



**Board of Director's Regular Meeting Minutes
6:30 PM Sept 23rd, 2025 - WebEx**

<https://shadowrunatcanyonlakeshoa-850.my.webex.com/shadowrunatcanyonlakeshoa-850.my/j.php?MTID=ma075ea23262bbeb5c487efa43c68821d>

Call to order:

Guest(s):

Present:

Absent:

Secretary's report:

- Approve August Minutes

Treasurer's report:

- o Financial Reports
- o Board will work with HOA management company on the format to ensure the release of information is compliant with privacy laws and to protect HOA sensitive information
- o Audit
- o Reserve Study - starts this week, need to review and respond to information request from reserve study company *-process has begun.*
- o Bank Account Update

Old Business:

- **Open board position x 2, also need a secretary and treasurer**
- Violations:
 - o 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)
 - o 36th Fence is still unpainted and needs letter
 - o 2509 W 35th Ave - backyard weeds so bad they can be seen from the street
 - o Complaint of dying tree near 36th entrance at 3478 W 35th Ave
- Tree Trimming
- ACC Mailer Update

New Business:

- Board member stepped down effective immediately
- Debit card issue

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 **Oct –, 2025** at 6:30PM on WebEx

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	84,982.59
Reserve Cash	
Reserve Cash Savings #1	92,792.25
Total Reserve Cash	92,792.25
Total Cash	177,774.84
Accounts Receivable	31,457.85
TOTAL ASSETS	209,232.69
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	1,167.03
Accounts Payable	1,900.73
Total Liabilities	3,067.76
Capital	
Retained Earnings	25,557.96
Reserves - Unallocated	92,792.25
Appfolio Import Offset	32,396.96
Calculated Retained Earnings	55,417.76
Total Capital	206,164.93
TOTAL LIABILITIES & CAPITAL	209,232.69

Income Statement

Celski & Associates, Inc.

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

Period Basis: Calendar

As of: Aug 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	86.77
Interest Income: Operating	1.59	0.25	227.14	0.22
Interest Income: Reserves	11.44	1.79	11.44	0.01
Fees Income				
Legal Fees Reimbursement Income	9.50	1.49	3,458.36	3.31
Owner Late Fee Interest Income	308.24	48.29	4,170.03	3.99
Fines/Violation Income	310.00	48.57	3,130.00	2.99
Late Fee Income	-2.50	-0.39	2,491.31	2.38
Administrative Fee	0.00	0.00	100.00	0.10
Total Fees Income	625.24	97.96	13,349.70	12.77
Miscellaneous Income	0.00	0.00	250.00	0.24
Total Operating Income	638.27	100.00	104,561.78	100.00
Expense				
MANAGEMENT FEES				
Management fees	850.00	133.17	4,250.00	4.06
Total MANAGEMENT FEES	850.00	133.17	4,250.00	4.06
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	22.74	3.56	778.70	0.74
Postage & Mailings	8.58	1.34	503.78	0.48
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	0.26
Total General & Administrative:	31.32	4.91	1,646.94	1.58
Professional Fees:				
Bookkeeping	0.00	0.00	215.22	0.21
CPA - Audit	0.00	0.00	2,500.00	2.39
CPA - Tax	0.00	0.00	250.00	0.24

