



**Board of Director's Regular Meeting Agenda
6:30 PM Oct 21st, 2025 – WebEx**

<https://shadowrunatcanyonlakeshoa-850.my.webex.com/shadowrunatcanyonlakeshoa-850.my/j.php?MTID=m7918ea8196d6435528582d798ac408a7>

Call to order:

Guest(s):

Present:

Absent:

Secretary's report:

- Approve Sept Minutes

Treasurer's report:

- Financial Reports
- Audit
- Reserve Study - update on progress

Old Business:

- **Open board position x 2, also need a secretary and treasurer**
- Violations:
 - The one-year on house paint has passed, houses that haven't painted will need the process escalated to the next step. Have fines gone out for those homes not painted? (Deadline in the letters was 7/31 to submit ACC and paint chips)
 - 36th Fence is still unpainted and needs letter
 - 2509 W 35th Ave - backyard weeds so bad they can be seen from the street
 - Complaint of dying tree near 36th entrance at 3478 W 35th Ave
- Tree Trimming

New Business:

- Annual landscaping contract, planning for 2026 annual meeting, planning for 2026 budget

Close Session if needed

Motion for Executive Session, Pursuant to RCW 64.38.035. "I move that the Board enters a closed session to discuss the following item or items...":

●

Board Actions:

●

Ad-Hoc Agenda Items:

Adjourn Meeting:

Next Regular Meeting: Will be held **Nov** –, 2025 at ____ 6:30PM ____ on WebEx

Balance Sheet

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

As of: 09/30/2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	80,323.88
Operating Cash #2	60.00
Reserve Cash	
Reserve Cash Savings #1	92,811.32
Total Reserve Cash	92,811.32
Total Cash	173,195.20
Accounts Receivable	31,714.22
TOTAL ASSETS	204,909.42
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	1,702.47
Total Liabilities	1,702.47
Capital	
Retained Earnings	25,557.96
Reserves - Unallocated	92,811.32
Appfolio Import Offset	32,396.96
Calculated Retained Earnings	52,440.71
Total Capital	203,206.95
TOTAL LIABILITIES & CAPITAL	204,909.42

Income Statement

Celski & Associates, Inc.

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Period Basis: Calendar

As of: Sep 2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
HOA Assessment Income	0.00	0.00	90,723.50	86.06
Interest Income: Operating	1.72	0.20	228.86	0.22
Interest Income: Reserves	19.07	2.23	30.51	0.03
Fees Income				
Legal Fees Reimbursement Income	220.00	25.74	3,678.36	3.49
Owner Late Fee Interest Income	314.01	36.73	4,484.04	4.25
Fines/Violation Income	300.00	35.10	3,430.00	3.25
Late Fee Income	0.00	0.00	2,491.31	2.36
Administrative Fee	0.00	0.00	100.00	0.09
Total Fees Income	834.01	97.57	14,183.71	13.45
Miscellaneous Income	0.00	0.00	250.00	0.24
Total Operating Income	854.80	100.00	105,416.58	100.00
Expense				
MANAGEMENT FEES				
Management fees	850.00	99.44	5,100.00	4.84
Total MANAGEMENT FEES	850.00	99.44	5,100.00	4.84
OTHER				
Bank Fees	0.00	0.00	4.80	0.00
Total OTHER	0.00	0.00	4.80	0.00
General & Administrative:				
Printing & Reproduction	1.30	0.15	780.00	0.74
Postage & Mailings	14.59	1.71	518.37	0.49
Meeting Expense	0.00	0.00	60.06	0.06
Office Supplies	0.00	0.00	36.40	0.03
P.O. Box Rental	0.00	0.00	268.00	0.25
Total General & Administrative:	15.89	1.86	1,662.83	1.58
Professional Fees:				
Bookkeeping	0.00	0.00	215.22	0.20
Administrative Expense	21.75	2.54	21.75	0.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
CPA - Audit	0.00	0.00	2,500.00	2.37
CPA - Tax Preparation	0.00	0.00	250.00	0.24
Reserve Study	0.00	0.00	645.00	0.61
Total Professional Fees:	21.75	2.54	3,631.97	3.45
Legal Fees Expense:				
Legal Expense: Reimbursable	220.00	25.74	4,687.60	4.45
Legal Expense: Non-Reimbursable	297.50	34.80	4,040.63	3.83
Total Legal Fees Expense:	517.50	60.54	8,728.23	8.28
Taxes:				
Federal Income Tax	0.00	0.00	36.00	0.03
Property Tax	0.00	0.00	207.21	0.20
Total Taxes:	0.00	0.00	243.21	0.23
Utilities:				
Electricity	42.15	4.93	329.52	0.31
Irrigation Assessment	0.00	0.00	4,454.48	4.23
Total Utilities:	42.15	4.93	4,784.00	4.54
Landscaping:				
Monthly Contract Maintenance	2,278.27	266.53	21,744.30	20.63
Pruning / Shrub & Tree Maintenance	0.00	0.00	2,936.51	2.79
Irrigation Repair - Parts & Labor	52.22	6.11	3,589.31	3.40
Plantings	0.00	0.00	435.20	0.41
Total Landscaping:	2,330.49	272.64	28,705.32	27.23
Maintenance Shop				
Comm Bldg Telephone	35.00	4.09	85.00	0.08
Total Maintenance Shop	35.00	4.09	85.00	0.08
Reserve Expense Unallocated:				
Reserve Deposits	19.07	2.23	30.51	0.03
Total Reserve Expense Unallocated:	19.07	2.23	30.51	0.03
Total Operating Expense	3,831.85	448.27	52,975.87	50.25
NOI - Net Operating Income	-2,977.05	-348.27	52,440.71	49.75
Total Income	854.80	100.00	105,416.58	100.00
Total Expense	3,831.85	448.27	52,975.87	50.25
Net Income	-2,977.05	-348.27	52,440.71	49.75

