Point Richmond Ridge Homeowners Association

04/30/2026

Prepared by:

HOA Community Solutions

Point Richmond Ridge Homeowners Association

Balance Sheet as of 4/30/2026

Assets	Operating	Reserve	Total
Bank Accounts			
000101 - AAB NEW Operating Account 2938	$20,848.32		$20,848.32
000200 - Reserve Account		$35,794.49	$35,794.49
Total Bank Accounts	**$20,848.32**	**$35,794.49**	**$56,642.81**
Total Assets	**$20,848.32**	**$35,794.49**	**$56,642.81**

Liabilities / Equity	Operating	Reserve	Total
Liability			
210200 - Prepaid Assessment	$1,741.13		$1,741.13
Total Liability	**$1,741.13**		**$1,741.13**
Equity - Retained Earnings			
320000 - Retained Earnings	$2,381.76	$35,677.05	$38,058.81
390000 - Net Income	$16,725.43	$117.44	$16,842.87
Total Equity - Retained Earnings	**$19,107.19**	**$35,794.49**	**$54,901.68**
Total Liabilities / Equity	**$20,848.32**	**$35,794.49**	**$56,642.81**

Point Richmond Ridge Homeowners Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**

Operating Income

Income							
410000 - Assessment Income	-	-	-	24,699.00	24,900.00	(201.00)	49,800.00
410001 - Late Fees	-	-	-	125.00	-	125.00	-
410006 - Fines Income	-	-	-	(125.00)	-	(125.00)	-
410905 - Admin Notice Fee - HOA-CS	-	-	-	84.00	-	84.00	-
420003 - Investment/Interest Income	.44	-	.44	1.89	-	1.89	-
Total Income	**.44**	**-**	**.44**	**24,784.89**	**24,900.00**	**(115.11)**	**49,800.00**
Total Income	**.44**	**-**	**.44**	**24,784.89**	**24,900.00**	**(115.11)**	**49,800.00**

Operating Expense

Expenses							
500085 - Strongroom	10.00	10.00	-	40.00	40.00	-	120.00
501003 - Insurance Expense	-	-	-	-	-	-	3,160.00
501004 - Legal/Lien Fees	225.00	42.00	(183.00)	1,182.50	168.00	(1,014.50)	500.00
501006 - Management	679.80	660.00	(19.80)	2,699.40	2,640.00	(59.40)	7,920.00
501010 - Filing Fees	-	6.25	6.25	-	25.00	25.00	75.00
503000 - Office Supplies	-	65.00	65.00	466.98	260.00	(206.98)	775.00
503010 - Postage	.78	33.00	32.22	.78	132.00	131.22	400.00
503011 - Mail House	8.13	-	(8.13)	85.14	-	(85.14)	-
503210 - Website	-	70.00	70.00	-	280.00	280.00	840.00
504000 - Taxes Property	-	-	-	477.13	585.00	107.87	585.00
504080 - Taxes Federal	-	-	-	-	75.00	75.00	75.00
610005 - Landscape Maintenance Contract	756.70	763.00	6.30	3,026.80	3,052.00	25.20	9,156.00
610042 - Entry Maintenance	-	42.00	42.00	-	168.00	168.00	500.00
610062 - Tree Pruning/Removal	-	83.33	83.33	-	333.32	333.32	1,000.00
610130 - Backflow Testing	-	4.58	4.58	-	18.32	18.32	55.00
750001 - Water	26.24	41.67	15.43	80.73	166.68	85.95	500.00
830150 - Contingencies	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
Total Expenses	**1,706.65**	**2,237.50**	**530.85**	**8,059.46**	**9,610.00**	**1,550.54**	**30,661.00**
Non Operating Expense							
990000 - Reserve Contribution	-	1,800.67	1,800.67	-	7,202.68	7,202.68	21,608.00
Total Non Operating Expense	**-**	**1,800.67**	**1,800.67**	**-**	**7,202.68**	**7,202.68**	**21,608.00**
Total Expense	**1,706.65**	**4,038.17**	**2,331.52**	**8,059.46**	**16,812.68**	**8,753.22**	**52,269.00**
Operating Net Total	**(1,706.21)**	**(4,038.17)**	**2,331.96**	**16,725.43**	**8,087.32**	**8,638.11**	**(2,469.00)**