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Preparation				
Reserve Study	645.00	101.05	645.00	0.62
Total Professional Fees:	645.00	101.05	3,610.22	3.45
Legal Fees Expense:				
Legal Expense: Reimbursable	651.02	102.00	4,467.60	4.27
Legal Expense: Non-Reimbursable	127.50	19.98	3,743.13	3.58
Total Legal Fees Expense:	778.52	121.97	8,210.73	7.85
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	42.28	6.62	287.37	0.27
Irrigation Assessment	0.00	0.00	4,454.48	4.26
Total Utilities:	42.28	6.62	4,741.85	4.53
Landscaping:				
Monthly Contract Maintenance	2,278.27	356.94	19,466.03	18.62
Pruning / Shrub & Tree Maintenance	1,413.31	221.43	2,936.51	2.81
Irrigation Repair - Parts & Labor	427.58	66.99	3,537.09	3.38
Plantings	435.20	68.18	435.20	0.42
Total Landscaping:	4,554.36	713.55	26,374.83	25.22
Maintenance Shop				
Comm Bldg Telephone	0.00	0.00	50.00	0.05
Total Maintenance Shop	0.00	0.00	50.00	0.05
Reserve Expense Unallocated:				
Reserve Deposits	11.44	1.79	11.44	0.01
Total Reserve Expense Unallocated:	11.44	1.79	11.44	0.01
Total Operating Expense	6,912.92	1,083.07	49,144.02	47.00
NOI - Net Operating Income	-6,274.65	-983.07	55,417.76	53.00
Total Income	638.27	100.00	104,561.78	100.00
Total Expense	6,912.92	1,083.07	49,144.02	47.00
Net Income	-6,274.65	-983.07	55,417.76	53.00

Annual Budget - Comparative

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

Period Basis: Calendar

As of: Aug 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	1.59	0.00	1.59	—	227.14	0.00	227.14	—	0.00
Interest Income: Reserves	11.44	0.00	11.44	—	11.44	0.00	11.44	—	0.00
Fees Income									
Legal Fees Reimbursement Income	9.50	0.00	9.50	—	3,458.36	0.00	3,458.36	—	0.00
Owner Late Fee Interest Income	308.24	0.00	308.24	—	4,170.03	0.00	4,170.03	—	0.00
Fines/ Violation Income	310.00	0.00	310.00	—	3,130.00	0.00	3,130.00	—	0.00
Late Fee Income	-2.50	0.00	-2.50	—	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	625.24	0.00	625.24	—	13,349.70	0.00	13,349.70	—	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	—	0.00
Total Operating Income	638.27	0.00	638.27	—	104,561.78	89,241.00	15,320.78	17.17%	89,241.00
Expense									
MANAGEMENT FEES									
Management fees	850.00	850.00	0.00	0.00%	4,250.00	6,800.00	2,550.00	37.50%	10,200.00
Total	850.00	850.00	0.00	0.00%	4,250.00	6,800.00	2,550.00	37.50%	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	22.74	0.00	-22.74	—	778.70	0.00	-778.70	—	0.00
Postage & Mailings	8.58	12.50	3.92	31.36%	503.78	100.00	-403.78	-403.78%	150.00
License & Permits	0.00	3.33	3.33	100.00%	0.00	26.68	26.68	100.00%	40.00
Meeting Expense	0.00	29.17	29.17	100.00%	60.06	233.36	173.30	74.26%	350.00
Office Supplies	0.00	16.67	16.67	100.00%	36.40	133.36	96.96	72.71%	200.00
P.O. Box Rental	0.00	20.83	20.83	100.00%	268.00	166.68	-101.32	-60.79%	250.00
Total General & Administrative:	31.32	82.50	51.18	62.04%	1,646.94	660.08	-986.86	-149.51%	990.00
Professional Fees:									
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%	0.00	166.68	166.68	100.00%	250.00
Website	0.00	33.33	33.33	100.00%	0.00	266.68	266.68	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	645.00	66.67	-578.33	-867.45%	645.00	533.36	-111.64	-20.93%	800.00
Accounting & Software	0.00	104.17	104.17	100.00%	0.00	833.36	833.36	100.00%	1,250.00
Total Professional Fees:	645.00	225.00	-420.00	-186.67%	3,610.22	4,500.08	889.86	19.77%	5,400.00
Legal Fees Expense:									
Legal	651.02	0.00	-651.02	—	4,467.60	0.00	-4,467.60	—	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:	127.50	166.67	39.17	23.50%	3,743.13	1,333.36	-2,409.77	-180.73%	2,000.00
Non-Reimbursable									
Total Legal Fees Expense:	778.52	166.67	-611.85	-367.10%	8,210.73	1,333.36	-6,877.37	-515.79%	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	42.28	41.67	-0.61	-1.46%	287.37	333.36	45.99	13.80%	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:	42.28	41.67	-0.61	-1.46%	4,741.85	4,333.36	-408.49	-9.43%	4,500.00
Landscaping:									
Monthly Contract Maintenance	2,278.27	2,750.00	471.73	17.15%	19,466.03	22,000.00	2,533.97	11.52%	33,000.00
Pruning / Shrub & Tree Maintenance	1,413.31	0.00	-1,413.31	-	2,936.51	0.00	-2,936.51	-	0.00
Irrigation Repair - Parts & Labor	427.58	0.00	-427.58	-	3,537.09	0.00	-3,537.09	-	0.00
Plantings	435.20	0.00	-435.20	-	435.20	0.00	-435.20	-	0.00
Total Landscaping:	4,554.36	2,750.00	-1,804.36	-65.61%	26,374.83	22,000.00	-4,374.83	-19.89%	33,000.00
Insurance:									
Property & Liability Insurance	0.00	291.67	291.67	100.00%	0.00	2,333.36	2,333.36	100.00%	3,500.00
Total Insurance:	0.00	291.67	291.67	100.00%	0.00	2,333.36	2,333.36	100.00%	3,500.00
Maintenance Shop									
Comm Bldg Telephone	0.00	27.50	27.50	100.00%	50.00	220.00	170.00	77.27%	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	0.00	27.50	27.50	100.00%	50.00	220.00	170.00	77.27%	330.00
Reserve Expense Unallocated:									
Reserve Deposits	11.44	2,416.67	2,405.23	99.53%	11.44	19,333.36	19,321.92	99.94%	29,000.00
Total Reserve Expense Unallocated:	11.44	2,416.67	2,405.23	99.53%	11.44	19,333.36	19,321.92	99.94%	29,000.00
Total Operating Expense	6,912.92	6,851.68	-61.24	-0.89%	49,144.02	61,813.60	12,669.58	20.50%	89,220.00
Total Operating Income	638.27	0.00	638.27	—	104,561.78	89,241.00	15,320.78	17.17%	89,241.00
Total Operating Expense	6,912.92	6,851.68	-61.24	-0.89%	49,144.02	61,813.60	12,669.58	20.50%	89,220.00
NOI - Net Operating Income	-6,274.65	-6,851.68	577.03	8.42%	55,417.76	27,427.40	27,990.36	102.05%	21.00
Total Income	638.27	0.00	638.27	—	104,561.78	89,241.00	15,320.78	17.17%	89,241.00
Total Expense	6,912.92	6,851.68	-61.24	-0.89%	49,144.02	61,813.60	12,669.58	20.50%	89,220.00
Net Income	-6,274.65	-6,851.68	577.03	8.42%	55,417.76	27,427.40	27,990.36	102.05%	21.00

