

## Balance Sheet

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

As of: 11/30/2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	72,006.93
<b>Reserve Cash</b>	
Reserve Cash Savings #1	92,850.10
<b>Total Reserve Cash</b>	<b>92,850.10</b>
<b>Total Cash</b>	<b>164,857.03</b>
Accounts Receivable	21,351.82
<b>TOTAL ASSETS</b>	<b>186,208.85</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	2,011.41
<b>Total Liabilities</b>	<b>2,011.41</b>
<b>Capital</b>	
Retained Earnings	25,557.96
Reserves - Unallocated	92,850.10
Appfolio Import Offset	32,396.96
Calculated Retained Earnings	33,392.42
<b>Total Capital</b>	<b>184,197.44</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>186,208.85</b>

# Income Statement

Celski & Associates, Inc.

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

Period Basis: Calendar

As of: Nov 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
HOA Assessment Income	0.00	0.00	90,723.50	85.22
Interest Income: Operating	1.53	0.66	232.10	0.22
Interest Income: Reserves	19.08	8.22	69.29	0.07
<b>Fees Income</b>				
Legal Fees Reimbursement Income	0.00	0.00	4,145.98	3.89
Owner Late Fee Interest Income	211.43	91.12	4,914.55	4.62
Fines/Violation Income	0.00	0.00	3,530.00	3.32
Late Fee Income	0.00	0.00	2,491.31	2.34
Administrative Fee	0.00	0.00	100.00	0.09
<b>Total Fees Income</b>	<b>211.43</b>	<b>91.12</b>	<b>15,181.84</b>	<b>14.26</b>
Miscellaneous Income	0.00	0.00	250.00	0.23
<b>Total Operating Income</b>	<b>232.04</b>	<b>100.00</b>	<b>106,456.73</b>	<b>100.00</b>
<b>Expense</b>				
<b>MANAGEMENT FEES</b>				
Management fees	850.00	366.32	6,800.00	6.39
<b>Total MANAGEMENT FEES</b>	<b>850.00</b>	<b>366.32</b>	<b>6,800.00</b>	<b>6.39</b>
<b>OTHER</b>				
Bank Fees	0.00	0.00	4.80	0.00
<b>Total OTHER</b>	<b>0.00</b>	<b>0.00</b>	<b>4.80</b>	<b>0.00</b>
<b>General &amp; Administrative:</b>				
Printing & Reproduction	14.09	6.07	992.13	0.93
Postage & Mailings	5.46	2.35	970.09	0.91
License & Permits	20.00	8.62	20.00	0.02
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
<b>Total General &amp; Administrative:</b>	<b>39.55</b>	<b>17.04</b>	<b>2,346.68</b>	<b>2.20</b>
<b>Professional Fees:</b>				
Bookkeeping	0.00	0.00	215.22	0.20
Administrative	0.00	0.00	21.75	0.02

