

# Point Richmond Ridge Homeowners Association

02/28/2025

Prepared by:



# Point Richmond Ridge Homeowners Association

Balance Sheet as of 2/28/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Bank Accounts</b>			
000100 - AAB Operating Account	\$27,590.41		\$27,590.41
000200 - Reserve Account		\$19,766.22	\$19,766.22
<b>Total Bank Accounts</b>	<b>\$27,590.41</b>	<b>\$19,766.22</b>	<b>\$47,356.63</b>
<b>Total Assets</b>	<b>\$27,590.41</b>	<b>\$19,766.22</b>	<b>\$47,356.63</b>
<b>Liabilities / Equity</b>			
<b>Liability</b>			
210200 - Prepaid Assessment	\$500.00		\$500.00
<b>Total Liability</b>	<b>\$500.00</b>		<b>\$500.00</b>
<b>Equity - Retained Earnings</b>			
320000 - Operations Retained Earnings	\$8,496.20	(\$18,906.85)	(\$10,410.65)
321000 - Reserves Retained Earnings		\$38,641.16	\$38,641.16
390000 - Net Income	\$18,594.21	\$31.91	\$18,626.12
<b>Total Equity - Retained Earnings</b>	<b>\$27,090.41</b>	<b>\$19,766.22</b>	<b>\$46,856.63</b>
<b>Total Liabilities / Equity</b>	<b>\$27,590.41</b>	<b>\$19,766.22</b>	<b>\$47,356.63</b>

# Point Richmond Ridge Homeowners Association

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
410000 - Assessment Income	1,775.00	-	1,775.00	23,225.00	24,900.00	(1,675.00)	49,800.00
420003 - Investment/Interest Income	.55	-	.55	1.02	-	1.02	-
<b>Total Income</b>	<b>1,775.55</b>	<b>-</b>	<b>1,775.55</b>	<b>23,226.02</b>	<b>24,900.00</b>	<b>(1,673.98)</b>	<b>49,800.00</b>
<b>Total Income</b>	<b>1,775.55</b>	<b>-</b>	<b>1,775.55</b>	<b>23,226.02</b>	<b>24,900.00</b>	<b>(1,673.98)</b>	<b>49,800.00</b>
<b>Operating Expense</b>							
<b>Expenses</b>							
500085 - Strongroom	10.00	10.00	-	20.00	20.00	-	120.00
501003 - Insurance Expense	-	-	-	-	-	-	3,160.00
501004 - Legal/Lien Fees	-	42.00	42.00	-	84.00	84.00	500.00
501006 - Management	660.00	660.00	-	1,260.00	1,320.00	60.00	7,920.00
501010 - Filing Fees	34.97	27.08	(7.89)	34.97	54.16	19.19	325.00
503000 - Office Supplies	-	65.00	65.00	564.71	130.00	(434.71)	775.00
503010 - Postage	(72.66)	33.00	105.66	38.66	66.00	27.34	400.00
503210 - Website	115.00	20.83	(94.17)	1,092.50	41.66	(1,050.84)	250.00
504000 - Taxes Property	-	-	-	-	-	-	585.00
504080 - Taxes Federal	-	-	-	-	-	-	75.00
610005 - Landscape Maintenance Contract	756.70	763.00	6.30	1,513.40	1,526.00	12.60	9,156.00
610042 - Entry Maintenance	-	42.00	42.00	-	84.00	84.00	500.00
610062 - Tree Pruning/Removal	-	42.00	42.00	-	84.00	84.00	500.00
610130 - Backflow Testing	-	3.00	3.00	-	6.00	6.00	30.00
610205 - Irrigation Repairs	81.08	-	(81.08)	81.08	-	(81.08)	-
750001 - Water	-	41.67	41.67	26.49	83.34	56.85	500.00
830150 - Contingencies	-	416.67	416.67	-	833.34	833.34	5,000.00
<b>Total Expenses</b>	<b>1,585.09</b>	<b>2,166.25</b>	<b>581.16</b>	<b>4,631.81</b>	<b>4,332.50</b>	<b>(299.31)</b>	<b>29,796.00</b>
<b>Non Operating Expense</b>							
990000 - Reserve Contribution	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
<b>Total Non Operating Expense</b>	<b>-</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>-</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>30,000.00</b>
<b>Total Expense</b>	<b>1,585.09</b>	<b>4,666.25</b>	<b>3,081.16</b>	<b>4,631.81</b>	<b>9,332.50</b>	<b>4,700.69</b>	<b>59,796.00</b>
<b>Operating Net Total</b>	<b>190.46</b>	<b>(4,666.25)</b>	<b>4,856.71</b>	<b>18,594.21</b>	<b>15,567.50</b>	<b>3,026.71</b>	<b>(9,996.00)</b>