Trial Balance

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

Date Range: 08/01/2025 to 08/31/2025

Accounting Basis: Accrual

GL Account	Balance Forward	Debit	Credit	Ending Balance
1150: Operating Cash	48,747.48	36,235.11		84,982.59
1171: Reserve Cash Savings #1	0.00	92,792.25		92,792.25
1300: Accounts Receivable	34,761.47		3,303.62	31,457.85
2300: Prepayments	-704.00		463.03	-1,167.03
2500: Accounts Payable	-181.10		1,719.63	-1,900.73
3300: Retained Earnings	186,180.02		211,737.98	-25,557.96
3340: Reserves - Unallocated	0.00		92,792.25	-92,792.25
3350: Prior Years Retained Earnings	-25,000.00	25,000.00		0.00
3370: Previous Mgmt Held Operating	-41,035.51	41,035.51		0.00
3371: Previous Mgmt Held Reserves	-108,678.99	108,678.99		0.00
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	-3,448.86		9.50	-3,458.36
4205: Owner Late Fee Interest Income	-3,861.79		308.24	-4,170.03
4206: Fines/Violation Income	-2,820.00		310.00	-3,130.00
4209: Interest Income: Operating	-225.55		1.59	-227.14
4210: Interest Income: Reserves	0.00		11.44	-11.44
4460: Late Fee Income	-2,493.81	2.50		-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	3,400.00	850.00		4,250.00
8001: Printing & Reproduction	755.96	22.74		778.70
8002: Postage & Mailings	495.20	8.58		503.78
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
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	0.00	645.00		645.00
8121: Legal Expense: Reimbursable	3,816.58	651.02		4,467.60
8122: Legal Expense: Non-Reimbursable	3,615.63	127.50		3,743.13
8141: Federal Income Tax	36.00			36.00
8142: Property Tax	207.21			207.21
8161: Electricity	245.09	42.28		287.37
8163: Irrigation Assessment	4,454.48			4,454.48
8201: Monthly Contract Maintenance	17,187.76	2,278.27		19,466.03
8207: Pruning / Shrub & Tree Maintenance	1,523.20	1,413.31		2,936.51
8210: Irrigation Repair - Parts & Labor	3,109.51	427.58		3,537.09
8214: Plantings	0.00	435.20		435.20
8265: Comm Bldg Telephone	50.00			50.00
8801: Reserve Deposits	0.00	11.44		11.44
Total	0.00	310,657.28	310,657.28	0.00