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
CPA - Audit	0.00	0.00	2,500.00	2.35
CPA - Tax Preparation	0.00	0.00	250.00	0.23
Reserve Study	0.00	0.00	1,290.00	1.21
<b>Total Professional Fees:</b>	<b>0.00</b>	<b>0.00</b>	<b>4,276.97</b>	<b>4.02</b>
<b>Legal Fees Expense:</b>				
Legal Expense: Reimbursable	0.00	0.00	5,253.12	4.93
Legal Expense: Non-Reimbursable	0.00	0.00	4,412.63	4.14
Bad Debt Expense	7,483.24	3,224.98	7,483.24	7.03
<b>Total Legal Fees Expense:</b>	<b>7,483.24</b>	<b>3,224.98</b>	<b>17,148.99</b>	<b>16.11</b>
<b>Taxes:</b>				
Federal Income Tax	0.00	0.00	36.00	0.03
Property Tax	0.00	0.00	207.21	0.19
<b>Total Taxes:</b>	<b>0.00</b>	<b>0.00</b>	<b>243.21</b>	<b>0.23</b>
<b>Utilities:</b>				
Electricity	42.07	18.13	413.03	0.39
Irrigation Assessment	0.00	0.00	4,454.48	4.18
<b>Total Utilities:</b>	<b>42.07</b>	<b>18.13</b>	<b>4,867.51</b>	<b>4.57</b>
<b>Landscaping:</b>				
Monthly Contract Maintenance	2,278.27	981.84	26,300.84	24.71
Pruning / Shrub & Tree Maintenance	0.00	0.00	2,936.51	2.76
Irrigation Repair - Parts & Labor	0.00	0.00	3,589.31	3.37
Plantings	0.00	0.00	435.20	0.41
<b>Total Landscaping:</b>	<b>2,278.27</b>	<b>981.84</b>	<b>33,261.86</b>	<b>31.24</b>
<b>Insurance:</b>				
Property & Liability Insurance	3,900.00	1,680.74	3,900.00	3.66
<b>Total Insurance:</b>	<b>3,900.00</b>	<b>1,680.74</b>	<b>3,900.00</b>	<b>3.66</b>
<b>Maintenance Shop</b>				
Comm Bldg Telephone	30.00	12.93	145.00	0.14
<b>Total Maintenance Shop</b>	<b>30.00</b>	<b>12.93</b>	<b>145.00</b>	<b>0.14</b>
<b>Reserve Expense Unallocated:</b>				
Reserve Deposits	19.08	8.22	69.29	0.07
<b>Total Reserve Expense Unallocated:</b>	<b>19.08</b>	<b>8.22</b>	<b>69.29</b>	<b>0.07</b>
<b>Total Operating Expense</b>	<b>14,642.21</b>	<b>6,310.21</b>	<b>73,064.31</b>	<b>68.63</b>
<b>NOI - Net Operating Income</b>	<b>-14,410.17</b>	<b>-6,210.21</b>	<b>33,392.42</b>	<b>31.37</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	232.04	100.00	106,456.73	100.00
Total Expense	14,642.21	6,310.21	73,064.31	68.63
Net Income	<u>-14,410.17</u>	<u>-6,210.21</u>	<u>33,392.42</u>	<u>31.37</u>

