

Point Richmond Ridge Homeowners Association

11/30/2024

Prepared by:



Point Richmond Ridge Homeowners Association

Balance Sheet as of 11/30/2024

Assets	Operating	Reserve	Total
Bank Accounts			
000100 - AAB Operating Account	\$10,894.70		\$10,894.70
000200 - Reserve Account		\$19,717.61	\$19,717.61
Total Bank Accounts	\$10,894.70	\$19,717.61	\$30,612.31
Total Assets	\$10,894.70	\$19,717.61	\$30,612.31
Liabilities / Equity	Operating	Reserve	Total
Liability			
210200 - Prepaid Assessment	\$1,125.00		\$1,125.00
Total Liability	\$1,125.00		\$1,125.00
Equity - Retained Earnings			
320000 - Operations Retained Earnings	\$26,354.68		\$26,354.68
321000 - Reserves Retained Earnings		\$38,641.16	\$38,641.16
390000 - Net Income	(\$16,584.98)	(\$18,923.55)	(\$35,508.53)
Total Equity - Retained Earnings	\$9,769.70	\$19,717.61	\$29,487.31
Total Liabilities / Equity	\$10,894.70	\$19,717.61	\$30,612.31

Point Richmond Ridge Homeowners Association

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
410000 - Assessment Income	-	-	-	49,800.00	49,800.00	-	49,800.00
410001 - Late Fees	-	-	-	200.00	-	200.00	-
410006 - Fines Income	-	-	-	325.00	-	325.00	-
420003 - Investment/Interest Income	.25	-	.25	6.94	-	6.94	-
Total Income	.25	-	.25	50,331.94	49,800.00	531.94	49,800.00
Total Income	.25	-	.25	50,331.94	49,800.00	531.94	49,800.00

Operating Expense

Expenses							
500085 - Strongroom	-	-	-	30.00	-	(30.00)	-
501003 - Insurance Expense	-	-	-	3,160.00	3,160.00	-	3,160.00
501004 - Legal/Lien Fees	-	42.00	42.00	350.00	462.00	112.00	500.00
501006 - Management	600.00	600.00	-	6,600.00	6,600.00	-	7,200.00
501010 - Filing Fees	250.00	-	(250.00)	274.99	75.00	(199.99)	75.00
501190 - Reserve Study	-	-	-	1,235.00	1,500.00	265.00	1,500.00
503000 - Office Supplies	177.65	65.00	(112.65)	340.67	715.00	374.33	775.00
503010 - Postage	163.18	33.00	(130.18)	454.24	363.00	(91.24)	400.00
503210 - Website	-	-	-	492.04	-	(492.04)	-
504000 - Taxes Property	-	-	-	476.88	585.00	108.12	585.00
504080 - Taxes Federal	-	-	-	-	75.00	75.00	75.00
610005 - Landscape Maintenance Contract	762.30	760.00	(2.30)	8,352.40	8,360.00	7.60	9,122.00
610042 - Entry Maintenance	-	42.00	42.00	-	462.00	462.00	500.00
610062 - Tree Pruning/Removal	-	42.00	42.00	500.00	462.00	(38.00)	500.00
610130 - Backflow Testing	-	3.00	3.00	30.00	33.00	3.00	30.00
630152 - Towing	-	83.00	83.00	-	415.00	415.00	500.00
750001 - Water	-	-	-	1,351.20	-	(1,351.20)	-
830150 - Contingencies	-	547.00	547.00	5,560.50	6,017.00	456.50	6,569.00
Total Expenses	1,953.13	2,217.00	263.87	29,207.92	29,284.00	76.08	31,491.00
Non Operating Expense							
990000 - Reserve Contribution	-	-	-	37,709.00	15,000.00	(22,709.00)	22,709.00
Total Non Operating Expense	-	-	-	37,709.00	15,000.00	(22,709.00)	22,709.00
Total Expense	1,953.13	2,217.00	263.87	66,916.92	44,284.00	(22,632.92)	54,200.00
Operating Net Total	(1,952.88)	(2,217.00)	264.12	(16,584.98)	5,516.00	(22,100.98)	(4,400.00)