Annual Budget - Comparative

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Period Basis: Calendar

As of: Sep 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
HOA Assessment Income	0.00	0.00	0.00	0.00%	90,723.50	89,241.00	1,482.50	1.66%	89,241.00
Interest Income: Operating	1.72	0.00	1.72	—	228.86	0.00	228.86	—	0.00
Interest Income: Reserves	19.07	0.00	19.07	—	30.51	0.00	30.51	—	0.00
Fees Income									
Legal Fees Reimbursement Income	220.00	0.00	220.00	—	3,678.36	0.00	3,678.36	—	0.00
Owner Late Fee Interest Income	314.01	0.00	314.01	—	4,484.04	0.00	4,484.04	—	0.00
Fines/ Violation Income	300.00	0.00	300.00	—	3,430.00	0.00	3,430.00	—	0.00
Late Fee Income	0.00	0.00	0.00	0.00%	2,491.31	0.00	2,491.31	—	0.00
Administrative Fee	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	—	0.00
Total Fees Income	834.01	0.00	834.01	—	14,183.71	0.00	14,183.71	—	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	—	0.00
Total Operating Income	854.80	0.00	854.80	—	105,416.58	89,241.00	16,175.58	18.13%	89,241.00
Expense									
MANAGEMENT FEES									
Management fees	850.00	850.00	0.00	0.00%	5,100.00	7,650.00	2,550.00	33.33%	10,200.00
Total	850.00	850.00	0.00	0.00%	5,100.00	7,650.00	2,550.00	33.33%	10,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
MANAGEMENT FEES									
OTHER									
Bank Fees	0.00	0.00	0.00	0.00%	4.80	0.00	-4.80	—	0.00
Total OTHER	0.00	0.00	0.00	0.00%	4.80	0.00	-4.80	—	0.00
General & Administrative:									
Printing & Reproduction	1.30	0.00	-1.30	—	780.00	0.00	-780.00	—	0.00
Postage & Mailings	14.59	12.50	-2.09	-16.72%	518.37	112.50	-405.87	-360.77%	150.00
License & Permits	0.00	3.33	3.33	100.00%	0.00	30.01	30.01	100.00%	40.00
Meeting Expense	0.00	29.16	29.16	100.00%	60.06	262.52	202.46	77.12%	350.00
Office Supplies	0.00	16.66	16.66	100.00%	36.40	150.02	113.62	75.74%	200.00
P.O. Box Rental	0.00	20.83	20.83	100.00%	268.00	187.51	-80.49	-42.93%	250.00
Total General & Administrative:	15.89	82.48	66.59	80.73%	1,662.83	742.56	-920.27	-123.93%	990.00
Professional Fees:									
Bookkeeping	0.00	0.00	0.00	0.00%	215.22	0.00	-215.22	—	0.00
Administrative Expense	21.75	20.83	-0.92	-4.42%	21.75	187.51	165.76	88.40%	250.00
Website	0.00	33.33	33.33	100.00%	0.00	300.01	300.01	100.00%	400.00
CPA - Audit	0.00	0.00	0.00	0.00%	2,500.00	2,500.00	0.00	0.00%	2,500.00
CPA - Tax Preparation	0.00	0.00	0.00	0.00%	250.00	200.00	-50.00	-25.00%	200.00
Reserve Study	0.00	66.66	66.66	100.00%	645.00	600.02	-44.98	-7.50%	800.00
Accounting & Software	0.00	104.16	104.16	100.00%	0.00	937.52	937.52	100.00%	1,250.00
Total Professional Fees:	21.75	224.98	203.23	90.33%	3,631.97	4,725.06	1,093.09	23.13%	5,400.00
Legal Fees Expense:									
Legal	220.00	0.00	-220.00	—	4,687.60	0.00	-4,687.60	—	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Expense: Reimbursable									
Legal Expense: Non-Reimbursable	297.50	166.66	-130.84	-78.51%	4,040.63	1,500.02	-2,540.61	-169.37%	2,000.00
Total Legal Fees Expense:	517.50	166.66	-350.84	-210.51%	8,728.23	1,500.02	-7,228.21	-481.87%	2,000.00
Taxes:									
Federal Income Tax	0.00	0.00	0.00	0.00%	36.00	0.00	-36.00	—	0.00
Property Tax	0.00	0.00	0.00	0.00%	207.21	300.00	92.79	30.93%	300.00
Total Taxes:	0.00	0.00	0.00	0.00%	243.21	300.00	56.79	18.93%	300.00
Utilities:									
Electricity	42.15	41.66	-0.49	-1.18%	329.52	375.02	45.50	12.13%	500.00
Irrigation Assessment	0.00	0.00	0.00	0.00%	4,454.48	4,000.00	-454.48	-11.36%	4,000.00
Total Utilities:	42.15	41.66	-0.49	-1.18%	4,784.00	4,375.02	-408.98	-9.35%	4,500.00
Landscaping:									
Monthly Contract Maintenance	2,278.27	2,750.00	471.73	17.15%	21,744.30	24,750.00	3,005.70	12.14%	33,000.00
Pruning / Shrub & Tree Maintenance	0.00	0.00	0.00	0.00%	2,936.51	0.00	-2,936.51	—	0.00
Irrigation Repair - Parts & Labor	52.22	0.00	-52.22	—	3,589.31	0.00	-3,589.31	—	0.00
Plantings	0.00	0.00	0.00	0.00%	435.20	0.00	-435.20	—	0.00
Total Landscaping:	2,330.49	2,750.00	419.51	15.25%	28,705.32	24,750.00	-3,955.32	-15.98%	33,000.00
Insurance:									
Property & Liability Insurance	0.00	291.66	291.66	100.00%	0.00	2,625.02	2,625.02	100.00%	3,500.00
Total Insurance:	0.00	291.66	291.66	100.00%	0.00	2,625.02	2,625.02	100.00%	3,500.00
Maintenance Shop									
Comm Bldg Telephone	35.00	27.50	-7.50	-27.27%	85.00	247.50	162.50	65.66%	330.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Maintenance Shop	35.00	27.50	-7.50	-27.27%	85.00	247.50	162.50	65.66%	330.00
Reserve Expense Unallocated:									
Reserve Deposits	19.07	2,416.66	2,397.59	99.21%	30.51	21,750.02	21,719.51	99.86%	29,000.00
Total Reserve Expense Unallocated:	19.07	2,416.66	2,397.59	99.21%	30.51	21,750.02	21,719.51	99.86%	29,000.00
Total Operating Expense	3,831.85	6,851.60	3,019.75	44.07%	52,975.87	68,665.20	15,689.33	22.85%	89,220.00
Total Operating Income	854.80	0.00	854.80	—	105,416.58	89,241.00	16,175.58	18.13%	89,241.00
Total Operating Expense	3,831.85	6,851.60	3,019.75	44.07%	52,975.87	68,665.20	15,689.33	22.85%	89,220.00
NOI - Net Operating Income	-2,977.05	-6,851.60	3,874.55	56.55%	52,440.71	20,575.80	31,864.91	154.87%	21.00
Total Income	854.80	0.00	854.80	—	105,416.58	89,241.00	16,175.58	18.13%	89,241.00
Total Expense	3,831.85	6,851.60	3,019.75	44.07%	52,975.87	68,665.20	15,689.33	22.85%	89,220.00
Net Income	-2,977.05	-6,851.60	3,874.55	56.55%	52,440.71	20,575.80	31,864.91	154.87%	21.00

Trial Balance

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Date Range: 09/01/2025 to 09/30/2025