# Point Richmond Ridge Homeowners Association

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
420003 - Investment/Interest Income	15.15	-	15.15	31.91	-	31.91	-
<b>Total Income</b>	<b>15.15</b>	<b>-</b>	<b>15.15</b>	<b>31.91</b>	<b>-</b>	<b>31.91</b>	<b>-</b>
<b>Non Operating Revenue</b>							
890000 - Reserve Income Contribution	-	2,500.00	(2,500.00)	-	5,000.00	(5,000.00)	30,000.00
<b>Total Non Operating Revenue</b>	<b>-</b>	<b>2,500.00</b>	<b>(2,500.00)</b>	<b>-</b>	<b>5,000.00</b>	<b>(5,000.00)</b>	<b>30,000.00</b>
<b>Total Income</b>	<b>15.15</b>	<b>2,500.00</b>	<b>(2,484.85)</b>	<b>31.91</b>	<b>5,000.00</b>	<b>(4,968.09)</b>	<b>30,000.00</b>
<b>Reserve Expense</b>							
<b>Expenses</b>							
610210 - Storm Pond Management/Catch basins	-	166.67	166.67	-	333.34	333.34	2,000.00
630012 - Road Maintenance	-	175.00	175.00	-	350.00	350.00	2,100.00
<b>Total Expenses</b>	<b>-</b>	<b>341.67</b>	<b>341.67</b>	<b>-</b>	<b>683.34</b>	<b>683.34</b>	<b>4,100.00</b>
<b>Total Expense</b>	<b>-</b>	<b>341.67</b>	<b>341.67</b>	<b>-</b>	<b>683.34</b>	<b>683.34</b>	<b>4,100.00</b>
<b>Reserve Net Total</b>	<b>15.15</b>	<b>2,158.33</b>	<b>(2,143.18)</b>	<b>31.91</b>	<b>4,316.66</b>	<b>(4,284.75)</b>	<b>25,900.00</b>
<b>Net Total</b>	<b>205.61</b>	<b>(2,507.92)</b>	<b>2,713.53</b>	<b>18,626.12</b>	<b>19,884.16</b>	<b>(1,258.04)</b>	<b>15,904.00</b>

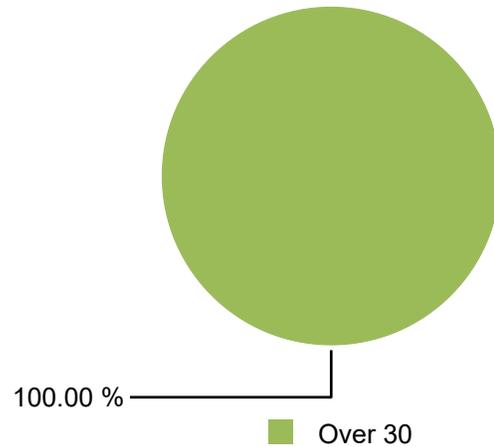
# Point Richmond Ridge Homeowners Association

AR Aging - 2/28/2025

## SUMMARY

Charge	Balance
Semi-Annual Dues (7)	\$1,675.00
<b>Total</b>	<b>\$1,675.00</b>

## DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
<b>PRRH1044251 - 13801 11th Avenue NW - Lopez</b>	-	\$300.00	-	-	\$300.00
Semi-Annual Dues	-	\$300.00	-	-	\$300.00
<b>PRRH1044280 - 13802 12th Avenue NW - Frisino</b>	-	\$300.00	-	-	\$300.00
Semi-Annual Dues	-	\$300.00	-	-	\$300.00
<b>PRRH1044241 - 1127 136th Street NW - Seltzer</b>	-	\$300.00	-	-	\$300.00
Semi-Annual Dues	-	\$300.00	-	-	\$300.00
<b>PRRH1044266 - 1111 138th Street NW - Labowitz</b>	-	\$300.00	-	-	\$300.00
Semi-Annual Dues	-	\$300.00	-	-	\$300.00
<b>PRRH1044448 - 1120 139th Street NW - Nakagawa/Sukpanthee</b>	-	\$300.00	-	-	\$300.00
Semi-Annual Dues	-	\$300.00	-	-	\$300.00
<b>PRRH1044179 - 13307 13th Avenue NW - Jacobs</b>	-	\$100.00	-	-	\$100.00
Semi-Annual Dues	-	\$100.00	-	-	\$100.00
<b>PRRH1044302 - 13615 13th Avenue NW - Baldwin</b>	-	\$75.00	-	-	\$75.00
Semi-Annual Dues	-	\$75.00	-	-	\$75.00
<b>Total:</b>	<b>\$0.00</b>	<b>\$1,675.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,675.00</b>
<b>Property Count:</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	