Point Richmond Ridge Homeowners Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Reserve Income

Income							
420003 - Investment/Interest Income	29.39	-	29.39	117.44	-	117.44	-
Total Income	**29.39**	**-**	**29.39**	**117.44**	**-**	**117.44**	**-**

Non Operating Revenue							
890000 - Reserve Income Contribution	-	1,800.67	(1,800.67)	-	7,202.68	(7,202.68)	21,608.00
Total Non Operating Revenue	**-**	**1,800.67**	**(1,800.67)**	**-**	**7,202.68**	**(7,202.68)**	**21,608.00**
Total Income	**29.39**	**1,800.67**	**(1,771.28)**	**117.44**	**7,202.68**	**(7,085.24)**	**21,608.00**

Reserve Expense

Expenses							
610600 - Playground/Park Equip & Maintenance	-	338.08	338.08	-	1,352.32	1,352.32	4,057.00
630012 - Road Maintenance	-	466.67	466.67	-	1,866.68	1,866.68	5,600.00
Total Expenses	**-**	**804.75**	**804.75**	**-**	**3,219.00**	**3,219.00**	**9,657.00**
Total Expense	**-**	**804.75**	**804.75**	**-**	**3,219.00**	**3,219.00**	**9,657.00**

Reserve Net Total	**29.39**	**995.92**	**(966.53)**	**117.44**	**3,983.68**	**(3,866.24)**	**11,951.00**
Net Total	**(1,676.82)**	**(3,042.25)**	**1,365.43**	**16,842.87**	**12,071.00**	**4,771.87**	**9,482.00**

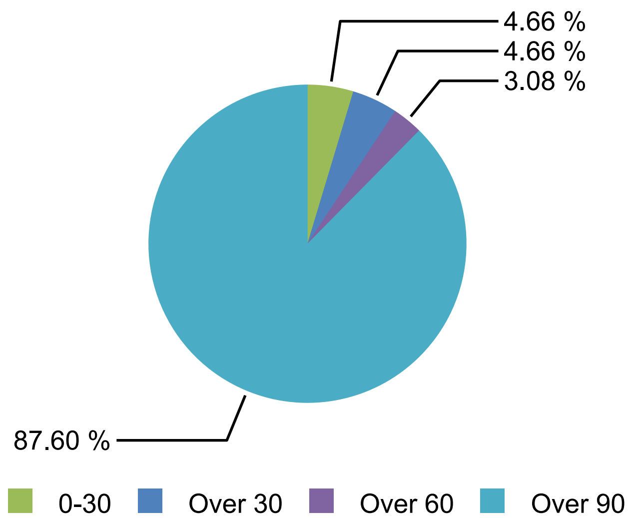
Point Richmond Ridge Homeowners Association

AR Aging - 4/30/2026

SUMMARY

Charge		**Balance**
Administrative Notice Fee (2)		$264.00
Late Fee (2)		$450.00
Semi-Annual Dues (1)		$600.00
Violation Fine (1)		$275.00
	Total	**$1,589.00**

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
PRRH1044334 - 13409 13th Avenue NW - Nieves **Coll Status: Continued Late Notice**	$37.00	$37.00	$37.00	$920.00	$1,031.00
Semi-Annual Dues	-	-	-	$600.00	$600.00
Late Fee	$25.00	$25.00	$25.00	$200.00	$275.00
Administrative Notice Fee	$12.00	$12.00	$12.00	$120.00	$156.00
PRRH1044145 - 13608 13th Avenue NW - Moran **Coll Status: Continued Late Notice**	$37.00	$37.00	$12.00	$472.00	$558.00
Late Fee	$25.00	$25.00	-	$125.00	$175.00
Violation Fine	-	-	-	$275.00	$275.00
Administrative Notice Fee	$12.00	$12.00	$12.00	$72.00	$108.00
Total:	**$74.00**	**$74.00**	**$49.00**	**$1,392.00**	**$1,589.00**
Property Count:	**2**	**2**	**2**	**2**	