Accounting Basis: Accrual

GL Account	Balance Forward	Debit	Credit	Ending Balance
1150: Operating Cash	84,982.59		4,658.71	80,323.88
1151: Operating Cash #2	0.00	60.00		60.00
1171: Reserve Cash Savings #1	92,792.25	19.07		92,811.32
1300: Accounts Receivable	31,457.85	256.37		31,714.22
2300: Prepayments	-1,167.03		535.44	-1,702.47
2500: Accounts Payable	-1,900.73	1,900.73		0.00
3300: Retained Earnings	-25,557.96			-25,557.96
3340: Reserves - Unallocated	-92,792.25		19.07	-92,811.32
3999: Appfolio Import Offset	-32,396.96			-32,396.96
4200: HOA Assessment Income	-90,723.50			-90,723.50
4203: Legal Fees Reimbursement Income	-3,458.36		220.00	-3,678.36
4205: Owner Late Fee Interest Income	-4,170.03		314.01	-4,484.04
4206: Fines/Violation Income	-3,130.00		300.00	-3,430.00
4209: Interest Income: Operating	-227.14		1.72	-228.86
4210: Interest Income: Reserves	-11.44		19.07	-30.51
4460: Late Fee Income	-2,491.31			-2,491.31
4480: Administrative Fee	-100.00			-100.00
4700: Miscellaneous Income	-250.00			-250.00
6192: Bank Fees	4.80			4.80
6270: Management fees	4,250.00	850.00		5,100.00
8001: Printing & Reproduction	778.70	1.30		780.00
8002: Postage & Mailings	503.78	14.59		518.37
8006: Meeting Expense	60.06			60.06
8007: Office Supplies	36.40			36.40
8011: P.O. Box Rental	268.00			268.00
8103: Bookkeeping	215.22			215.22
8106: Administrative Expense	0.00	21.75		21.75
8110: CPA - Audit	2,500.00			2,500.00
8111: CPA - Tax Preparation	250.00			250.00
8112: Reserve Study	645.00			645.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8121: Legal Expense: Reimbursable	4,467.60	220.00		4,687.60
8122: Legal Expense: Non-Reimbursable	3,743.13	297.50		4,040.63
8141: Federal Income Tax	36.00			36.00
8142: Property Tax	207.21			207.21
8161: Electricity	287.37	42.15		329.52
8163: Irrigation Assessment	4,454.48			4,454.48
8201: Monthly Contract Maintenance	19,466.03	2,278.27		21,744.30
8207: Pruning / Shrub & Tree Maintenance	2,936.51			2,936.51
8210: Irrigation Repair - Parts & Labor	3,537.09	52.22		3,589.31
8214: Plantings	435.20			435.20
8265: Comm Bldg Telephone	50.00	35.00		85.00
8801: Reserve Deposits	11.44	19.07		30.51
Total	0.00	6,068.02	6,068.02	0.00

Aged Payables Summary

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

As of: 09/30/2025

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
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No data to display

Total	0.00	0.00	0.00	0.00	0.00	0.00
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Check Register

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Date Range: 09/01/2025 to 09/30/2025

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
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Shadow Run Homeowners Association Operating

Shadow Run Homeowners Association Operating	1036	Yes	09/03/2025	Celski & Associates Inc.	10.63	78931, 78932
Shadow Run Homeowners Association Operating	1037	Yes	09/03/2025	Heritage Professional Landscaping, Inc.	1,900.73	27011, 29573, 29271
Shadow Run Homeowners Association Operating	1038	Yes	09/03/2025	Einar Offerdahl	21.75	Reimbursement - Gmail & Google Drive Annual Subscription
Shadow Run Homeowners Association Operating	1039	Yes	09/03/2025	Pody & McDonald, PLLC	517.50	70558, 70559, 70556, 70557, 70560
Shadow Run Homeowners Association Operating	1040	Yes	09/15/2025	The HOA Management Group, Inc.	850.00	11637
Shadow Run Homeowners Association Operating	1041	Yes	09/16/2025	Heritage Professional Landscaping, Inc.	52.22	1068
Shadow Run Homeowners Association Operating	1042	No	09/22/2025	Benton PUD	42.15	Inv Group 1994
Shadow Run Homeowners Association Operating	1043	Yes	09/22/2025	Celski & Associates Inc.	5.26	78981
Shadow Run Homeowners Association Operating	1044	No	09/29/2025	Heritage Professional Landscaping, Inc.	2,278.27	33848

5,678.51

Shadow Run Homeowners Association Second Operating - Debit Card

Shadow Run Homeowners Association Second Operating - Debit Card	469216	Yes	09/24/2025	Cricket Wireless	35.00	ACH
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Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Total					5,713.51	

CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
8/29/2025	78931

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Compliance			8/29/2025			
Quantity	Item Code	Description			Price Each	Amount
3	Mailings	Includes Envelope, Single Sheet, and Labor			1.50	4.50T
2	Color Photocopies	Additional Pages- Color			0.35	0.70T
3	Postage	Postage at US Postal Service First Class Rate			0.78	2.34
		Sales Tax			8.80%	0.46
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CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
8/29/2025	78932

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Welcome Letter			8/29/2025			
Quantity	Item Code	Description			Price Each	Amount
1	Mailings	Includes Envelope, Single Sheet, and Labor			1.50	1.50T
2	Photocopies	Additional Pages			0.10	0.20T
1	Postage	Postage at US Postal Service First Class Rate			0.78	0.78
		Sales Tax			8.80%	0.15
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HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

INVOICE

PRINTED: 8/13/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

Service Address

Shadow Run HOA
Ely St. & W 33rd Ave
Kennewick, WA 99337

Invoice # 27011

Please Remit \$435.20

Phone (509) 370-5476

Cust # 1068

Danielle Dobner

Description	Date	Amount	Tax	Total
<u>Landscape Planting \$400.00</u>	8/12/2025	400.00	35.20	435.20
Replaced (1) Maple Tree The Was Blown Over			Today's Invoice Charge	400.00
				\$0.00
			Kennewick	35.20
			Invoice Total	435.20
			Please Remit	\$435.20
<i>Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.</i>				
For your convenience, service continues from season to season. For a change in service, please call our office.				

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

Billing Address

Celski & Associates

6725 W Clearwater
Kennewick, WA 99336

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Amount	Check

Charge My: ☐  ☐  ☐  Exp: ___/___/___

Card #: _____

Signature: _____ Security Code: _____

Invoice # 27011

Customer 1068

Today's Invoice Charge 400.00
\$0.00

Kennewick 35.20
Invoice Total 435.20

Please Remit \$435.20

Due Date
9/12/2025

Invoice # 27011

For your convenience, service continues from season to season. For a change in service, please call our office.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. BE SURE ADDRESS SHOWS THROUGH WINDOW.