## Annual Budget - Comparative

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

**Period Basis:** Calendar

**As of:** Nov 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
<b>Income</b>									
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	1.53	0.00	1.53	–	232.10	0.00	232.10	–	0.00
Interest Income: Reserves	19.08	0.00	19.08	–	69.29	0.00	69.29	–	0.00
<b>Fees Income</b>									
Legal Fees Reimbursement Income	0.00	0.00	0.00	0.00%	4,145.98	0.00	4,145.98	–	0.00
Owner Late Fee Interest Income	211.43	0.00	211.43	–	4,914.55	0.00	4,914.55	–	0.00
Fines/ Violation Income	0.00	0.00	0.00	0.00%	3,530.00	0.00	3,530.00	–	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
<b>Total Fees Income</b>	<b>211.43</b>	<b>0.00</b>	<b>211.43</b>	<b>–</b>	<b>15,181.84</b>	<b>0.00</b>	<b>15,181.84</b>	<b>–</b>	<b>0.00</b>
Miscellaneous Income	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	–	0.00
<b>Total Operating Income</b>	<b>232.04</b>	<b>0.00</b>	<b>232.04</b>	<b>–</b>	<b>106,456.73</b>	<b>89,241.00</b>	<b>17,215.73</b>	<b>19.29%</b>	<b>89,241.00</b>
<b>Expense</b>									
<b>MANAGEMENT FEES</b>									
Management fees	850.00	850.00	0.00	0.00%	6,800.00	9,350.00	2,550.00	27.27%	10,200.00
<b>Total</b>	<b>850.00</b>	<b>850.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>6,800.00</b>	<b>9,350.00</b>	<b>2,550.00</b>	<b>27.27%</b>	<b>10,200.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>MANAGEMENT FEES</b>									
<b>OTHER</b>									
Bank Fees	0.00	0.00	0.00	0.00%	4.80	0.00	-4.80	—	0.00
<b>Total OTHER</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>4.80</b>	<b>0.00</b>	<b>-4.80</b>	<b>—</b>	<b>0.00</b>
<b>General &amp; Administrative:</b>									
Printing & Reproduction	14.09	0.00	-14.09	—	992.13	0.00	-992.13	—	0.00
Postage & Mailings	5.46	12.50	7.04	56.32%	970.09	137.50	-832.59	-605.52%	150.00
License & Permits	20.00	3.33	-16.67	-500.60%	20.00	36.67	16.67	45.46%	40.00
Meeting Expense	0.00	29.16	29.16	100.00%	60.06	320.84	260.78	81.28%	350.00
Office Supplies	0.00	16.66	16.66	100.00%	36.40	183.34	146.94	80.15%	200.00
P.O. Box Rental	0.00	20.83	20.83	100.00%	268.00	229.17	-38.83	-16.94%	250.00
<b>Total General &amp; Administrative:</b>	<b>39.55</b>	<b>82.48</b>	<b>42.93</b>	<b>52.05%</b>	<b>2,346.68</b>	<b>907.52</b>	<b>-1,439.16</b>	<b>-158.58%</b>	<b>990.00</b>
<b>Professional Fees:</b>									
Bookkeeping	0.00	0.00	0.00	0.00%	215.22	0.00	-215.22	—	0.00
Administrative Expense	0.00	20.83	20.83	100.00%	21.75	229.17	207.42	90.51%	250.00
Website	0.00	33.33	33.33	100.00%	0.00	366.67	366.67	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%	1,290.00	733.34	-556.66	-75.91%	800.00
Accounting & Software	0.00	104.16	104.16	100.00%	0.00	1,145.84	1,145.84	100.00%	1,250.00
<b>Total Professional Fees:</b>	<b>0.00</b>	<b>224.98</b>	<b>224.98</b>	<b>100.00%</b>	<b>4,276.97</b>	<b>5,175.02</b>	<b>898.05</b>	<b>17.35%</b>	<b>5,400.00</b>
<b>Legal Fees Expense:</b>									
Legal	0.00	0.00	0.00	0.00%	5,253.12	0.00	-5,253.12	—	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:	0.00	166.66	166.66	100.00%	4,412.63	1,833.34	-2,579.29	-140.69%	2,000.00
Non-Reimbursable									
Bad Debt Expense	7,483.24	0.00	-7,483.24	–	7,483.24	0.00	-7,483.24	–	0.00
<b>Total Legal Fees Expense:</b>	<b>7,483.24</b>	<b>166.66</b>	<b>-7,316.58</b>	<b>-4390.12%</b>	<b>17,148.99</b>	<b>1,833.34</b>	<b>-15,315.65</b>	<b>-835.40%</b>	<b>2,000.00</b>
<b>Taxes:</b>									
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
<b>Total Taxes:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>243.21</b>	<b>300.00</b>	<b>56.79</b>	<b>18.93%</b>	<b>300.00</b>
<b>Utilities:</b>									
Electricity	42.07	41.66	-0.41	-0.98%	413.03	458.34	45.31	9.89%	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
<b>Total Utilities:</b>	<b>42.07</b>	<b>41.66</b>	<b>-0.41</b>	<b>-0.98%</b>	<b>4,867.51</b>	<b>4,458.34</b>	<b>-409.17</b>	<b>-9.18%</b>	<b>4,500.00</b>
<b>Landscaping:</b>									
Monthly Contract Maintenance	2,278.27	2,750.00	471.73	17.15%	26,300.84	30,250.00	3,949.16	13.06%	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	0.00	0.00	0.00	0.00%	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
<b>Total Landscaping:</b>	<b>2,278.27</b>	<b>2,750.00</b>	<b>471.73</b>	<b>17.15%</b>	<b>33,261.86</b>	<b>30,250.00</b>	<b>-3,011.86</b>	<b>-9.96%</b>	<b>33,000.00</b>
<b>Insurance:</b>									
Property & Liability Insurance	3,900.00	291.66	-3,608.34	-1237.17%	3,900.00	3,208.34	-691.66	-21.56%	3,500.00
<b>Total Insurance:</b>	<b>3,900.00</b>	<b>291.66</b>	<b>-3,608.34</b>	<b>-1237.17%</b>	<b>3,900.00</b>	<b>3,208.34</b>	<b>-691.66</b>	<b>-21.56%</b>	<b>3,500.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Maintenance Shop</b>									
Comm Bldg Telephone	30.00	27.50	-2.50	-9.09%	145.00	302.50	157.50	52.07%	330.00
<b>Total Maintenance Shop</b>	<b>30.00</b>	<b>27.50</b>	<b>-2.50</b>	<b>-9.09%</b>	<b>145.00</b>	<b>302.50</b>	<b>157.50</b>	<b>52.07%</b>	<b>330.00</b>
<b>Reserve Expense Unallocated:</b>									
Reserve Deposits	19.08	0.00	-19.08	—	69.29	0.00	-69.29	—	29,000.00
<b>Total Reserve Expense Unallocated:</b>	<b>19.08</b>	<b>0.00</b>	<b>-19.08</b>	<b>—</b>	<b>69.29</b>	<b>0.00</b>	<b>-69.29</b>	<b>—</b>	<b>29,000.00</b>
<b>Total Operating Expense</b>	<b>14,642.21</b>	<b>4,434.94</b>	<b>-10,207.27</b>	<b>-230.16%</b>	<b>73,064.31</b>	<b>55,785.06</b>	<b>-17,279.25</b>	<b>-30.97%</b>	<b>89,220.00</b>
Total Operating Income	232.04	0.00	232.04	—	106,456.73	89,241.00	17,215.73	19.29%	89,241.00
Total Operating Expense	14,642.21	4,434.94	-10,207.27	-230.16%	73,064.31	55,785.06	-17,279.25	-30.97%	89,220.00
<b>NOI - Net Operating Income</b>	<b>-14,410.17</b>	<b>-4,434.94</b>	<b>-9,975.23</b>	<b>-224.92%</b>	<b>33,392.42</b>	<b>33,455.94</b>	<b>-63.52</b>	<b>-0.19%</b>	<b>21.00</b>
Total Income	232.04	0.00	232.04	—	106,456.73	89,241.00	17,215.73	19.29%	89,241.00
Total Expense	14,642.21	4,434.94	-10,207.27	-230.16%	73,064.31	55,785.06	-17,279.25	-30.97%	89,220.00
<b>Net Income</b>	<b>-14,410.17</b>	<b>-4,434.94</b>	<b>-9,975.23</b>	<b>-224.92%</b>	<b>33,392.42</b>	<b>33,455.94</b>	<b>-63.52</b>	<b>-0.19%</b>	<b>21.00</b>