(indicates previous owners)***

Point Richmond Ridge Homeowners Association

Pre Paid Homeowners For 4/30/2026

Account	Property	Owner Name	Credit Amount
PRRH1059653	13814 11th Avenue NW	Steven & Elizabeth Underwood	516.13
PRRH1044251	13801 11th Avenue NW	Jose & Chrisangela Lopez	425.00
PRRH1044176	13303 13th Avenue NW	Anthony & Diane Jackson	300.00
PRRH1061255	13802 12th Avenue NW	Julia Rachel Huffman Revocable Living Trust	300.00
PRRH1044179	13307 13th Avenue NW	Jeffrey & Lorin Jacobs	200.00
		Total	**1,741.13**

(indicates previous owners)***

Point Richmond Ridge Homeowners Association

Bank Account Reconciliation for Period 4/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
AAB NEW Operating - 2938	20,848.32	0.00	20,848.32	20,848.32	Balanced
AAB Reserve - 5357	35,794.49	0.00	35,794.49	35,794.49	Balanced

Unreconciled Items

Date	Description	Check No	Amount

(No Items)

Total (No Items)

Reconciled Items

Date	Description	Check No	Amount
AAB NEW Operating - 2938			
4/1/2026	April Interest		0.44
4/17/2026	Lockbox Deposit - Western Alliance Bank		200.00
4/27/2026	Acct: PRRH1061255 Check #592274212		300.00
3/25/2026	Pierce County Finance	2001	-477.13
4/1/2026	HOA Community Solutions	ACH	-679.80
4/1/2026	Washington Water Service - Seattle	300009	-26.24
4/8/2026	HOA Community Solutions	ACH	-8.91
4/14/2026	Roberts, Johns & Hemphill PLLC	100249	-225.00
4/14/2026	Thornhill Landscaping Services LLC	100250	-756.70
4/30/2026	Strongroom - Strongroom Fees		-10.00
		Total AAB NEW Operating - 2938	**-1,683.34**
AAB Reserve - 5357			
4/1/2026	April Interest		29.39
		Total AAB Reserve - 5357	**29.39**

PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

Last statement: March 31, 2026
This statement: April 30, 2026
Total days in statement period: 30

Page 1
XXXXXX2938
(3)

Direct inquiries to:
888-734-4567

Alliance Association Banking
3075 W. Ray Road, FL 4
Chandler AZ 85226

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX2938	Beginning balance	$22,531.66
Enclosures	3	Total additions	500.44
Low balance	$20,847.88	Total subtractions	2,183.78
Average balance	$21,374.20	Ending balance	$20,848.32
Avg collected balance	$21,364		

CHECKS

Number	Date	Amount
2001	04-03	477.13
100250 *	04-30	756.70

*** Skip in check sequence**

DEBITS

Date	Description	Subtractions
04-01	' ACH Debit WASHINGTON WATER WATER BILL 260331	26.24
04-02	' ACH Debit Point Richmond R L168244 260402	679.80
04-09	' ACH Debit Point Richmond R L174636 260409	8.91
04-15	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100249*2604 14*Roberts Johns Hemphill PLLC\206910676\166465234\20	225.00
04-30	Miscellaneous Debit AVIDXCHANGE FEES	10.00

CREDITS

Date		Description	Additions
04-17	'	Lockbox Deposit	200.00
04-28	'	Remote Deposit	300.00
04-30	'	Interest Credit	0.44

DAILY BALANCES

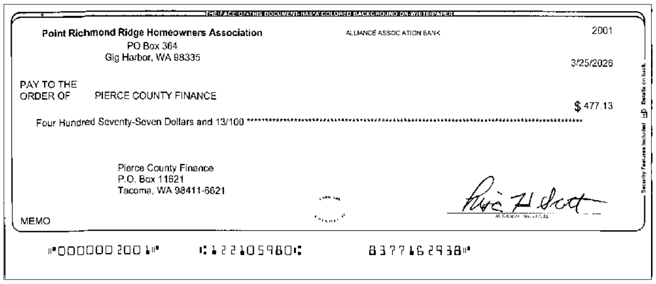
Date	Amount	Date	Amount	Date	Amount
03-31	22,531.66	04-03	21,348.49	04-17	21,314.58
04-01	22,505.42	04-09	21,339.58	04-28	21,614.58
04-02	21,825.62	04-15	21,114.58	04-30	20,848.32