INVOICE

Customer # 1068

Printed 8/27/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

office@heritagelandscaping.com

Service Address

Shadow Run HOA
Ely St. & W 33rd Ave
Kennewick, WA 99337

Invoice #: 29271

Tax: \$4.22

Please Remit: \$52.22

Cell. (509) 370-5476

[illegible]

Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.

office@heritagelandscaping.com

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

Amount	Check

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Bill To Address

Celski & Associates -
6725 W Clearwater
Kennewick, WA 99336

Charge My: ☐ ☐ ☐ Exp: ____/____

Card #:

Signature: _____ Security Code: _____

Job # 54016
Customer # 1068

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Tax: \$4.22

Please Remit: \$52.22

Printed 8/27/2025

Invoice #: 29271



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

INVOICE

PRINTED: 8/27/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

Service Address

Shadow Run HOA
Ely St. & W 33rd Ave
Kennewick, WA 99337

Invoice # 29573

Please Remit \$1,413.31

Phone (509) 370-5476

Cust # 1068

Danielle Dobner

Description	Date	Amount	Tax	Total
<u>Tree Removal \$1,299.00</u>	8/27/2025	1,299.00	114.31	1,413.31
Cut Down & Removed Dead Tree In Small Park Off Buntin St., Ground Down The Stump & Removed The Wood Chips				Today's Invoice Charge 1,299.00 \$0.00
				Kennewick 114.31 Invoice Total 1,413.31
				Please Remit \$1,413.31 <i>Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.</i>
For your convenience, service continues from season to season. For a change in service, please call our office.				

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

Billing Address

Celski & Associates

6725 W Clearwater
Kennewick, WA 99336

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Amount	Check

Charge My: ☐  ☐  ☐  Exp: ___/___/___

Card #: _____

Signature: _____ Security Code: _____

Invoice # 29573

Customer 1068

Today's Invoice Charge 1,299.00
\$0.00

Kennewick 114.31
Invoice Total 1,413.31

Please Remit \$1,413.31

Due Date
9/26/2025

Invoice # 29573

For your convenience, service continues from season to season. For a change in service, please call our office.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. BE SURE ADDRESS SHOWS THROUGH WINDOW.

srhoa reimbursement request Fwd: Your Google Play Order Receipt from Aug 29, 2025

From SHADOW RUN HOA <shadow.run.hoa.99337@gmail.com>

Date Fri 8/29/2025 1:14 PM

To Shade Orr <Shade@thehoamanagementgroup.com>

Shade;

Reimbursement request for Einar Offerdahl, below receipt 21.75 is for our gmail and google drive email and storage for the HOA its an annual charge.

Regards,

Einar

----- Forwarded message -----

From: **Google Play** <googleplay-noreply@google.com>

Date: Fri, Aug 29, 2025 at 1:11 PM

Subject: Your Google Play Order Receipt from Aug 29, 2025

To: <Shadow.Run.HOA.99337@gmail.com>



Thank you

Your subscription from Google LLC on Google Play continues and you've been charged. Manage your subscriptions

Order number: SOP.3309-7495-2120-40836..2

Order date: Aug 29, 2025 1:11:32 PM PDT

Your account: Shadow.Run.HOA.99337@gmail.com

Item	Price
100 GB (Google One) (by Google LLC) Auto-renewing subscription	\$19.99/year

State sales tax: \$1.30

Local sales tax: \$0.46

Total: \$21.75/year

Payment method:



By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. [Learn how to cancel.](#) Keep this for your records.

Questions? Visit [Google LLC](#).

Google Play

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[See your Google Play Order History.](#)

[View the Google Play Refund Policy and the Terms of Service.](#)

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Google LLC, 1600 Amphitheatre Pkwy, Mountain View, CA, 94043, United States

Please don't reply to this email, as we are unable to respond from this email address. If you need support, visit the [Google Play Help Center](#).



Pody & McDonald, PLLC

1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70556
Date: 08/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336

Shadow Run/ [REDACTED]

Date	Description	Attorney	Quantity	Rate	Amount
08/04/2025	Review case file and email Association re: account status.	AAA	0.20	\$275.00	\$55.00
				Subtotal	\$55.00
				Amount	\$55.00

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.



Pody & McDonald, PLLC

1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70557
Date: 08/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336

Shadow Run/ [REDACTED]

Date	Description	Attorney	Quantity	Rate	Amount
08/04/2025	Review case file and email Association re: account status.	AAA	0.20	\$275.00	\$55.00
				Subtotal	\$55.00
				Amount	\$55.00

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.



Pody & McDonald, PLLC

1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70558
Date: 08/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336

Shadow Run/ [REDACTED]

Date	Description	Attorney	Quantity	Rate	Amount
08/04/2025	Review file and email Association re: account status.	AAA	0.20	\$275.00	\$55.00
				Subtotal	\$55.00
				Amount	\$55.00

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.



Pody & McDonald, PLLC

1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70559
Date: 08/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336

Shadow Run/ [REDACTED]

Date	Description	Attorney	Quantity	Rate	Amount
08/04/2025	Review file and email Association re: account status.	AAA	0.20	\$275.00	\$55.00
				Subtotal	\$55.00
				Amount	\$55.00

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.



Pody & McDonald, PLLC
1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70560
Date: 08/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336

Shadow Run/misc. matters

Date	Description	Attorney	Quantity	Rate	Amount
08/13/2025	Review and respond to email from the board re: architectural control conditions. Revise resolution. Review governing documents.	PMM	0.40	\$425.00	\$170.00
08/14/2025	Draft policy pertaining to paint colors. (ADDITIONAL .1 NO CHARGE)	DHP	0.10	\$425.00	\$42.50
08/14/2025	Revise and finalize board resolution adopting architectural control conditions.	PMM	0.20	\$425.00	\$85.00
				Subtotal	\$297.50
				Amount	\$297.50

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.

The HOA Management Group Inc.

6725 W Clearwater Ave
Kennewick, WA 99336

Invoice

Date	Invoice #
9/1/2025	11637

Bill To
Shadow Run HOA

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
Management	Management Fees		850.00	850.00
			Total	\$850.00

INVOICE

Customer # 1068

Printed 9/15/2025

Service Address

Shadow Run HOA
Ely St. & W 33rd Ave
Kennewick, WA 99337

Heritage Prof. Landscaping - TC

(509) 586-0744

office@heritagelandscaping.com

Invoice #: 31805

Tax: \$4.22

Please Remit: \$52.22

Cell. (509) 370-5476

Description	Quantity	Unit Price	Amount
Irrigation - System Repair			
Labor	0.75	60.00	45.00
Replaced Cap That Was Leaking			
PVC Cap	1.00	3.00	3.00

Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.

office@heritagelandscaping.com

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

Amount	Check

Charge My: ☐  ☐  ☐  Exp: ____/____

Card #: _____

Signature: _____ Security Code: _____

Job # 54815

Customer # 1068

Bill To Address

Celski & Associates -
6725 W Clearwater
Kennewick, WA 99336

Heritage Prof. Landscaping - TC

PO Box 7225

Kennewick, WA 99336

Tax: \$4.22

Please Remit: \$52.22

Printed 9/15/2025

Invoice #: 31805



2721 W 10th Ave
PO Box 6270
Kennewick, WA 99336

Pay online or go paperless at
www.bentonpud.org

INVOICE INFORMATION

PRIMARY ACCOUNT:

Billing Date: 09/16/2025

SUMMARY

Total Previous Balance	\$42.28
Payments Received	-\$42.28
Balance Forward	\$0.00
New Charges Due 10/06/2025	\$42.15
Total Amount Due *	\$42.15

* 1% late charge will be added if your payment is received after the due date.