Aged Payables Summary

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

As of: 08/31/2025

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
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Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Heritage Professional Landscaping, Inc.	1,900.73	0.00	1,900.73	0.00	0.00	0.00
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Total	1,900.73	0.00	1,900.73	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: 08/01/2025 to 08/31/2025

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	1027	Yes	08/04/2025	Celski & Associates Inc.	66.86	78865, 78866
Shadow Run Homeowners Association Operating	1028	Yes	08/05/2025	Heritage Professional Landscaping, Inc.	114.24	25110
Shadow Run Homeowners Association Operating	1029	Yes	08/06/2025	Association Reserves	645.00	33951-4GA
Shadow Run Homeowners Association Operating	1030	Yes	08/06/2025	Pody & McDonald, PLLC	778.52	70083, 70082, 70081
Shadow Run Homeowners Association Operating	1031	Yes	08/15/2025	Heritage Professional Landscaping, Inc.	146.88	26198
Shadow Run Homeowners Association Operating	1032	Yes	08/15/2025	The HOA Management Group, Inc.	850.00	11576
Shadow Run Homeowners Association Operating	1033	No	08/27/2025	Benton PUD	42.28	Inv Group 1994
Shadow Run Homeowners Association Operating	1034	Yes	08/27/2025	Celski & Associates Inc.	31.32	78899
Shadow Run Homeowners Association Operating	1035	No	08/27/2025	Heritage Professional Landscaping, Inc.	2,506.75	28439, 28835 - August Maintenance
						5,181.85
Total						5,181.85

CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
7/30/2025	78865

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Compliance			7/30/2025			
Quantity	Item Code	Description			Price Each	Amount
23	Mailings	Includes Envelope, Single Sheet, and Labor			1.50	34.50T
23	Color Photocopies	Additional Pages- Color			0.35	8.05T
23	Postage	Postage at US Postal Service First Class Rate Sales Tax			0.78 8.80%	17.94 3.74
					Total	\$64.23

CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
7/30/2025	78866

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Welcome Letter			7/30/2025			
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 Sales Tax			0.78 8.80%	0.78 0.15
					Total	\$2.63

INVOICE

Customer # 1068

Printed 7/31/2025

Heritage Prof. Landscaping - TC
(509) 586-0744
office@heritagelandscaping.com

Service Address

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

Invoice #: 25110

Tax: \$9.24

Please Remit: \$114.24

Cell. (509) 370-5476

Description	Quantity	Unit Price	Amount
Irrigation - Repair Heads			
Labor	0.75	60.00	45.00
Maxi Paw	2.00	30.00	60.00

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: AMERICAN EXPRESS DISCOVER MasterCard Exp: ____/____

Card #: _____

Signature: _____ Security Code: _____

Job # 51436
Customer # 1068

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

Tax: \$9.24

Please Remit: \$114.24

Printed 7/31/2025

Invoice #: 25110



Invoice

July 31, 2025

Report #
33951-4

Shadow Run at Canyon Lakes HOA
c/o Shannon Turping
Board member
PO Box 6388
Kennewick WA 99337

Reserve Study Deposit Invoice # 33951-4GA

Dear: Ms. Turping,

Thank you for choosing Association Reserves as your reserves planning partner!