## Trial Balance

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

**Date Range:** 11/01/2025 to 11/30/2025

**Accounting Basis:** Accrual

GL Account	Balance Forward	Debit	Credit	Ending Balance
1150: Operating Cash	78,698.84		6,691.91	72,006.93
1151: Operating Cash #2	30.00		30.00	0.00
1171: Reserve Cash Savings #1	92,831.02	19.08		92,850.10
1300: Accounts Receivable	29,605.60		8,253.78	21,351.82
2300: Prepayments	-2,011.41			-2,011.41
2500: Accounts Payable	-565.52	565.52		0.00
3300: Retained Earnings	-25,557.96			-25,557.96
3340: Reserves - Unallocated	-92,831.02		19.08	-92,850.10
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	-4,145.98			-4,145.98
4205: Owner Late Fee Interest Income	-4,703.12		211.43	-4,914.55
4206: Fines/Violation Income	-3,530.00			-3,530.00
4209: Interest Income: Operating	-230.57		1.53	-232.10
4210: Interest Income: Reserves	-50.21		19.08	-69.29
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	5,950.00	850.00		6,800.00
8001: Printing & Reproduction	978.04	14.09		992.13
8002: Postage & Mailings	964.63	5.46		970.09
8005: License & Permits	0.00	20.00		20.00
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	21.75			21.75
8110: CPA - Audit	2,500.00			2,500.00
8111: CPA - Tax Preparation	250.00			250.00

## Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8112: Reserve Study	1,290.00			1,290.00
8121: Legal Expense: Reimbursable	5,253.12			5,253.12
8122: Legal Expense: Non-Reimbursable	4,412.63			4,412.63
8125: Bad Debt Expense	0.00	7,483.24		7,483.24
8141: Federal Income Tax	36.00			36.00
8142: Property Tax	207.21			207.21
8161: Electricity	370.96	42.07		413.03
8163: Irrigation Assessment	4,454.48			4,454.48
8201: Monthly Contract Maintenance	24,022.57	2,278.27		26,300.84
8207: Pruning / Shrub & Tree Maintenance	2,936.51			2,936.51
8210: Irrigation Repair - Parts & Labor	3,589.31			3,589.31
8214: Plantings	435.20			435.20
8254: Property & Liability Insurance	0.00	3,900.00		3,900.00
8265: Comm Bldg Telephone	115.00	30.00		145.00
8801: Reserve Deposits	50.21	19.08		69.29
<b>Total</b>	<b>0.00</b>	<b>15,226.81</b>	<b>15,226.81</b>	<b>0.00</b>

## Aged Payables Summary

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

**As of:** 11/30/2025

**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

<b>Total</b>	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:** 11/01/2025 to 11/30/2025