1201 0 AV 0.593
SHADOW RUN HOA
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1724

5 1201
C-5



ACCOUNT SUMMARY FOR INVOICE GROUP: 1994

Account Number	Service Address	Balance Forward	Current Charges	Total Due
55670003	W 33RD AV AND S ELY ST	0.00	21.54	\$21.54
55670000	3428 S BUNTIN ST SHADOW RUN HOA	0.00	6.87	\$6.87
55670001	3121 S DENNIS ST SHADOW RUN HOA	0.00	6.87	\$6.87
55670002	2600 BLK W 36TH AV SHADOW RUN HOA	0.00	6.87	\$6.87
Total		0.00	42.15	\$42.15

PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT • MAKE YOUR CHECKS PAYABLE TO: BENTON PUD



Kennewick Office
2721 W 10th Ave
PO Box 6270
Kennewick, WA 99336
(509) 582-2175

Prosser Office
250 N Gap Road
Prosser, WA 99350
(509) 786-1841

Manage your account with SmartHub!

- ♦ Make Payments, Go Paperless
- ♦ Track Electric Usage
- ♦ Report Outages

Sign up at BentonPUD.org



AMOUNT DUE

ACCOUNT NUMBER

Total Amount Due \$42.15

New Charges Due Date 10/06/2025

Helping Hands Donation \$

Total Amount Enclosed \$

BENTON PUD
PO BOX 6270
KENNEWICK WA 99336-0270

2



SHADOW RUN HOA

**PAYMENT KIOSK
BARCODE:**



512040055670003000004215000004258091520256

Billing Information & Fees

Electric bills include charges for electricity, delivery services, general administration and overhead, metering, taxes, conservation expenses, and other items. Bills are issued approximately every 30 days and are due 20 days from the billing date.

Past due charges are due immediately. Electric service may be disconnected after the due date printed on the monthly bill if payment is not made. Subsequent bills shall not postpone date of disconnection nor constitute waiver of Benton PUD's right to disconnect service. If an account becomes delinquent it may be subject to the following: 1) 1% late fee, 2) urgent notice fee, 3) additional deposit, 4) disconnection of service, which may result in fees and a deposit. Unpaid closed accounts and unpaid miscellaneous accounts are referred to an agency for collection. Per RCW 19.16.500, agency fees are payable by the customer.

Change of Occupancy or change of legal responsibility on any premise served by Benton PUD requires a notice of such change be given within a reasonable time prior to such change. You are responsible for all power consumed until a final reading can be obtained.

Fees are assessed for new customer connects, returned payments, urgent notices, disconnects, reconnects following disconnect for non-pay (including after-hours), meter testing and meter tampering. Additional fees can be found in the Customer Service Rates and Policies book available on our website or by request.

Taxes required by state law or city municipal code are included in your bill. The following taxes are included in your electric service charges:

- **State Privilege Tax** (2.14% per RCW 54.28)
- **State Public Utility Tax** (3.8734% per RCW 82.16)
- **State Sales/Use Tax** (rates vary, paid by Benton PUD on various purchases)
- The tax included on the line entitled "City Tax" is **Occupation Tax** levied by the city in which the premise is located.

Returned Payments that fail to clear the institution upon which it is presented may result in immediate disconnection of electric service until all debts and service charges are paid. Customers with two returned payments (check or electronic) in any 12-month period may be required to pay by cash, in addition to being assessed a fee.

Green Power Program gives customers an opportunity to help support additional purchases of renewable power by Benton PUD. The level at which you choose to participate will be added to your monthly bill.



Low Income Services

Low Income Discounts are available for qualified seniors and disabled customers. Eligible customers may receive a 10%, 15% or 25% monthly discount on their bill.

Winter Weather Moratorium helps protect qualified customers from disconnection of your electric service for non-payment November 15 through March 15, under RCW 54.16.285. To qualify, you must: 1) notify Benton PUD no later than the final date on the Urgent Notice of the inability to pay the electric bill, 2) visit our offices to pick up a Winter Weather Moratorium document that must be completed and signed by an authorized employee of the Community Action Connections, then return the document to Benton PUD, 3) enter into and maintain a payment plan that will make your account current by the next October 15, 4) agree to pay all owing, even if you move.

Helping Hands funds are available for qualified low income customers. Benton PUD customers, employees and community members voluntarily make donations to the Helping Hands program. Funds are disbursed through Community Action Connections (CAC) to customers who need help on their electric bill and meet the guidelines. Please contact CAC at 509-545-4065 for more information. Customers who wish to donate to the program may give a one-time donation or request an amount of \$1 or more be added to their monthly bill.



Payment Options

Online

- Enroll in SmartHub at BentonPUD.org to sign up for paperless billing, Autopay or make a one-time payment.
- Make a one-time payment – no enrollment required.

Pay by Phone 24 hours a day

- Call 509-582-2175 or 509-786-1841 and follow the prompts to pay your bill using a credit or debit card.
- Save your payment information and sign up for recurring Autopay.

Alternate Payment Sites

- CheckFree locations: Walmart and Moneytree.
- Payments made at alternate sites may take up to one week to process, and may include a fee.

Payment Kiosks and Drop Boxes

- Located at Benton PUD offices in Kennewick and Prosser.

Auto Pay

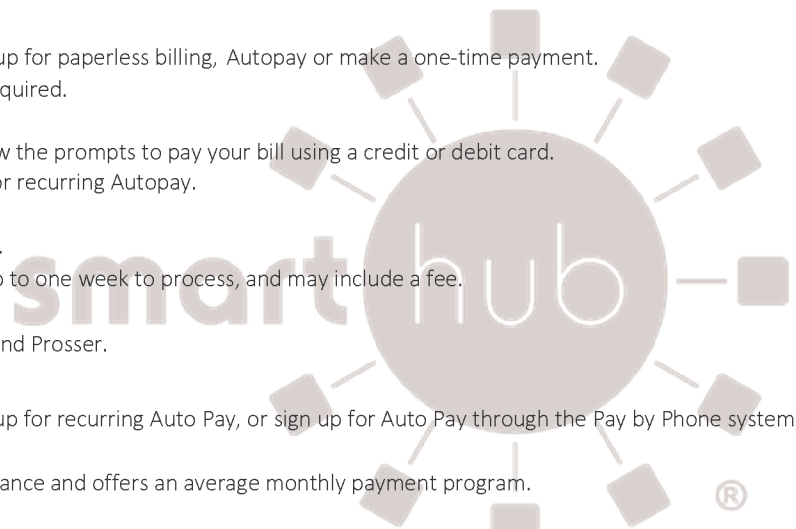
- Enroll in SmartHub at BentonPUD.org to sign up for recurring Auto Pay, or sign up for Auto Pay through the Pay by Phone system.