You have hired us to perform a No-Site-Visit Reserve Study update with a turnaround of 8 weeks

Total Fee: \$1,290.00

Deposit: \$645.00

Note: The balance of \$645.00 will be due upon completion of the Reserve Study.

Work will begin once the deposit has been received

[Click Here to Pay With a Commercial Account
\(ACH or Credit Card\)](#)

You will be redirected to our payment page named LLC-WA. If you'd like to pay using a personal account (ACH or credit card), please contact our local Association Reserves office for more information.

Write the invoice # on your check or detach the form below and return with your payment.

Go Ahead

Deposit Due: \$645.00

Invoice #
33951-4GA

Property Name
Shadow Run at Canyon Lakes HOA

Please make check payable to Association Reserves - Washington, LLC
and mail to the address indicated above

Serving the Pacific Northwest
10900 NE 4th St, Suite 2300
Bellevue, WA 98004

Tel: (253) 661-5437
www.reservestudy.com



Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington

July 31, 2025

Loyalty Update Plan

Job# 33951 - 4a

Thank you for choosing Association Reserves as your reserves planning partner! We are excited to get started on your professional Reserve Study. This go-ahead is based on an agreement initiated on 7/15/2024

Shadow Run at Canyon Lakes HOA 197 units in Kennewick, WA

Yr #	FY Reporting Period Ending	Level of Service
<input type="checkbox"/> 1	DEC 31 - 2025	Update With-Site-Visit Reserve Study
<input checked="" type="checkbox"/> 2	DEC 31 - 2026	Update No-Site-Visit Reserve Study
<input type="checkbox"/> 3	DEC 31 - 2027	Update No-Site-Visit Reserve Study

Fee: \$1,290.00 (50% deposit, 50% upon report delivery)

Turnaround: 8 weeks

Primary Association Contact

Shannon Turping
Board member
Ph.: , ext.
Direct #:
shadow.run.treas@gmail.com

Alternate Board Member Contact

Name: _____
Title: _____
Phone: _____
Direct #: _____
Email: _____

Site Inspector Contact (as applicable)

Name: _____ Phone # () _____

Special instructions: _____

What else we need to start your Reserve Study:

- Signature _____ Date _____
- 50% Deposit of \$645.00
- Current budget, balance sheet, board contact list
- General Ledger reserve expense report, if any, since last study



If you have any questions, please contact Stephanie Smith, Office Manager at arwa@reservestudy.com. Prevent delays to your Reserve Study by your prompt attention to anything requested above.

TAKE
THE
NEXT
STEP



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

INVOICE

Invoice # 70081
Date: 07/31/2025

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

Shadow Run/Lot 18 Div 3/Esqueda

Date	Description	Attorney	Quantity	Rate	Amount
07/08/2025	Update and reconcile account ledger.	LA	0.10	\$95.00	\$9.50
					Subtotal \$9.50
					Amount \$9.50

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.



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

INVOICE

Invoice # 70082
Date: 07/31/2025

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

Shadow Run/Lot 5 Div 5/Hansen

Fees

Date	Description	Attorney	Quantity	Rate	Amount
07/07/2025	Review file and email Board re: account status.	AAA	0.30	\$275.00	\$82.50
07/09/2025	Payoff Update: Chicago Title	JM	1.00	\$250.00	\$250.00
Fees Subtotal					\$332.50

Costs

Date	Description	Quantity	Rate	Amount
07/10/2025	Recording Fee: Lien Release	1.00	\$309.02	\$309.02
Costs Subtotal				\$309.02
Subtotal				\$641.52
Amount				\$641.52

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 # 70083
Date: 07/31/2025

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

Shadow Run/misc. matters

Date	Description	Attorney	Quantity	Rate	Amount
07/16/2025	Review and respond to email from the board re: adoption of exterior paint color rule and application of same. Review governing documents.	PMM	0.30	\$425.00	\$127.50
					Subtotal \$127.50
					Amount \$127.50

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.