Point Richmond Ridge Homeowners Association

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
420003 - Investment/Interest Income	16.15	-	16.15	348.06	-	348.06	-
Total Income	16.15	-	16.15	348.06	-	348.06	-
Non Operating Revenue							
890000 - Reserve Income Contribution	-	-	-	37,709.00	15,000.00	22,709.00	22,709.00
Total Non Operating Revenue	-	-	-	37,709.00	15,000.00	22,709.00	22,709.00
Total Income	16.15	-	16.15	38,057.06	15,000.00	23,057.06	22,709.00
Reserve Expense							
Expenses							
610600 - Playground/Park Equip & Maintenance	-	227.00	227.00	577.04	2,497.00	1,919.96	2,719.00
630012 - Road Maintenance	-	4,415.00	4,415.00	56,403.57	48,565.00	(7,838.57)	52,974.00
Total Expenses	-	4,642.00	4,642.00	56,980.61	51,062.00	(5,918.61)	55,693.00
Total Expense	-	4,642.00	4,642.00	56,980.61	51,062.00	(5,918.61)	55,693.00
Reserve Net Total	16.15	(4,642.00)	4,658.15	(18,923.55)	(36,062.00)	17,138.45	(32,984.00)
Net Total	(1,936.73)	(6,859.00)	4,922.27	(35,508.53)	(30,546.00)	(4,962.53)	(37,384.00)

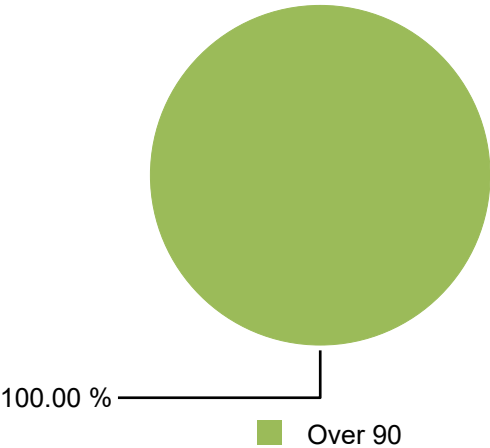
Point Richmond Ridge Homeowners Association

AR Aging - 11/30/2024

SUMMARY

Charge	Balance
Late Fee (1)	\$100.00
Violation Fine (1)	\$175.00
Total	\$275.00

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
PRRH1044302 - 13615 13th Avenue NW - Baldwin	-	-	-	\$275.00	\$275.00
Late Fee	-	-	-	\$100.00	\$100.00
Violation Fine	-	-	-	\$175.00	\$175.00
Total:	\$0.00	\$0.00	\$0.00	\$275.00	\$275.00
Property Count:	0	0	0	1	

Point Richmond Ridge Homeowners Association

Pre Paid Homeowners For 11/30/2024

Account	Property	Owner Name	Credit Amount
PRRH1044463	1107 138th Street NW	Benjamin & Lauren Wagner/Carlson	300.00
PRRH1044316	1207 139th Street NW	Wesley & Yong Redlin	300.00
PRRH1044190	13501 13th Avenue NW	Bradley P & Becky N Carlson	300.00
PRRH1044179	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	200.00
PRRH1044162	13414 13th Avenue NW	Amy Faeth	25.00
Total			1,125.00

(*** indicates previous owners)

Point Richmond Ridge Homeowners Association

Bank Account Reconciliation for Period 11/30/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
AAB Operating - 9091	10,894.70	0.00	10,894.70	10,894.70	Balanced
AAB Reserve - 5357	19,717.61	0.00	19,717.61	19,717.61	Balanced

Unreconciled Items

Date	Description	Check No	Amount
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(No Items)

Total (No Items)

Reconciled Items

Date	Description	Check No	Amount
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AAB Operating - 9091

11/19/2024	Lockbox Deposit - Alliance Association Bank		300.00
11/30/2024	November Interest		0.25
10/31/2024	Washington Water Service - Seattle	300028	-437.39
11/6/2024	HOA Community Solutions	ACH	-600.00
11/7/2024	HOA Community Solutions	ACH	-250.00
11/14/2024	Thornhill Landscaping Services LLC	100199	-762.30
11/14/2024	SouthData Inc	100200	-340.83
Total AAB Operating - 9091			-2,090.27

AAB Reserve - 5357

11/30/2024	November Interest		16.15
Total AAB Reserve - 5357			16.15



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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: October 31, 2024
This statement: November 30, 2024
Total days in statement period: 30

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

Page 1
XXXXXX9091
(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	\$12,984.97
Enclosures	4	Total additions	310.25
Low balance	\$10,894.45	Total subtractions	2,400.52
Average balance	\$12,246.21	Ending balance	\$10,894.70
Avg collected balance	\$12,246		

CHECKS

Number	Date	Amount	Number	Date	Amount
100199	11-25	762.30	100200	11-27	340.83

DEBITS

Date	Description	Subtractions
11-08	' ACH Debit Point Richmond R L13381 241108	250.00
11-14	' ACH Debit WASHINGTON WATER WATER BILL 241113	437.39
11-20	' ACH Debit Point Richmond R L12975 241120	600.00
11-21	Miscellaneous Debit AVIDXCHANGE FEES SEPTEMBER BILLING	10.00