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	30
Average balance for APY	$21,364.20
Interest earned	$0.44

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
PO Box 364
Gig Harbor, WA 98335

ALLIANCE ASSOCIATION BANK

2001

3/25/2026

PAY TO THE ORDER OF PIERCE COUNTY FINANCE

$ 477.13

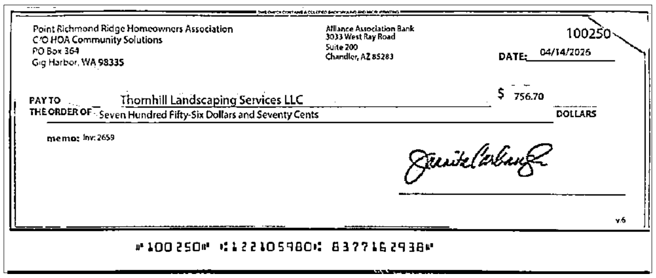
Four Hundred Seventy-Seven Dollars and 13/100 **

Pierce County Finance
P.O. Box 11621
Tacoma, WA 98411-6621

MEMO

⑈000000 2001⑈ ⑆122105980⑆ 8377162938⑈

04/03/2026 2001 $477.13



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

100250

DATE: 04/14/2026

PAY TO THE ORDER OF Thornhill Landscaping Services LLC

$ 756.70

Seven Hundred Fifty-Six Dollars and Seventy Cents DOLLARS

memo: Inv: 2659

⑈100250⑈ ⑆122105980⑆ 8377162938⑈

04/30/2026 100250 $756.70

Western Alliance Bank®

Alliance Association Banking

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: March 31, 2026
This statement: April 30, 2026
Total days in statement period: 30

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XXXXXX5357
(0)

Direct inquiries to:
888-734-4567

Alliance Association Banking
3075 W. Ray Road, FL 4
Chandler AZ 85226

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

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX5357	Beginning balance	$35,765.10
Low balance	$35,765.10	Total additions	29.39
Average balance	$35,765.10	Total subtractions	0.00
Avg collected balance	$35,765	Ending balance	$35,794.49
Interest paid year to date	$117.44		

CREDITS

Date		Description	Additions
04-30	'	Interest Credit	29.39

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	35,765.10	04-30	35,794.49		

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	30
Average balance for APY	$35,765.10
Interest earned	$29.39

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 1423832

Account Number	Due Date	Invoice Total
MGMT - PRRH	4/1/2026	$679.80

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
4/1/2026	Management Fees	$679.80

Point Richmond Ridge Homeowners Association

Items Total :	**$679.80**
Credit Amount :	**$0.00**
Invoice Total :	**$679.80**
Due Date :	**4/1/2026**
Account Number:	**MGMT - PRRH**

WASHINGTON WATER SERVICE
Quality. Service. Value.

FOR CUSTOMER SERVICE
(877) 408-4060
www.wawater.com
14519 Peacock Hill Ave. NW
Gig Harbor, WA 98332

Customer Name: PT RICHMOND RIDGE HOA
Billing Date: March 20, 2026
Account Number: 0419085055

Customer Message(s)
If you are signed up for automatic payment withdrawals and would like to go paperless and receive your bill via email, please provide your email address below.

>Amount due will be debited from your bank account on 2026-03-30<

New, Convenient, Flexible Payment Plans Available: Our new collaboration with PromisePay allows customers to privately make interest-free payment arrangements to bring their past-due accounts current. Residential customers who have a past-due balance of at least $50 are eligible and will receive text alerts to easily and discreetly set up a plan. Learn more: wawater.promise-pay.com.

Visit www.wawater.com to find out how you can save time, eliminate postage, and reduce clutter! We offer several easy payment options, including online billing and payment service, Automatic Payment Service, and pay-by-phone toll-free at (844)-850-9065.