INVOICE

Customer # 1068

Printed 8/7/2025

Heritage Prof. Landscaping - TC
(509) 586-0744
office@heritagelandscaping.com

Service Address

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

Invoice #: 26198

Tax: \$11.88

Please Remit: \$146.88

Cell. (509) 370-5476

Description	Quantity	Unit Price	Amount
Irrigation - Repair Heads			
Labor	1.25	60.00	75.00
Maxi Paw	2.00	30.00	60.00

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: AMERICAN EXPRESS DISCOVER MasterCard Exp: ____/____

Card #: _____

Signature: _____ Security Code: _____

Job # 52504

Customer # 1068

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

Tax: \$11.88

Please Remit: \$146.88

Printed 8/7/2025

Invoice #: 26198

The HOA Management Group Inc.

6725 W Clearwater Ave
Kennewick, WA 99336

Invoice

Date	Invoice #
8/1/2025	11576

Bill To
Shadow Run HOA

P.O. No.	Terms

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



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

Pay online or go paperless at
www.bentonpud.org

1199 0 AV 0.593
SHADOW RUN HOA
6725 W CLEARWATER AVE
KENNEWICK WA 99336-1724

5 1199
C-3



ACCOUNT SUMMARY FOR INVOICE GROUP: 1994

Account Number	Service Address	Balance Forward	Current Charges	Total Due
[REDACTED]	W 33RD AV AND S ELY ST	0.00	21.67	\$21.67
	3428 S BUNTIN ST SHADOW RUN HOA	0.00	6.87	\$6.87
	3121 S DENNIS ST SHADOW RUN HOA	0.00	6.87	\$6.87
	2600 BLK W 36TH AV SHADOW RUN HOA	0.00	6.87	\$6.87
	Total	0.00	42.28	\$42.28

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Kennewick Office Prosser Office
2721 W 10th Ave 250 N Gap Road
PO Box 6270 Prosser, WA 99350
Kennewick, WA 99336 (509) 786-1841
(509) 582-2175

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- ◆ Track Electric Usage
- ◆ Report Outages

Sign up at BentonPUD.org

SHADOW RUN HOA

PAYMENT KIOSK
BARCODE:



INVOICE INFORMATION

PRIMARY ACCOUNT:

Billing Date: 08/15/2025

SUMMARY

Total Previous Balance	\$41.52
Payments Received	-\$41.52
Balance Forward	\$0.00
New Charges Due 09/04/2025	\$42.28
Total Amount Due *	\$42.28

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

[REDACTED]

AMOUNT DUE

ACCOUNT NUMBER

Total Amount Due \$42.28
New Charges Due Date 09/04/2025

Helping Hands Donation \$

Total Amount Enclosed \$

BENTON PUD
PO BOX 6270
KENNEWICK WA 99336-0270

2



512040055670003000004228000004271081420254



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

Page 3 of 4

Pay online at www.bentonpud.org

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 07/08/2025 - 08/08/2025

Small Gen Svc Single Phs

Daily System	31 Days @ \$0.58	\$17.98
Energy	32 kWh @ \$0.0622	\$1.99
Kennewick City Tax		\$1.70
Subtotal New Charges		\$21.67

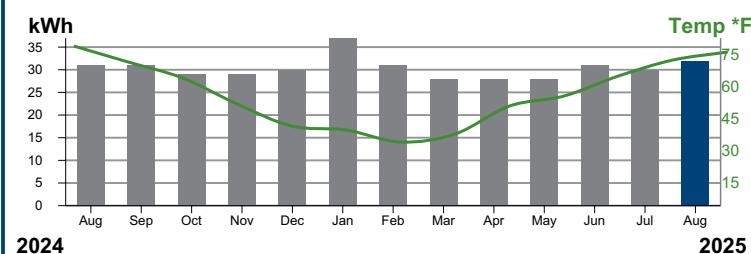
New Charges Due Date 09/04/2025

Service Address: W 33RD AV AND S ELY ST

METER INFORMATION

Meter #	Current	Previous	Mult	kWh Usage	kW Demand
113231	5563	5531	1	32	0

kWh USAGE HISTORY



PERIOD ENDING	Aug 2024	Aug 2025
Avg Daily Temperature	81	78
Avg Daily kWh Usage	1	1
Avg Daily Cost	\$0.67	\$0.70