# Point Richmond Ridge Homeowners Association

Pre Paid Homeowners For 2/28/2025

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<b>Account</b>	<b>Property</b>	<b>Owner Name</b>	<b>Credit Amount</b>
PRRH1044190	13501 13th Avenue NW	Bradley P & Becky N Carlson	300.00
PRRH1044176	13303 13th Avenue NW	Anthony & Diane Jackson	200.00
		<b>Total</b>	<b>500.00</b>

*(\*\* indicates previous owners)*

# Point Richmond Ridge Homeowners Association

## Bank Account Reconciliation for Period 2/28/2025

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
AAB Operating - 9091	28,543.19	-952.78	27,590.41	27,590.41	Balanced
AAB Reserve - 5357	19,766.22	0.00	19,766.22	19,766.22	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
AAB Operating - 9091			
2/13/2025	Thornhill Landscaping Services LLC	100207	-756.70
2/27/2025	Peacock Landscape & Irrigation LLC	100208	-81.08
2/27/2025	Shameless Promotion LLC	100209	-115.00
<b>Total AAB Operating - 9091</b>			<b>-952.78</b>

### Reconciled Items

Date	Description	Check No	Amount
AAB Operating - 9091			
2/3/2025	Lockbox Deposit - Alliance Association Bank		300.00
2/5/2025	Acct: PRRH1044162 ACH	ACH	275.00
2/5/2025	Postage Refund from HOA Community Solutions		72.66
2/6/2025	Lockbox Deposit - Alliance Association Bank		300.00
2/13/2025	Lockbox Deposit - Alliance Association Bank		600.00
2/21/2025	Lockbox Deposit - Alliance Association Bank		300.00
2/28/2025	February Interest		0.55
1/13/2025	Thornhill Landscaping Services LLC	100204	-756.70
2/3/2025	HOA Community Solutions	ACH	-660.00
2/4/2025	HOA Community Solutions	ACH	-20.00
2/4/2025	HOA Community Solutions	ACH	-14.97
2/28/2025	Post Item - Misc. Expense AVID SERVICE FEE		-10.00
<b>Total AAB Operating - 9091</b>			<b>386.54</b>

### AAB Reserve - 5357

2/28/2025	February Interest		15.15
<b>Total AAB Reserve - 5357</b>			<b>15.15</b>

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

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: January 31, 2025  
This statement: February 28, 2025  
Total days in statement period: 28

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

Page 1  
XXXXXX9091  
( 2)

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	\$28,156.65
Enclosures	2	Total additions	1,848.21
Low balance	\$27,652.64	Total subtractions	1,461.67
Average balance	\$28,266.55	Ending balance	\$28,543.19
Avg collected balance	\$28,212		

### CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
100204	02-10	756.70			

### DEBITS

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-04	' ACH Debit Point Richmond R L31955 250204	660.00
02-06	' ACH Debit Point Richmond R L32532 250206	14.97
02-06	' ACH Debit Point Richmond R L32530 250206	20.00
02-28	Miscellaneous Debit AVIDXCHANGE FEES	10.00

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-03	' Lockbox Deposit	300.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-05	' Remote Deposit	72.66
02-06	' ACH Credit	275.00
	Point Richmond R L33006 250206	
02-06	' Lockbox Deposit	300.00
02-13	' Lockbox Deposit	600.00
02-21	' Lockbox Deposit	300.00
02-28	' Interest Credit	0.55

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	28,156.65	02-05	27,869.31	02-13	28,252.64
02-03	28,456.65	02-06	28,409.34	02-21	28,552.64
02-04	27,796.65	02-10	27,652.64	02-28	28,543.19

**INTEREST INFORMATION**

Annual percentage yield earned	0.03%
Interest-bearing days	28
Average balance for APY	\$28,212.98
Interest earned	\$0.55

**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 264  
Gig Harbor, WA 98315

Alaska Association Bank  
323 West 7th Street  
Juneau, AK 99801

100204  
DATE: 01/13/25

PAY TO THE ORDER OF Thornhill Landscaping Services LLC  
\$ 756.70  
DOLLARS

memo: Inc 2174

*Janet [Signature]*

⑆100204⑆ ⑆122105980⑆ 8243469091⑆

02/10/2025 100204 \$756.70

### Don't Fall Victim to Fraud

Protect yourself by learning how to reduce fraudulent activity.

**Contact your banker if you have any questions on our Fraud Prevention Solutions.**

### Know the Sources of Fraud

Fraud attacks come from multiple sources and can take weeks or even months to be discovered. Once you fall victim to fraud you are more susceptible to becoming a target through other fraudulent schemes.

### Stay Informed

Cases of payments fraud or computer related crimes affecting businesses and consumers are frequently in the news and continuing to increase.