Budget Payment Plan

- Available to eligible customers with a zero balance and offers an average monthly payment program.

Payment Arrangements

- May be available to customers unable to pay their monthly bill. Payment arrangements on past due accounts are made at the discretion of Benton PUD. Broken payment arrangements are subject to disconnection of electric service without further notice.





Kennewick Office
2721 W 10th Ave
PO Box 6270
Kennewick, WA 99336
(509) 582-2175

Prosser Office
250 N Gap Road
Prosser, WA 99350
(509) 786-1841

Pay online at www.bentonpud.org

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 08/08/2025 - 09/08/2025

Small Gen Svc Single Phs

Daily System	31 Days @ \$0.58	\$17.98
Energy	30 kWh @ \$0.0622	\$1.87
Kennewick City Tax		\$1.69

Subtotal New Charges \$21.54

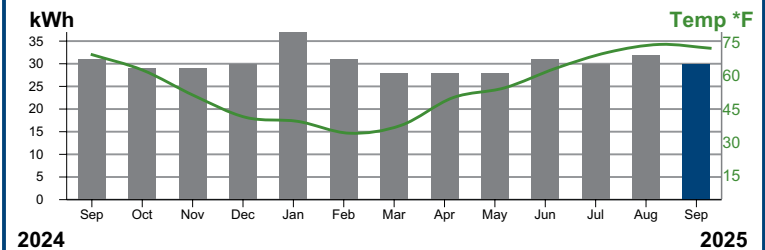
New Charges Due Date 10/06/2025

Service Address: W 33RD AV AND S ELY ST

METER INFORMATION

Meter #	Current	Previous	Mult	kWh Usage	kW Demand
113231	5593	5563	1	30	0

kWh USAGE HISTORY



PERIOD ENDING	Sep 2024	Sep 2025
Avg Daily Temperature	73	76
Avg Daily kWh Usage	1	1
Avg Daily Cost	\$.67	\$.69

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 08/08/2025 - 09/08/2025

Flats Unmetered Services

Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54

Subtotal New Charges \$6.87

New Charges Due Date 10/06/2025

Service Address: 3428 S BUNTIN ST SHADOW RUN HOA

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 08/08/2025 - 09/08/2025

Flats Unmetered Services

Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54

Subtotal New Charges \$6.87

New Charges Due Date 10/06/2025

Service Address: 3121 S DENNIS ST SHADOW RUN HOA

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 08/08/2025 - 09/08/2025

Flats Unmetered Services

Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54

Subtotal New Charges \$6.87

New Charges Due Date 10/06/2025

Service Address: 2600 BLK W 36TH AV SHADOW RUN HOA



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CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
9/19/2025	78981

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number		Terms	Rep	Ship	Via	F.O.B.	Project	
Welcome Letters				9/19/2025				
Quantity	Item Code	Description				Price Each		Amount
2 4 2	Mailings	Includes Envelope, Single Sheet, and Labor				1.50		3.00T
	Photocopies	Additional Pages				0.10		0.40T
	Postage	Postage at US Postal Service First Class Rate				0.78		1.56
		Sales Tax				8.80%		0.30
						Total \$5.26		



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

Invoice

Customer #: 1068
Invoice #: 33848
Printed: 9/25/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

office@heritagelandscaping.com

Service Address

Shadow Run HOA
Ely St. & W 33rd Ave
Kennewick, WA 99337

Bus.

Res.

PO #:

Description	Date	Amount	Tax	Total
September 2025 Charge	9/25/2025	\$2,094.00	\$184.27	\$2,278.27
September Landscape Maintenance				

Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.

Heritage Prof. Landscaping - TC

PO Box 7225

Kennewick, WA 99336



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.

Charge My:

Exp: ___/___/___

Card #:

Signature:

Security
Code:

Bill To Address

Celski & Associates

6725 W Clearwater
Kennewick, WA 99336

Invoice #: 33848



Cust # 1068

Heritage Prof. Landscaping - TC

PO Box 7225

Kennewick, WA 99336

Please Remit:

\$2,278.27

Printed: 9/25/2025

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. BE SURE ADDRESS SHOWS THROUGH WINDOW.



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

THE HOA MANAGEMENT GROUP INC
C/O IN TRUST OF SHADOW RUN HOMEOWNERS
OPERATING
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1724

Last statement: August 31, 2025
This statement: September 30, 2025
Total days in statement period: 30

Page 1

(11)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number		Beginning balance	\$87,531.62
Enclosures	11	Total additions	1,094.19
Low balance	\$82,333.15	Total subtractions	6,002.12
Average balance	\$83,743.51	Ending balance	\$82,623.69
Avg collected balance	\$83,718		

CHECKS

Number	Date	Amount	Number	Date	Amount
1033	09-04	42.28	1039	09-09	517.50
1035 *	09-04	2,506.75	1040	09-16	850.00
1036	09-05	10.63	1041	09-23	52.22
1037	09-10	1,900.73	1043 *	09-23	5.26
1038	09-23	21.75			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
09-22	Miscellaneous Debit	35.00
	EXTERNAL WEB API -	
09-23	Miscellaneous Debit	60.00
	EXTERNAL WEB API -	

CREDITS

Date	Description	Additions
09-04	' Remote Deposit	453.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-05	' ACH Credit APPFOLIO SV9T 8666481536 250905	288.82
09-10	' Remote Deposit	20.61
09-16	' Remote Deposit	20.61
09-23	' Remote Deposit	20.61
09-30	' ACH Credit Celski & Associa Settlement 250930 000025090019386	288.82
09-30	' Interest Credit	1.72

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	87,531.62	09-09	85,196.28	09-22	82,451.77
09-04	85,435.59	09-10	83,316.16	09-23	82,333.15
09-05	85,713.78	09-16	82,486.77	09-30	82,623.69

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$83,718.74
Interest earned	\$1.72

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 Banking

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 08/27/2025

1033

Pay to the order of: BENTON PUD
This amount: FORTY-TWO AND 28/100 DOLLARS \$42.28

Benton PUD
2721 W 10th Ave.
PO Box 9270
Kennewick, WA 99336-0270

MEMO 107006 1094

09/04/2025 1033 \$42.28

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 09/15/2025

1040

Pay to the order of: THE HOA MANAGEMENT GROUP, INC.
This amount: EIGHT HUNDRED FIFTY AND 00/100 DOLLARS \$850.00

The HOA Management Group, Inc.
6725 W Clearwater Ave
Kennewick, WA 99336

MEMO 11637

09/16/2025 1040 \$850.00

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 08/27/2025

1035

Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC.
This amount: TWO THOUSAND, FIVE HUNDRED SIX AND 75/100 DOLLARS \$2,506.75