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 07/08/2025 - 08/08/2025

Flats Unmetered Services

Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54
Subtotal New Charges		\$6.87

New Charges Due Date 09/04/2025

Service Address: 3428 S BUNTIN ST SHADOW RUN HOA

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 07/08/2025 - 08/08/2025

Flats Unmetered Services

Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54
Subtotal New Charges		\$6.87

New Charges Due Date 09/04/2025

Service Address: 3121 S DENNIS ST SHADOW RUN HOA

Account Number: [REDACTED]

NEW CHARGES DETAIL

Service From 07/08/2025 - 08/08/2025

Flats Unmetered Services

Energy	85 kWh @ \$0.0745	\$6.33
Kennewick City Tax		\$0.54
Subtotal New Charges		\$6.87

New Charges Due Date 09/04/2025

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



CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
8/20/2025	78899

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Compliance			8/20/2025			
Quantity	Item Code	Description			Price Each	Amount
11	Mailings	Includes Envelope, Single Sheet, and Labor			1.50	16.50T
12	Color Photocopies	Additional Pages- Color			0.35	4.20T
2	Photocopies	Additional Pages			0.10	0.20T
11	Postage	Postage at US Postal Service First Class Rate Sales Tax			0.78 8.80%	8.58 1.84
					Total	\$31.32

INVOICE

Customer # 1068

Printed 8/22/2025

Heritage Prof. Landscaping - TC
(509) 586-0744
office@heritagelandscaping.com

Service Address

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

Invoice #: 28439

Tax: \$18.48

Please Remit: \$228.48

Cell. (509) 370-5476

Description	Quantity	Unit Price	Amount
Irrigation - System Repair			
Labor	2.75	60.00	165.00
Irritrol Valve	1.00	45.00	45.00

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: AMERICAN EXPRESS DISCOVER MasterCard Exp: ____/____

Card #: _____

Signature: _____ Security Code: _____

Job # 53997

Customer # 1068

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

Tax: \$18.48

Please Remit: \$228.48

Printed 8/22/2025

Invoice #: 28439



Heritage Prof. Landscaping - TC
(509) 586-0744
office@heritagelandscaping.com

Invoice

Customer #: 1068
Invoice #: 28835
Printed: 8/25/2025

Service Address

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

Bus.

Res.

PO #:

Description	Date	Amount	Tax	Total
August 2025 Charge	8/25/2025	\$2,094.00	\$184.27	\$2,278.27
August 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

Bill To Address

Celski & Associates

6725 W Clearwater
Kennewick, WA 99336

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.

Charge My:

Exp: ____/____

Card #: _____

Signature: _____ Security Code: _____

Invoice #: 28835



Cust # 1068

Heritage Prof. Landscaping - TC

PO Box 7225

Kennewick, WA 99336

Please Remit: \$2,278.27

Printed: 8/25/2025

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



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PO Box 26237 • Las Vegas, NV 89126-0237

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Alliance Association Bank®

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

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



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	\$51,025.75
Enclosures	8	Total additions	41,416.96
Low balance	\$49,200.48	Total subtractions	4,911.09
Average balance	\$75,136.26	Ending balance	\$87,531.62
Avg collected balance	\$74,955		

CHECKS

Number	Date	Amount	Number	Date	Amount
1026	08-01	2,278.27	1031	08-22	146.88
1027	08-06	66.86	1032	08-18	850.00
1028	08-12	114.24	1034 *	08-28	31.32
1029	08-25	645.00			
1030	08-12	778.52			

*** Skip in check sequence**

CREDITS

Date	Description	Additions
08-01	' Lockbox Deposit	453.00
08-05	' ACH Credit	285.96
	APPFOLIO SV9T 8666481536 250805	
08-07	' Lockbox Deposit	817.85
08-08	' Remote Deposit	20.61
08-08	' Lockbox Deposit	226.50
08-11	' Wire Cr-Usd	37,023.48