**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
<b>Shadow Run Homeowners Association Operating</b>						
Shadow Run Homeowners Association Operating	1051	Yes	11/03/2025	Pody & McDonald, PLLC	565.52	71679, 71680
Shadow Run Homeowners Association Operating	416359	Yes	11/04/2025	Philadelphia Insurance Companies	3,900.00	ACH
Shadow Run Homeowners Association Operating	1052	Yes	11/12/2025	Celski & Associates Inc.	39.55	79132, 79107
Shadow Run Homeowners Association Operating	1053	Yes	11/12/2025	The HOA Management Group, Inc.	850.00	11769
Shadow Run Homeowners Association Operating	1054	Yes	11/19/2025	Benton PUD	42.07	Inv Group 1994
Shadow Run Homeowners Association Operating	1055	No	11/26/2025	Heritage Professional Landscaping, Inc.	2,278.27	41482
					<b>7,675.41</b>	
<b>Shadow Run Homeowners Association Second Operating - Debit Card</b>						
Shadow Run Homeowners Association Second Operating - Debit Card	469216	Yes	11/24/2025	Cricket Wireless	30.00	ACH - Debit Card
<b>Total</b>					<b>7,705.41</b>	



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

**INVOICE**

Invoice # 71679  
 Date: 10/31/2025

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

**Shadow Run/Lot** [REDACTED]

**Fees**

Date	Description	Attorney	Quantity	Rate	Amount
10/09/2025	Update account ledger and draft letter to the owner re: balance for AAA's review.	JM	0.30	\$175.00	\$52.50
10/09/2025	Review letter to owner re: account balance.	AAA	0.10	\$295.00	\$29.50
10/23/2025	Process payment.	JM	0.20	\$175.00	\$35.00
<b>Non-billable services</b>					
10/07/2025	Email exchange w/ HOA Mgmt Group re: owner's request for payoff.	PMM	<del>0.10</del>	<del>\$465.00</del>	<del>\$46.50</del>
<b>Fees Subtotal</b>					<b>\$117.00</b>

**Costs**

Date	Description	Quantity	Rate	Amount
10/24/2025	Recording Fee: Lien Release	1.00	\$309.02	\$309.02
<b>Costs Subtotal</b>				<b>\$309.02</b>
<b>Subtotal</b>				<b>\$426.02</b>
<b>Amount</b>				<b>\$426.02</b>

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 # 71680  
Date: 10/31/2025

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

### Shadow Run/Lot [REDACTED]

Date	Description	Attorney	Quantity	Rate	Amount
10/13/2025	Research status of trustee's sale. Prepare email to the board re: same.	PMM	0.10	\$465.00	\$46.50
10/25/2025	Review and respond to email from HOA Management Group re: ongoing fines. Review Benton County auditor's online records for trustee's deed. (ADDITIONAL NO CHARGE - .1 HRS.)	PMM	0.10	\$465.00	\$46.50
10/30/2025	Review emails from purported agent of new owner, Secretary of Veteran's Affairs, re: requested account information. Review "authorization letter." Prepare response to agent.	PMM	0.10	\$465.00	\$46.50

**Subtotal** \$139.50

**Amount** \$139.50

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.

 **Pay Bill**

ACCOUNT NUMBER:

85390299

TOTAL AMOUNT DUE

\$3,900.00

**Your Confirmation Number is 416359**

Your one-time bill payment made on 11/04/2025 has been successfully submitted to Philadelphia Insurance Companies.

<b>CONFIRMATION #:</b>	<b>416359</b>
<b>ACCOUNT NUMBER</b>	85390299
<b>MERCHANT NAME</b>	Philadelphia Insurance Companies
<b>MERCHANT ADDRESS</b>	One Bala Plaza, Suite 100 Bala Cynwyd, PA 19004
<b>PAYMENT DATE</b>	11/04/2025
<b>PAYMENT TYPE</b>	Bank Account
<hr/>	
<b>BANK ACCOUNT NUM</b>	*4436
<hr/>	
<b>PAYMENT AMOUNT</b>	\$3,900.00
<hr/>	
<b>CONVENIENCE FEE</b>	\$0.00

**TOTAL**

\$3,900.00

---

Retain this information for your records. If you supplied an email address, a copy of your receipt will be sent on 11/04/2025.

**Take advantage of these additional features on your MyPHLY account:**

- Safely and securely store banking information for future payments
- Receive your invoices electronically via email with E-billing
- Automatic withdrawals and Recurring payments
- View, edit, or cancel scheduled payments
- Optional billing and payment notifications

If you need assistance, please contact us at 877-438-7459.