Account Summary as of March 20, 2026	
Current charges - Water: Metered	26.24
Subtotal	26.24
Prior Balance	26.52
Payment Received - 03/02/26	-26.52
Total Amount Due	**$26.24**

Current Charges Delinquent on 04/11/26

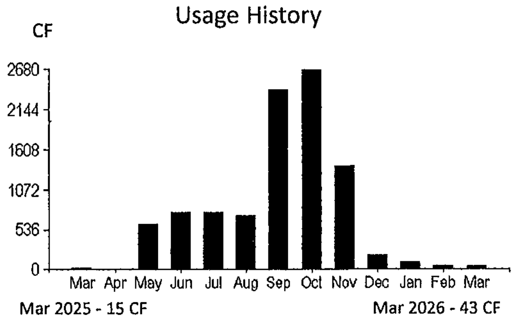
Automatic payment of amount due will be debited from your bank account on 03/30/26

Service Address: 13602xxx 12th Ave NW, Gig Harbor, WA 98332
Service Area: Peacock Hill

Service Details

Water

Usage History



1 C.F. is 7.48 Gallons

Service From 2/13/26 - 3/12/26	
3/4" Base - Zero Usage	24.72
3/4" Step 1: 0-600cf(43cf)	1.52
3/4" Step 2: 601-2,200cf(0cf)	0.00
3/4" Step 3: Over 2,200cf(0cf)	0.00
	$26.24

Meter #	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Total Usage
43237266	03/12/2026	175186	02/12/2026	175143	43 CF

CI260323.0640-3151-000000224

Account Number	Billing Date	
0419085055	03/20/26	**Automatic payment of $26.24 will be applied on 03/30/26**

NW M-15

003151 000000224

PT RICHMOND RIDGE HOA
C/O DEPT 432-HOA CS
PO BOX 4579
HOUSTON TX 77210-4579 A

Provide your email address below and sign for paperless billing.
Email: ____________
X ____________

RETURN ADDRESS:
WASHINGTON WATER SERVICE
PO BOX 35134
SEATTLE WA 98124-5134

0000008041908505500002624003202605

Washington Water Service
P.O. Box 336, Gig Harbor, WA 98335
Toll-Free (877) 408-4060
www.wawater.com

ASE SEND ALL PAYMENTS TO OUR PAYMENT-ONLY POST OFFICE BOX BELOW. PLEASE SEND ALL CORRESPONDENCE) INQUIRIES TO OUR MAIN POST OFFICE BOX ABOVE.

nents Only:	Office Locations:			
: Payments	East Pierce	Gig Harbor	Olympia	Orcas Island
Box 35134	Customer Center	Customer Center	Engineering and Water Quality	Field Office
tle, WA 98124	5410 189th Street East	14519 Peacock Hill Avenue NW	6800 Meridian Road SE	107 Firehouse Lane
	Puyallup, WA 98375	Gig Harbor, WA 98332	Olympia, WA 98513	Eastsound, WA 98245
	Fax: (253) 875-7747	Fax: (253) 857-4001	Fax: (360) 459-3259	Fax: (360) 376-2722

es, Water Quality, Conservation and Other Important information:
lquartered in Gig Harbor, Washington Water Service (Washington Water) is a water utility regulated by the Washington Utilities and sportation Commission (WUTC). The WUTC's contact information is provided below for your records.

C-approved rate schedules and rules are available for your review at our Customer Center above and on our website at www.wawater.com. tional information about water quality reports, conservation, emergency preparedness, and other service tips can also be found on our site.

er Bill Due Dates: *This bill is due and payable upon receipt.*
current charges on this bill are due and payable upon receipt and become past due after 21 days. Any **prior balances** shown are considered due and should be paid immediately to avoid interruption of service. If you question the accuracy of your bill, please contact our Customer er toll-free at (877) 408-4060.

nents
nents can be made online by visiting our website at www.wawater.com or by calling our automatic payment number at (844) 850-9065. e be sure to have your account number and service zip code available when making your payment using the automatic payment line. We ot the following methods of payment: cash, personal check, money order, or Visa, MasterCard, and Discover at our Customer Center. Credit payments can also be made over the phone during normal business hours by calling the toll-free number above. **Please note: Payments e over the phone with a customer service representative will be assessed a credit card processing fee, which we send to our payment essor.** We also have a night drop at our East Pierce, Gig Harbor, and Olympia locations, where you can drop your payment off for processing next business day.

