Interest Earned	1/31/2024		32.73	38,673.89
		Total Deposits / Adjustments:	32.73	
			Statement Balance:	38,673.89

Outstanding Items:

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

G/L Balance:	38,673.89
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	38,673.89
Statement Balance:	38,673.89
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: 1/31/2024

G/L Balance: 48,002.76

Linked Statement: 020524130858_9091_013124.PDF

Statement Balance: 48,002.76

Item	Date	Check #	Amount	Balance
			Previous Balance:	39,715.48
SouthData Inc	12/21/2023	100159	-85.80	39,629.68
HOA Community Solutions	1/4/2024	100160	-600.72	39,028.96
Jerrod & Mystical Moran	1/9/2024	1336	-300.00	38,728.96
Thornhill Landscaping Services LLC	1/11/2024	100161	-760.20	37,968.76
Bruce Harjehausen	1/12/2024	100162	-466.99	37,501.77
		Total Checks:	-2,213.71	
Lockbox	1/2/2024		3,000.00	40,501.77
Lockbox	1/3/2024		1,500.00	42,001.77
Lockbox	1/5/2024		900.00	42,901.77
Lockbox	1/8/2024		900.00	43,801.77
Lockbox	1/9/2024		600.00	44,401.77
Lockbox	1/10/2024		300.00	44,701.77
Lockbox	1/11/2024		600.00	45,301.77
Lockbox	1/16/2024		300.00	45,601.77
Lockbox	1/17/2024		850.00	46,451.77
Lockbox	1/18/2024		300.00	46,751.77
Lockbox	1/19/2024		300.00	47,051.77
Lockbox	1/22/2024		50.00	47,101.77
Lockbox	1/24/2024		300.00	47,401.77
Lockbox	1/25/2024		300.00	47,701.77
Lockbox	1/26/2024		300.00	48,001.77
Bank Reconcile: Interest Earned	1/31/2024		0.99	48,002.76
		Total Deposits / Adjustments:	10,500.99	
			Statement Balance:	48,002.76

Outstanding Items:

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

G/L Balance:	48,002.76
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	48,002.76
Statement Balance:	48,002.76
G/L and Balance Difference:	0.00

* voided check

AP Expense Register

Monday, February 12, 2024 12:28

Check Date 1/1/2024 To 1/31/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
AR Refund Vendor			Location: Jerrod & Mystical Moran					
125576		1/9/2024 AAB Operating A	210200: Prepaid Assessment	300.00	1336	1/9/2024	Resident Refund: Jerrod & Mystical Moran	PAID
				300.00				
Bruce Harjehausen			Location: Bruce Harjehausen					
125904	011124-HARJEH	1/11/2024 AAB Operating A	503210: Website	466.99	100162	1/12/2024	Website Renewal Subscription	PAID
				466.99				
HOA Community Solutions			Location: HOA Community Solutions					
125410	122823-7904	12/28/2023 AAB Operating A	501006: Management	600.00	100160	1/4/2024		PAID
125410	122823-7904	12/28/2023 AAB Operating A	503010: Postage	0.66	100160	1/4/2024		PAID
125410	122823-7904	12/28/2023 AAB Operating A	503000: Office Supplies	0.06	100160	1/4/2024		PAID
				600.72				
Thornhill Landscaping Services LLC			Location: Thornhill Landscaping Services LLC					
125903	1725	1/1/2024 AAB Operating A	610005: Landscape Maintenanc	760.20	100161	1/11/2024	Invoice 1725	PAID
				760.20				
Count: 6	it Richmond Ridge Homeowners Association			\$2,127.91				

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	12/28/2023
Due Date	Amount Due:
01/30/24	600.72

Make checks payable to your association

Point Richmond Ridge
Point Richmond Ridge

Send payment To:

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

DATE	TRANSACTION	AMOUNT	BALANCE	MEMO
	Balance Forward:		0.00	
1/1/2024	Monthly Management Fees	600.00	600.00	Monthly Management Fee
1/1/2024	Postage Reimbursement	0.66	600.66	December postage
1/1/2024	Supplies/Copies Reimburseme	0.06	600.72	December office supplies

Pay This Amount: \$600.72

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	01/30/24
Amount Due:	Amount Enclosed:
600.72	

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 P0INTORICHM0 060072 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
Dec 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 #1725

Issued	Jan 01, 2024
Due	Jan 31, 2024

Total \$760.20

Volunteer Reimbursement Form

HOA

Volunteer Name

Address 1

Address 2

Items Purchased:

Reason for purchase

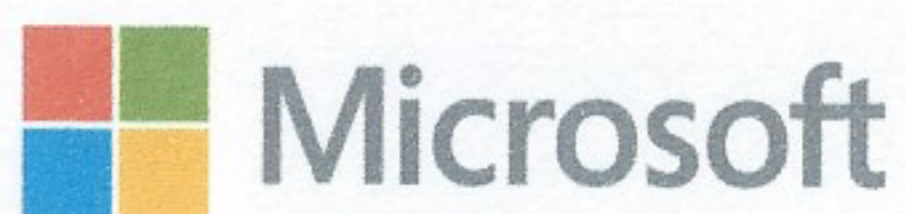
Approved by:

Amount

Charge to:

Memo:

Please attach any receipts with this form



Invoice

December 2023

Invoice Date: 12/29/2023

Invoice Number: E0600QCXIX

Due Date: 12/29/2023

466.99 USD

Microsoft 365 Business Basic

Formula for charges

Licenses in service period X Monthly (or Yearly) price per license X (Days in service period / Total in service period) = Charge

New charges

These are your charges for the next billing period for your current number of licenses.

Service period	Details	Licenses in service period	Yearly price/license period	Days in service period	Charges	Discounts	Credits	Subtotal	Tax %	Tax	Total
12/22/2023 - 12/21/2024	Prepay monthly subscription charges	6	72.00	366	432.00	0.00	0.00	432.00	8.10 %	34.99	466.99
Subtotal					432.00	0.00	0.00	432.00		34.99	466.99
Grand Total					432.00	0.00	0.00	432.00		34.99	466.99

APPROVED FOR PAYMENT (REIMBURSEMENT)
[Signature] 1/3/2024
Max James 1/3/2024

Billing or service question? Call 1-800-865-9408 or visit <https://aka.ms/Office365Billing>

Microsoft Corporation, One Microsoft Way, Redmond, WA 98052, United States

US FEIN 91-1144442