Terms and Conditions (<https://www.speedpay.com/terms/>) applicable to your payments.

CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.  
 Kennewick, WA 99336

# Invoice

Date	Invoice #
10/31/2025	79107

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
SoS			10/31/2025			

Quantity	Item Code	Description	Price Each	Amount
1	Reimbursement	Secretary of State Annual Report	20.00	20.00
		Sales Tax	8.80%	0.00

			<b>Total</b>	\$20.00
--	--	--	--------------	---------

CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.  
 Kennewick, WA 99336

# Invoice

Date	Invoice #
10/31/2025	79132

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Compliance			10/31/2025			
Quantity	Item Code	Description			Price Each	Amount
7	Mailings	Includes Envelope, Single Sheet, and Labor			1.50	10.50T
7	Color Photocopies	Additional Pages- Color			0.35	2.45T
7	Postage	Postage at US Postal Service First Class Rate			0.78	5.46
		Sales Tax			8.80%	1.14
					<b>Total</b>	\$19.55

The HOA Management Group Inc.

6725 W Clearwater Ave  
Kennewick, WA 99336

# Invoice

Date	Invoice #
11/1/2025	11769

Bill To
Shadow Run HOA

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
Management	Management Fees		850.00	850.00
			<b>Total</b>	\$850.00



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

Pay online or go paperless at  
[www.bentonpud.org](http://www.bentonpud.org)

**INVOICE INFORMATION**

**PRIMARY ACCOUNT:** 55670003  
**Billing Date:** 11/18/2025

**SUMMARY**

Total Previous Balance	\$41.44
Payments Received	-\$41.44
Balance Forward	\$0.00
New Charges Due 12/08/2025	\$42.07
<b>Total Amount Due *</b>	<b>\$42.07</b>

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

1198 0 AV 0.593  
SHADOW RUN HOA  
6725 W CLEARWATER AVE  
KENNEWICK WA 99336-1724

5 1198  
C-3



**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	21.46	\$21.46
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	42.07	\$42.07

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](http://BentonPUD.org)



**AMOUNT DUE**

**ACCOUNT NUMBER** 55670003  
**Total Amount Due** \$42.07  
**New Charges Due Date** 12/08/2025

**Helping Hands Donation** \$

**Total Amount Enclosed** \$

BENTON PUD  
PO BOX 6270  
KENNEWICK WA 99336-0270

2



SHADOW RUN HOA

**PAYMENT KIOSK  
BARCODE:**



512040055670003000004207000004249111720252



**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](http://www.bentonpud.org)

**Account Number: 55670003**

**NEW CHARGES DETAIL**

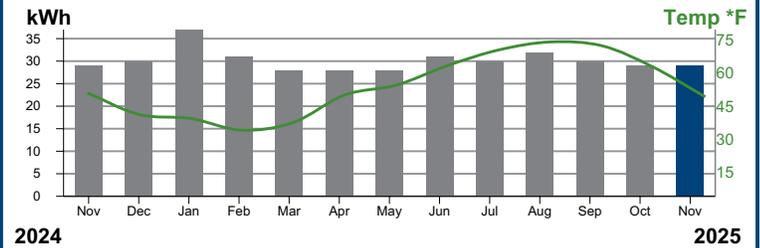
<b>Service From 10/08/2025 - 11/08/2025</b>		
<b>Small Gen Svc Single Phs</b>		
Daily System	31 Days @ \$0.58	\$17.98
Energy	29 kWh @ \$0.0622	\$1.80
Kennewick City Tax		\$1.68
<b>Subtotal New Charges</b>		<b>\$21.46</b>
<b>New Charges Due Date 12/08/2025</b>		

**Service Address: W 33RD AV AND S ELY ST**

**METER INFORMATION**

Meter #	Current	Previous	Mult	kWh Usage	kW Demand
113231	5651	5622	1	29	0

**kWh USAGE HISTORY**



PERIOD ENDING	Nov 2024	Nov 2025
Avg Daily Temperature	52	50
Avg Daily kWh Usage	1	1
Avg Daily Cost	\$.66	\$.69

**Account Number: 55670000**

**NEW CHARGES DETAIL**

<b>Service From 10/08/2025 - 11/08/2025</b>		
<b>Flats Unmetered Services</b>		
Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54
<b>Subtotal New Charges</b>		<b>\$6.87</b>
<b>New Charges Due Date 12/08/2025</b>		