dition to the payment methods previously mentioned, we offer automatic payment services that enable you to have your payment drafted your checking /savings account or a credit card on a recurring basis. If you are interested in one of our auto-pay services, please visit our site and click on the "Customer Care" tab to learn more and sign up. You can also call our office for assistance with these payment options.

ington Water also accepts payments from our customer's bill payer services. For those options, please reach out to your bank to set up your natic payment option.

heck payments should include your payment remittance stub for proper processing and be mailed separately from your general spondence and inquiries to the payment post office box above. **Please do not fold, staple, or clip your payments to your invoice, as mated equipment is used to process your payment.**

rgency Services
office hours are 8:00 a.m. to 4:30 p.m., Monday through Friday. Our office is closed on Mondays from noon to 1:00 p.m. and on weekends iolidays. For a list of our office closures, please visit our website at www.wawater.com. If you have an emergency during non-business hours, e call our toll-free number for assistance. For account information such as balance due, payment due dates, and other non-emergency ces, please call our Customer Center during normal business hours.

loyee Identification
thorized employees carry Washington Water photo identification and also wear company clothing with our logo. Please ask for identification e admitting service representatives onto your property. If you have any concerns, please call our Customer Center.

NOTICE TO CUSTOMERS WITH A PAST-DUE, PRIOR BALANCE ON THEIR BILL:

Any prior balance shown on this bill is past due. Service may be interrupted if payment **is not received immediately**.

If you are unable to pay a past-due bill, please contact our Customer Center to make payment arrangements. If service is interrupted for non-payment, restoration of service will require the payment of a reconnection fee to turn your water back on.

ı have concerns about your water service or bill and have contacted our Customer Center, and you have not been able to resolve your erns, please ask to speak to our customer service manager. If your concerns are still not addressed, you can contact the Washington Utilities Transportation Commission for further assistance

Consumer Protection Division
Washington Utilities and Transportation Commission
P.O. Box 47250, Olympia, WA 98504-7250
Telephone: (888) 333-WUTC (9882)
www.utc.wa.gov

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

INVOICE 1429257

Account Number	Due Date	Invoice Total
Admin-PRRH	4/1/2026	$8.91

Point Richmond Ridge Homeowners Association

DATE	DESCRIPTION	CHARGES
4/1/2026	MAIL HOUSE | Mail House Charges | March mailhouse mailings	$8.13
4/1/2026	Postage & Mailing | Postage & Mailing | March Postage	$0.78

Point Richmond Ridge Homeowners Association

Items Total :	**$8.91**
Credit Amount :	**$0.00**
Invoice Total :	**$8.91**
Due Date :	**4/1/2026**
Account Number:	**Admin-PRRH**

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

Invoice #2659

Issued	Apr 01, 2026
Due	May 01, 2026
Total	**$756.70**

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
MARCH Mantenance		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
Total	**$756.70**

Pay Now

APR 2026

Roberts, Johns & Hemphill, PLLC
Attorneys at Law
7525 Pioneer Way, Suite 202
Gig Harbor, WA 98335
(253) 858-8606

Point Richmond Ridge Homeowners Association
P.O. Box 364
Gig Harbor, WA 98335

April 7, 2026

Invoice #49934

In Reference To: General Business

Professional services

Date	Atty	Description	Hrs/Rate	Amount
3/20/2026	MWJ	Telephone conference with clients re: Marquardt violation notice; send draft insurance and indemnification provisions to client.	0.60 375.00/hr	225.00

For professional services rendered	0.60	$225.00
Previous balance		$187.50
3/18/2026 Payment - thank you		($187.50)
Total payments and adjustments		($187.50)
Balance due		$225.00

Payment Options: Mail Check, Call Office with Credit Card Information or Pay Online at:
https://secure.lawpay.com/pages/robertsjohnsandhemphill/operating
When paying online, please include the Invoice # in the reference section.
Thank you