**80% of businesses** reported fraud incidents in 2023



2024 fraud activity is **15% higher** than 2022



**65% of organizations** reported they were victims of check fraud



**33% reported fraud** via ACH debits in 2023

\*Source: 2024 AFP Payments Fraud and Control Survey Report

### Report Fraud

Please be aware that we will *never* contact you via phone, email, or text message asking for your online banking user ID, password, or any other personal information.

If you receive any suspicious communication requesting your banking details, we kindly ask that you hang up immediately and report the incident to us by contacting our Client Care Team at **(888) 995-2265**. Our hours of operation are **Monday through Friday 6 a.m. – 6 p.m. PT** and **Saturday 8 a.m. – 2 p.m. PT**.



Scan this QR Code with Your Mobile Device to be Directed to Our Knowledge & Resources Center to Learn More About Protecting Your Information with Safe and Secure Banking Practices.





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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: January 31, 2025  
This statement: February 28, 2025  
Total days in statement period: 28

Page 1  
XXXXXX5357  
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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	\$19,751.07
Low balance	\$19,751.07	Total additions	15.15
Average balance	\$19,751.07	Total subtractions	0.00
Avg collected balance	\$19,751	Ending balance	\$19,766.22
Interest paid year to date	\$31.91		

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-28	Interest Credit	15.15

### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	19,751.07	02-28	19,766.22		

### INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	28
Average balance for APY	\$19,751.07
Interest earned	\$15.15

**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

### Don't Fall Victim to Fraud

Protect yourself by learning how to reduce fraudulent activity.

**Contact your banker if you have any questions on our Fraud Prevention Solutions.**

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Scan this QR Code with Your Mobile Device to be Directed to Our Knowledge & Resources Center to Learn More About Protecting Your Information with Safe and Secure Banking Practices.



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

**INVOICE** 350658

Account Number	Due Date	Invoice Total
MGMT- PRRH	2/1/2025	\$660.00

**Billing Period Ending: 02/01/2025**

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
2/1/2025	Management Fees	\$660.00

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Point Richmond Ridge Homeowners Association

**INVOICE TOTAL: \$660.00**

**DUE DATE: 2/1/2025**

Account Number: **MGMT- PRRH**

*Billing Period Ending: 02/01/2025*

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

**INVOICE** 350697

Account Number	Due Date	Invoice Total
Admin-PRRH	2/1/2025	\$20.00

**Billing Period Ending: 02/01/2025**

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
2/1/2025	SECRETARY OF STATE RENEWAL	\$20.00

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Point Richmond Ridge Homeowners Association

**INVOICE TOTAL: \$20.00**

**DUE DATE: 2/1/2025**

Account Number: **Admin-PRRH**

*Billing Period Ending: 02/01/2025*

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

**INVOICE** 359095

Account Number	Due Date	Invoice Total
Admin-PRRH	2/1/2025	\$14.97

**Billing Period Ending: 02/01/2025**

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
2/1/2025	1099 Issuance 3 forms	\$14.97

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Point Richmond Ridge Homeowners Association

**INVOICE TOTAL: \$14.97**

**DUE DATE: 2/1/2025**

Account Number: **Admin-PRRH**

*Billing Period Ending: 02/01/2025*



# 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
JANUARY Maintenance		1	\$700.00	\$700.00

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

Subtotal	\$700.00
Gig Harbor (8.1%)	\$56.70
<b>Total</b>	<b>\$756.70</b>

[Pay Now](#)

**Invoice #2200**

Issued	Feb 01, 2025
Due	Mar 03, 2025

**Total \$756.70**

Peacock Landscape & Irrigation LLC

3014 73rd Ave. Ct. NW  
Gig Harbor, WA 98335

# Invoice

Date	Invoice #
1/27/2025	2024-1820

Bill To	Point Richmond Ridge HOA
Tom McKee 13403 13th Avenue NW Gig Harbor, WA 98332	

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Irrigation Services: System Inspection Fee 4100 - Uninc. Pierce County	75.00 8.10%	75.00T 6.08
Thank you for your business.		<b>Total</b>	\$81.08

# INVOICE

**Shameless Promotion LLC**  
P.O. Box 982  
Gig Harbor, WA 98335

support@shamelesspromotion.com  
253-432-4931  
shamelesspromotion.com



**Bill to**  
Bruce Harjehausen  
Point Richmond Ridge HOA

**Ship to**  
Bruce Harjehausen  
Point Richmond Ridge HOA

## Invoice details

Invoice no.: 2674  
Terms: Net 30  
Invoice date: 02/07/2025  
Due date: 03/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Hourly - \$115</b>	Document updates	1	\$115.00	\$115.00

**Total** **\$115.00**

## Ways to pay



[View and pay](#)