**Service Address: 3428 S BUNTIN ST SHADOW RUN HOA**

**Account Number: 55670001**

**NEW CHARGES DETAIL**

<b>Service From 10/08/2025 - 11/08/2025</b>		
<b>Flats Unmetered Services</b>		
Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54
<b>Subtotal New Charges</b>		<b>\$6.87</b>
<b>New Charges Due Date 12/08/2025</b>		

**Service Address: 3121 S DENNIS ST SHADOW RUN HOA**

**Account Number: 55670002**

**NEW CHARGES DETAIL**

<b>Service From 10/08/2025 - 11/08/2025</b>		
<b>Flats Unmetered Services</b>		
Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54
<b>Subtotal New Charges</b>		<b>\$6.87</b>
<b>New Charges Due Date 12/08/2025</b>		

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



DEBITS

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-22	' POS Purchase MERCHANT PURCHASE TERMINAL 489216 CRICKET WIRELESS 855 246 2 FL XXXXXXXXXXXXXXX4705 10-21-25	30.00



# Invoice

Customer #: 1068  
Invoice #: 41482  
Printed: 11/24/2025

**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
November 2025 Charge	11/25/2025	\$2,094.00	\$184.27	\$2,278.27
November 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



PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	<b>CHECK NO.</b>

Charge My: \_\_\_\_\_ Exp: \_\_\_/\_\_\_/\_\_\_

Card #: \_\_\_\_\_

Signature: \_\_\_\_\_ Security Code: \_\_\_\_\_

**Bill To Address**

Celski & Associates

6725 W Clearwater  
Kennewick, WA 99336

Invoice #: 41482



Cust # 1068

**Heritage Prof. Landscaping - TC**  
PO Box 7225  
Kennewick, WA 99336

Please Remit: **\$2,278.27**

Printed: 11/24/2025

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: October 31, 2025  
This statement: November 30, 2025  
Total days in statement period: 30

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XXXXXX4436  
( 6)

Direct inquiries to:  
888-734-4567

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

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### AAB Community Checking

Account number	XXXXXX4436	Beginning balance	\$81,621.41
Enclosures	6	Total additions	126.53
Low balance	\$73,343.77	Total subtractions	8,319.71
Average balance	\$74,750.13	Ending balance	\$73,428.23
Avg collected balance	\$74,750		

### CHECKS

Number	Date	Amount	Number	Date	Amount
1049	11-05	644.30	1052	11-13	39.55
1050	11-04	2,278.27	1053	11-13	850.00
1051	11-10	565.52	1054	11-26	42.07

### DEBITS

Date	Description	Subtractions
11-05	' ACH Debit TMNAServices TMNASPHLY 251105	3,900.00

**CREDITS**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
11-18	ACH Credit APPFOLIO SV9T 8666481536 251118	125.00
11-30	Interest Credit	1.53

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
10-31	81,621.41	11-10	74,233.32	11-26	73,426.70
11-04	79,343.14	11-13	73,343.77	11-30	73,428.23
11-05	74,798.84	11-18	73,468.77		

**INTEREST INFORMATION**

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$74,750.13
Interest earned	\$1.53

**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  
Hermiston, OR 97838

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

Date: 10/23/2025

1049

MEMO 188776

Pay to the order of: **B&B EXPRESS PRINTING, INC.**  
This amount: ..... SIX HUNDRED FORTY-FOUR AND 35/100 DOLLARS

\$644.30

B&B Express Printing, Inc.  
7519 W Kennewick Avenue  
Kennewick, WA 99336

MEMO 188776

⑆ 1049 ⑆ ⑆ 1 2 2 1 0 5 9 8 0 ⑆ 8 5 4 2 5 9 4 4 3 6 ⑆

11/05/2025 1049 \$ 644.30

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

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

Date: 10/27/2025

1050

MEMO 388203

Pay to the order of: **HERITAGE PROFESSIONAL LANDSCAPING, INC.**  
This amount: ..... TWO THOUSAND, TWO HUNDRED SEVENTY-EIGHT AND 27/100 DOLLARS