CREDITS

Date	Description	Additions
11-19	' Lockbox Deposit	300.00

POINT RICHMOND RIDGE HOMEOWNERS
November 30, 2024

Page 2
XXXXXX9091

<u>Date</u>	<u>Description</u>	<u>Additions</u>
11-25	Miscellaneous Credit	10.00
AVIDXCHANGE FEES SEPTEMBER BILLING CORRECTION		
11-30	Interest Credit	0.25

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
10-31	12,984.97	11-19	12,597.58	11-25	11,235.28
11-08	12,734.97	11-20	11,997.58	11-27	10,894.45
11-14	12,297.58	11-21	11,987.58	11-30	10,894.70

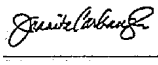
INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$12,246.21
Interest earned	\$0.25

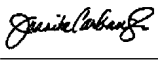
OVERDRAFT/RETURN ITEM FEES

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

Thank you for banking with Alliance Association Bank

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	100199 DATE: 11/14/2024
PAY TO THE ORDER OF Thornhill Landscaping Services LLC		\$ 762.30	DOLLARS
memo: Inv:2102			
⑈ 100199⑈ ⑆ 122105980⑆ 8243469091⑈			

11/25/2024 100199 \$762.30

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	100200 DATE: 11/14/2024
PAY TO THE ORDER OF SouthData Inc.		\$ 340.83	DOLLARS
memo: Acct:010238, Inv: 993368812			
⑈ 100200⑈ ⑆ 122105980⑆ 8243469091⑈			

11/27/2024 100200 \$340.83



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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

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

Last statement: October 31, 2024
This statement: November 30, 2024
Total days in statement period: 30

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	\$19,701.46
Low balance	\$19,701.46	Total additions	16.15
Average balance	\$19,701.46	Total subtractions	0.00
Avg collected balance	\$19,701	Ending balance	\$19,717.61
Interest paid year to date	\$348.06		

CREDITS

Date	Description	Additions
11-30	Interest Credit	16.15

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	19,701.46	11-30	19,717.61		

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	30
Average balance for APY	\$19,701.46
Interest earned	\$16.15

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

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

INVOICE 129743

Account Number	Due Date	Invoice Total
MGMT- PRRH	11/1/2024	\$600.00

Billing Period Ending: 11/01/2024

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
11/1/2024	Management Fees	\$600.00

Point Richmond Ridge Homeowners Association

INVOICE TOTAL: \$600.00
DUE DATE: 11/1/2024

Account Number: **MGMT- PRRH**

Billing Period Ending: 11/01/2024

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

INVOICE 129623

Account Number	Due Date	Invoice Total
Admin-PRRH	11/1/2024	\$250.00

Billing Period Ending: 11/01/2024

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
11/1/2024	CTA REPORTING FEE	\$250.00

Point Richmond Ridge Homeowners Association

INVOICE TOTAL: \$250.00
DUE DATE: 11/1/2024

Account Number: **Admin-PRRH**

Billing Period Ending: 11/01/2024



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
Oct 31, 2024				
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 (8.9%)	\$62.30
Total	\$762.30

Pay Now

Invoice #2102

Issued Nov 01, 2024

Due Dec 01, 2024

Total \$762.30

INVOICE 994368812

010228 HOA Community Solutions

Invoice Date: Oct 31, 2024
Due Date: Nov 15, 2024

0228PRRH Point Richmond Ridge

16356404	10/21/24	Point Richmond Ridge		
82	Mailing Sheet		\$0.0100	\$0.82
492	Simplex Letter		\$0.1074	\$52.84
410	Duplex Letter		\$0.1611	\$66.05
82	9x12 Outer Envelope		\$0.1289	\$10.57
82	Assembly Fee		\$0.0500	\$4.10
1	Raw Materials Adjustment			\$29.96
1	Sales Tax			\$13.31
1	Postage Discount on First Class Mai			\$-5.74
1	Postage To Mail Items To Users			\$168.92

Total Charges For 0228PRRH \$340.83

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



SouthData®

AN OSG COMPANY

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

Keep Cash Flowing At Maximum Speed

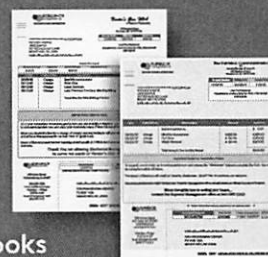


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Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$164.34	\$163.18	\$0.00	\$13.31	\$0.00	\$340.83	\$340.83

Page 1 of 1

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



SouthData®

AN OSG COMPANY

201 Technology Lane Mount Airy, NC 27030-6684

INVOICE # 994368812

CLIENT # 010228

DUE DATE Nov 15, 2024

AMOUNT DUE

\$340.83

MAKE CHECK PAYABLE & REMIT TO:



SOUTHDATA, INC.
201 TECHNOLOGY LN
MOUNT AIRY NC 27030-6684

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

994368812010228000340833