Heritage Professional Landscaping, Inc.
PO Box 7225
Kennewick, WA 99336

MEMO 28438 28835 - August Maintenance

09/04/2025 1035 \$2,506.75

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 09/15/2025

1041

Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC.
This amount: FIFTY-TWO AND 23/100 DOLLARS \$52.22

Heritage Professional Landscaping, Inc.
PO Box 7225
Kennewick, WA 99336

MEMO 1068

09/23/2025 1041 \$52.22

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 09/03/2025

1036

Pay to the order of: CELSKI & ASSOCIATES INC.
This amount: TEN AND 63/100 DOLLARS \$10.63

Celski & Associates Inc.
6725 W Clearwater Ave
Kennewick, WA 99336

MEMO 78931 78932

09/05/2025 1036 \$10.63

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 09/22/2025

1043

Pay to the order of: CELSKI & ASSOCIATES INC.
This amount: FIVE AND 26/100 DOLLARS \$5.26

Celski & Associates Inc.
6725 W Clearwater Ave
Kennewick, WA 99336

MEMO 78981

09/23/2025 1043 \$5.26

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 09/03/2025

1037

Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC.
This amount: ONE THOUSAND, NINE HUNDRED AND 73/100 DOLLARS \$1,900.73

Heritage Professional Landscaping, Inc.
PO Box 7225
Kennewick, WA 99336

MEMO 27011 29573 29271

09/10/2025 1037 \$1,900.73

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 09/03/2025

1038

Pay to the order of: EINAR OFFERDAHL
This amount: TWENTY-ONE AND 75/100 DOLLARS \$21.75

Einar Offerdahl
3425 S BUNTIN ST
KENNEWICK, WA 99337

MEMO 78931 78932

09/23/2025 1038 \$21.75

Shadow Run Homeowners Association
6725 W Clearwater Ave Kennewick, WA
99336
1340 NE 4th St
Hemlock, OR 97838

Shadow Run Homeowners Association
Operating
Alliance Association Bank
3075 W Ray Rd 4th Floor
Chandler, AZ 85226

Date: 08/03/2025

1039

Pay to the order of: PODY & McDONALD, PLLC
This amount: FIVE HUNDRED SEVENTEEN AND 59/100 DOLLARS \$517.50

Pody & McDonald, PLLC
1009 Second Ave
Suite 1805
Seattle, WA 98104

MEMO 70556 70556 70556 70557 70558

09/09/2025 1039 \$517.50



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

THE HOA MANAGEMENT GROUP INC
C/O IN TRUST OF SHADOW RUN HOMEOWNERS
RESERVE
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1724

Last statement: August 31, 2025
This statement: September 30, 2025
Total days in statement period: 30

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Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number		Beginning balance	\$92,792.25
Low balance	\$92,792.25	Total additions	19.07
Average balance	\$92,792.25	Total subtractions	0.00
Avg collected balance	\$92,792	Ending balance	\$92,811.32
Interest paid year to date	\$30.51		

CREDITS

Date	Description	Additions
09-30	Interest Credit	19.07

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	92,792.25	09-30	92,811.32		

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	30
Average balance for APY	\$92,792.25
Interest earned	\$19.07

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 Banking



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Return Service Requested

SHADOW RUN HOMEOWNERS ASSOCIATION
C/O THE HOA MANAGEMENT GROUP INC
SECOND OPERATING
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1980

Last statement: August 31, 2025
This statement: September 30, 2025
Total days in statement period: 30

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Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number		Beginning balance	\$0.00
Enclosures	2	Total additions	95.00
Low balance	\$0.00	Total subtractions	35.00
Average balance	\$18.33	Ending balance	\$60.00
Avg collected balance	\$18		

DEBITS

Date	Description	Subtractions
09-24	POS Purchase	35.00
	MERCHANT PURCHASE TERMINAL 469216 CRICKET WIRELESS	
	855 246 2 FL XXXXXXXXXXXX4705 09-23-25	

CREDITS

Date	Description	Additions
09-22	Miscellaneous Credit	35.00
	EXTERNAL WEB API -	
09-23	Miscellaneous Credit	60.00
	EXTERNAL WEB API -	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	0.00	09-23	95.00		
09-22	35.00	09-24	60.00		

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	30
Average balance for APY	\$18.33
Interest earned	\$0.00

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 Banking

SHADOW RUN HOMEOWNERS' ASSOCIATION



SHADE@THEHOAMANAGEMENTGROUP.COM



O (509) 579-4101
F (509) 735-4283

THE HOA MANAGEMENT GROUP INC
6725 W CLEARWATER AVE
KENNEWICK, WA 99336

Monthly Report September 2025

Prepared By: Shade Orr
October 17, 2025



Reserve Fund: *Reconciled 10/17/2025*
GL 1171: \$92,811.32

Reserve Fund Expense:
Deposits: \$19.07 Expenditures: \$0.00

Operating Fund:

The ending balance in the Operating Trust account was \$80,323.88; see the Balance Sheet. There was \$1,702.47 in prepaid funds on hand, see account 2300 on the General Ledger, leaving \$78,621.41 in available operating funds. The ending balance in the Operating Debit Card account was \$60.00.

Homeowner Balance:

Totalled \$31,714.22 Late Fees/Interest Applied: \$314.01

Operating Expenses:

Operating expenses totaled \$3,831.85; see Income Statement.
Check Register Report included for detail breakout.

Aged Payables:

Totalled: \$0.00 See Aged Payable Report for further detail.



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

THE HOA MANAGEMENT GROUP INC
C/O IN TRUST OF SHADOW RUN HOMEOWNERS
OPERATING
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1724

Last statement: August 31, 2025
This statement: September 30, 2025
Total days in statement period: 30

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Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number		Beginning balance	\$87,531.62
Enclosures	11	Total additions	1,094.19
Low balance	\$82,333.15	Total subtractions	6,002.12
Average balance	\$83,743.51	Ending balance	\$82,623.69
Avg collected balance	\$83,718		

CHECKS

Number	Date	Amount	Number	Date	Amount
1033	09-04	42.28	1039	09-09	517.50
1035 *	09-04	2,506.75	1040	09-16	850.00
1036	09-05	10.63	1041	09-23	52.22
1037	09-10	1,900.73	1043 *	09-23	5.26
1038	09-23	21.75			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
09-22	Miscellaneous Debit	35.00
	EXTERNAL WEB API -	
09-23	Miscellaneous Debit	60.00
	EXTERNAL WEB API -	

CREDITS

Date	Description	Additions
09-04	' Remote Deposit	453.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-05	' ACH Credit APPFOLIO SV9T 8666481536 250905	288.82
09-10	' Remote Deposit	20.61
09-16	' Remote Deposit	20.61
09-23	' Remote Deposit	20.61
09-30	' ACH Credit Celski & Associa Settlement 250930 000025090019386	288.82
09-30	' Interest Credit	1.72

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	87,531.62	09-09	85,196.28	09-22	82,451.77
09-04	85,435.59	09-10	83,316.16	09-23	82,333.15
09-05	85,713.78	09-16	82,486.77	09-30	82,623.69