\$2,278.27

Heritage Professional Landscaping, Inc.  
PO Box 7220  
Kennewick, WA 99336

MEMO 388203

⑆ 1050 ⑆ ⑆ 1 2 2 1 0 5 9 8 0 ⑆ 8 5 4 2 5 9 4 4 3 6 ⑆

11/04/2025 1050 \$ 2,278.27

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

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

Date: 11/03/2025

1051

MEMO 71676, 71680

Pay to the order of: **PODY & McDONALD, PLLC**  
This amount: ..... FIVE HUNDRED SIXTY-FIVE AND 62/100 DOLLARS

\$565.52

Pody & McDonald, PLLC  
1000 Stearns Ave  
Suite 1605  
Seattle, WA 98104

MEMO 71676, 71680

⑆ 1051 ⑆ ⑆ 1 2 2 1 0 5 9 8 0 ⑆ 8 5 4 2 5 9 4 4 3 6 ⑆

11/10/2025 1051 \$ 565.52

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

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

Date: 11/12/2025

1052

MEMO 72132, 72107

Pay to the order of: **CELSKI & ASSOCIATES INC.**  
This amount: ..... THIRTY-NINE AND 55/100 DOLLARS

\$39.55

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

MEMO 72132, 72107

⑆ 1052 ⑆ ⑆ 1 2 2 1 0 5 9 8 0 ⑆ 8 5 4 2 5 9 4 4 3 6 ⑆

11/13/2025 1052 \$ 39.55

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

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

Date: 11/12/2025

1053

MEMO 11769

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 11769

⑆ 1053 ⑆ ⑆ 1 2 2 1 0 5 9 8 0 ⑆ 8 5 4 2 5 9 4 4 3 6 ⑆

11/13/2025 1053 \$ 850.00

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

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

Date: 11/19/2025

1054

MEMO Inv Clereb 1994

Pay to the order of: **BENTON PUD**  
This amount: ..... FORTY-TWO AND 07/100 DOLLARS

\$42.07

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

MEMO Inv Clereb 1994

⑆ 1054 ⑆ ⑆ 1 2 2 1 0 5 9 8 0 ⑆ 8 5 4 2 5 9 4 4 3 6 ⑆

11/26/2025 1054 \$ 42.07



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: October 31, 2025  
This statement: November 30, 2025  
Total days in statement period: 30

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

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XXXXXX6627  
( 0)

Direct inquiries to:  
888-734-4567

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

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### AAB Association MMA

Account number	XXXXXX6627	Beginning balance	\$92,831.02
Low balance	\$92,831.02	Total additions	19.08
Average balance	\$92,831.02	Total subtractions	0.00
Avg collected balance	\$92,831	Ending balance	\$92,850.10
Interest paid year to date	\$69.29		

### CREDITS

Date	Description	Additions
11-30	Interest Credit	19.08

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	92,831.02	11-30	92,850.10		

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	30
Average balance for APY	\$92,831.02
Interest earned	\$19.08

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



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

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

Last statement: October 31, 2025  
This statement: November 30, 2025  
Total days in statement period: 30

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XXXXXX6734  
( 0)

Direct inquiries to:  
888-734-4567

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

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---

### AAB Community Checking

Account number	XXXXXX6734	Beginning balance	\$30.00
Low balance	\$0.00	Total additions	.00
Average balance	\$23.00	Total subtractions	30.00
Avg collected balance	\$23	Ending balance	\$0.00

#### DEBITS

Date	Description	Subtractions
11-24	' POS Purchase MERCHANT PURCHASE TERMINAL 469216 CRICKET WIRELESS 855 246 2 FL XXXXXXXXXXXXX4705 11-21-25	30.00

#### DAILY BALANCES

Date	Amount	Date	Amount
10-31	30.00	11-24	0.00

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	30
Average balance for APY	\$23.00
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



**Board of Director's Regular Meeting Agenda  
6:30 PM Nov 18th, 2025 - WebEx**

<https://shadowrunatcanyonlakeshoa-850.my.webex.com/shadowrunatcanyonlakeshoa-850.my/j.php?MTID=m32cfe80ebec1e8cc24705c50ed187d09>

**Call to order:**

**Guest(s):**

**Present:**

**Absent:**

**Secretary's report:**

- Approve Oct Minutes

**Treasurer's report:**

- Financial Reports
- Audit
- Reserve Study - posted revised study on website

**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
- Playground vandalism update
- 36th utility sign update

**New Business:**

- Annual landscaping contract, planning for 2026 annual meeting, planning for 2026 budget
- Property Management Bid for Full Service

**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 ? 2025 at \_\_\_6:30PM\_\_\_\_\_ on WebEx