

Point Richmond Ridge Homeowners Association Budget for 2026	2026 Approved Budget	YTD as of 1/31/2026	Amt Remaining in 2026	Total Expected 2026	2027 PROPOSED Budget	Remarks
<b>Operating Budget</b>						
<b>Income:</b>						
Beginning Balance	8,855.30	\$0.00		\$0.00		
Homeowner's Assessments	\$49,800.00	\$0.00	\$49,800.00	\$49,800.00		Assessments are \$300 semi-annually, per owner, due on Jan 1st & July 1 <sup>st</sup>
Interest Income		\$0.00		\$0.00		
Late Fees, Penalties		\$0.00		\$0.00		
Donations				\$0.00		
<b>Total Income</b>	<b>\$58,655.30</b>	<b>\$0.00</b>	<b>\$49,800.00</b>	<b>\$49,800.00</b>	<b>\$0.00</b>	
<b>Operating Expenses:</b>						
Bank Fees	\$0.00	\$0.00		\$0.00		
Admin Notice Fees		\$0.00		\$0.00		
Insurance Expense	\$3,160.00		\$3,160.00	\$3,160.00		
Management	\$7,920.00	\$0.00	\$7,920.00	\$7,920.00		Management fee is \$660.00 per month X 12 months; incl Admin Notice Fees
Legal/Lien Fees	\$500.00		\$500.00	\$500.00		
Strongroom	\$120.00	\$0.00	\$120.00	\$120.00		\$10/mo begin in 2025 for invoice payments
<b>Maintenance:</b>				\$0.00		
Entrances	\$500.00		\$500.00	\$500.00		
Tract B - Playground Landscape		\$0.00		\$0.00		
Playground - Equipment & Play Area				\$0.00		
Other	\$0.00		\$0.00	\$0.00		
Landscaping Maintenance Contract	\$9,156.00	\$0.00	\$9,156.00	\$9,156.00		
Landscape Misc./Special	\$0.00		\$0.00	\$0.00		
Tree Pruning/Removal	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00		
Water	\$500.00	\$0.00	\$500.00	\$500.00		
Irrigation Repairs		\$0.00		\$0.00		
<b>Miscellaneous Expense:</b>				\$0.00		
Postage	\$400.00	\$0.00	\$400.00	\$400.00		
Website Hosting	\$840.00	\$0.00	\$840.00	\$840.00		
Office Supplies	\$775.00	\$0.00	\$775.00	\$775.00		
Backflow Testing	\$55.00	\$0.00	\$55.00	\$55.00		
Facilities Rental/Meeting Room	\$0.00		\$0.00	\$0.00		
Reserve Study	\$0.00		\$0.00	\$0.00		Full Reserve Study every 3 years (due 2027)
Contingencies	\$5,000.00		\$5,000.00	\$5,000.00		
Reserve Contribution	\$21,608.00	\$0.00	\$21,608.00	\$21,608.00		
<b>Taxes and Fees:</b>				\$0.00		
Corporate Transparency Act	\$0.00	\$0.00	\$0.00			abolished
Secretary of State: Filing Fee	\$75.00	\$0.00	\$75.00	\$75.00		
Taxes Property	\$585.00	\$0.00	\$585.00	\$585.00		
Taxes Federal	\$75.00		\$75.00	\$75.00		
<b>Total Expenses</b>	<b>\$52,269.00</b>	<b>\$ -</b>	<b>\$ 52,269.00</b>	<b>\$ 52,269.00</b>	<b>\$0.00</b>	
<b>Income minus Expenses</b>	<b>\$6,386.30</b>			<b>-\$2,469.00</b>	<b>\$0.00</b>	
<b>Reserves Budget</b>						The association does have a Reserve Study that meets the requirements of RCW 64.90.550.
<b>Beginning Balances</b>	34,690.00		34,690.00	\$ 34,690.00		
AAB CD		\$ -		\$ -		
Money Market Account (as of 1/1/2026)		\$ -		\$ -	\$0.00	
<b>Income:</b>				\$ -		
Interest Income YTD		\$ -	\$0.00	\$ -		
Transferred from Operating Budget	\$21,608.00		\$21,608.00	\$ 21,608.00	\$0.00	
<b>Total Reserves</b>	<b>\$56,298.00</b>	<b>\$0.00</b>	<b>\$56,298.00</b>	<b>\$56,298.00</b>	<b>\$0.00</b>	
<b>Reserves Expenses:</b>						
Tract B Playground Landscape		\$ -	\$ -	\$ -	\$ -	
Playground - Equipment & Play Area	\$ 3,000.00		\$ 3,000.00	\$ 3,000.00	\$ -	
Road Repair/Sealcoat	\$ 5,885.00	\$ -	\$ 5,885.00	\$ 5,885.00	\$ -	
Tree Removal		\$ -	\$ -	\$ -	\$ -	
Tract D Maintenance		\$ -	\$ -	\$ -	\$ -	
Tract E - "Park"		\$ -	\$ -	\$ -	\$ -	
Catch Basin Maintenance		\$ -	\$ -	\$ -		
<b>Total Reserve Expenses</b>	<b>\$ 8,885.00</b>	<b>\$ -</b>	<b>\$ 8,885.00</b>	<b>\$ 8,885.00</b>	<b>\$ -</b>	
<b>End of Year Reserves</b>	<b>\$47,413.00</b>			<b>\$47,413.00</b>	<b>\$0.00</b>	Current Per Unit Deficiency/(Surplus) in Reserves - \$3,752