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$83,718.74
Interest earned	\$1.72

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 Banking

09/04/2025 1033 \$42.28

09/16/2025	1040	\$850.00
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09/04/2025	1035	\$2,506.75
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09/23/2025	1041	\$52.22
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09/05/2025	1036	\$10.63
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09/23/2025	1043	\$5.26
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09/10/2025	1037	\$1,900.73
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09/23/2025	1038	\$21.75
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09/09/2025	1039	\$517.50
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Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association
Account Number	Operating
Ending Statement Date	*****
	09/30/2025

Summary

Bank Statement Starting Balance on 08/31/2025	87,531.62
Cleared Deposits and other Increases	1,094.19
Cleared Checks and other Decreases	6,002.12
Cleared ACH Batches and Reversals	0.00
Cleared Balance	82,623.69

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)		
Deposit #34	09/30/2025	20.61
Total		20.61
Unreconciled Checks and other Decreases (2 Items)		
Check #1042 - Benton PUD	09/22/2025	42.15
Check #1044 - Heritage Professional Landscaping, Inc.	09/29/2025	2,278.27
Total		2,320.42
Unreconciled ACH Batches and Reversals (0 Items)		
Total		0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)		
Total		0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)		
Total		0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)		
Total		0.00

Cleared Transactions

Cleared Deposits and other Increases (7 Items)		
Deposit #30	09/04/2025	453.00
Deposit #Automatic Deposit	09/05/2025	288.82

Deposit #31	09/10/2025	20.61
Deposit #32	09/16/2025	20.61
Deposit #33	09/23/2025	20.61
Deposit #Automatic ACH Deposit	09/30/2025	288.82
Journal Entry - Interest Earned	09/30/2025	1.72
Total		1,094.19

Cleared Checks and other Decreases (11 Items)

Check #1033 - Benton PUD	08/27/2025	42.28
Check #1035 - Heritage Professional Landscaping, Inc.	08/27/2025	2,506.75
Check #1036 - Celski & Associates Inc.	09/03/2025	10.63
Check #1037 - Heritage Professional Landscaping, Inc.	09/03/2025	1,900.73
Check #1038 - Einar Offerdahl	09/03/2025	21.75
Check #1039 - Pody & McDonald, PLLC	09/03/2025	517.50
Check #1040 - The HOA Management Group, Inc.	09/15/2025	850.00
Check #1041 - Heritage Professional Landscaping, Inc.	09/16/2025	52.22
Check #1043 - Celski & Associates Inc.	09/22/2025	5.26
Bank Transfer - One-Time Transfer for Cricket Wireless Payment - Per Board	09/22/2025	35.00
Bank Transfer - Cricket Wireless Transfer for 9/3 & 10/3 - Per Board	09/23/2025	60.00
Total		6,002.12

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1150: Operating Cash	80,323.88
1160: Security Deposit Cash	0.00
Total Cash Balance	80,323.88
Less Unreconciled Deposits	-20.61
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	2,320.42
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	82,623.69
Bank Statement Balance on 09/30/2025	82,623.69
	In Balance



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Return Service Requested

THE HOA MANAGEMENT GROUP INC
C/O IN TRUST OF SHADOW RUN HOMEOWNERS
RESERVE
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1724

Last statement: August 31, 2025
This statement: September 30, 2025
Total days in statement period: 30

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Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number		Beginning balance	\$92,792.25
Low balance	\$92,792.25	Total additions	19.07
Average balance	\$92,792.25	Total subtractions	0.00
Avg collected balance	\$92,792	Ending balance	\$92,811.32
Interest paid year to date	\$30.51		

CREDITS

Date	Description	Additions
09-30	Interest Credit	19.07

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	92,792.25	09-30	92,811.32		

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	30
Average balance for APY	\$92,792.25
Interest earned	\$19.07

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 Banking

Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association Reserve
Account Number	*****
Ending Statement Date	09/30/2025

Summary

Bank Statement Starting Balance on 08/31/2025	92,792.25
Cleared Deposits and other Increases	19.07
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	92,811.32

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Journal Entry - Interest Earned	09/30/2025	19.07
Total		19.07

Cleared Checks and other Decreases (0 Items)	
Total	0.00

Cleared ACH Batches and Reversals (0 Items)	
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Total	0.00
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Cash Accounts

1171: Reserve Cash Savings #1	92,811.32
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Less Unreconciled Deposits	0.00
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Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
--	------

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
---	------

Less Pending Online Receipts Which Have Not Been Deposited	0.00
--	------

Plus Unreconciled Checks	0.00
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Plus Unreconciled ACH Batches and Reversals	0.00
---	------

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
---	------

Plus Unreconciled Checks Voided after Reconciliation Period	0.00
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Adjusted Cash Balance	92,811.32
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Bank Statement Balance on 09/30/2025	92,811.32
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	In Balance
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Return Service Requested

SHADOW RUN HOMEOWNERS ASSOCIATION
C/O THE HOA MANAGEMENT GROUP INC
SECOND OPERATING
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1980

Last statement: August 31, 2025
This statement: September 30, 2025
Total days in statement period: 30

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Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number		Beginning balance	\$0.00
Enclosures	2	Total additions	95.00
Low balance	\$0.00	Total subtractions	35.00
Average balance	\$18.33	Ending balance	\$60.00
Avg collected balance	\$18		

DEBITS

Date	Description	Subtractions
09-24	POS Purchase	35.00
	MERCHANT PURCHASE TERMINAL 469216 CRICKET WIRELESS	
	855 246 2 FL XXXXXXXXXXXX4705 09-23-25	

CREDITS

Date	Description	Additions
09-22	Miscellaneous Credit	35.00
	EXTERNAL WEB API -	
09-23	Miscellaneous Credit	60.00
	EXTERNAL WEB API -	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	0.00	09-23	95.00		
09-22	35.00	09-24	60.00		

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	30
Average balance for APY	\$18.33
Interest earned	\$0.00

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 Banking

Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association
Account Number	Second Operating - Debit Card *****
Ending Statement Date	09/30/2025

Summary

Bank Statement Starting Balance on 08/21/2025	0.00
Cleared Deposits and other Increases	95.00
Cleared Checks and other Decreases	35.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	60.00

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (2 Items)		
Bank Transfer - One-Time Transfer for Cricket Wireless Payment - Per Board	09/22/2025	35.00
Bank Transfer - Cricket Wireless Transfer for 9/3 & 10/3 - Per Board	09/23/2025	60.00
Total		95.00
Cleared Checks and other Decreases (1 Item)		
Payment Ref 469216 - Cricket Wireless	09/24/2025	35.00

Total	35.00
Cleared ACH Batches and Reversals (0 Items)	
Total	0.00
Cash Accounts	
1151: Operating Cash #2	60.00
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	60.00
Bank Statement Balance on 09/30/2025	60.00
	In Balance