WIRE IN;ORG-Shadow Run Homeowners Association;OBI-For
operating cost account

THE HOA MANAGEMENT GROUP INC
August 31, 2025

Date	Description	Additions
08-13	' Remote Deposit	20.61
08-14	' ACH Credit	10.00
	APPFOLIO SV9T 8666481536 250814	
08-18	' Remote Deposit	1,738.27
08-18	' Lockbox Deposit	226.50
08-21	' Remote Deposit	20.61
08-29	' ACH Credit	345.48
	APPFOLIO SV9T 8666481536 250829	
08-29	' Lockbox Deposit	226.50
08-31	' Interest Credit	1.59

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	51,025.75	08-11	87,508.02	08-22	87,634.37
08-01	49,200.48	08-12	86,615.26	08-25	86,989.37
08-05	49,486.44	08-13	86,635.87	08-28	86,958.05
08-06	49,419.58	08-14	86,645.87	08-29	87,530.03
08-07	50,237.43	08-18	87,760.64	08-31	87,531.62
08-08	50,484.54	08-21	87,781.25		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$74,955.33
Interest earned	\$1.59

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 07/25/2025
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 7226 Kennewick, WA 99336		

[Signature]

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/15/2025
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		

[Signature]

08/01/2025 1026 \$ 2,278.27

08/18/2025 1032 \$ 850.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/04/2025
Pay to the order of: CELSKI & ASSOCIATES INC. This amount: **** SIXTY-SIX AND 86/100 DOLLARS		\$66.86
Celski & Associates Inc. 6725 W Clearwater Ave Kennewick, WA 99336		

[Signature]

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/27/2025
Pay to the order of: CELSKI & ASSOCIATES INC. This amount: **** THIRTY-ONE AND 32/100 DOLLARS		\$31.32
Celski & Associates Inc. 6725 W Clearwater Ave Kennewick, WA 99336		

[Signature]

08/06/2025 1027 \$ 66.86 .52

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/05/2025
Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC. This amount: **** ONE HUNDRED FOURTEEN AND 24/100 DOLLARS		\$114.24
Heritage Professional Landscaping, Inc. PO Box 7226 Kennewick, WA 99336		

[Signature]

08/12/2025 1028 \$ 114.24

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/06/2025
Pay to the order of: ASSOCIATION RESERVES This amount: **** SIX HUNDRED FORTY-FIVE AND 00/100 DOLLARS		\$545.00
Association Reserves 10900 NE 4th Street, Ste #2300 Bellevue, WA 98004		

[Signature]

08/25/2025 1029 \$ 645.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/06/2025
Pay to the order of: PODY & MCDONALD, PLLC This amount: **** SEVEN HUNDRED SEVENTY-EIGHT AND 52/100 DOLLARS		\$778.52
Pody & McDonald, PLLC 1000 Second Ave Suite 1600 Seattle, WA 98104		

[Signature]

08/12/2025 1030 \$ 778.52

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/15/2025
Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC. This amount: **** ONE HUNDRED FORTY-SIX AND 88/100 DOLLARS		\$146.88
Heritage Professional Landscaping, Inc. PO Box 7226 Kennewick, WA 99336		

[Signature]

08/22/2025 1031 \$ 146.88



**Western Alliance
Bank®**

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested



Alliance Association Bank®

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

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

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	\$0.00
Low balance	\$0.00	Total additions	92,792.25
Average balance	\$53,872.73	Total subtractions	0.00
Avg collected balance	\$53,872	Ending balance	\$92,792.25
Interest paid year to date	\$11.44		

CREDITS

Date	Description	Additions
08-14	' Wire Cr-Usd WIRE IN;ORG-Shadow Run Homeowners Association;OBI-Fund for reserve account	92,780.81
08-31	' Interest Credit	11.44

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	0.00	08-14	92,780.81	08-31	92,792.25

INTEREST INFORMATION

Annual percentage yield earned	0.25 %
Interest-bearing days	31
Average balance for APY	\$53,872.73
Interest earned	\$11.44

THE HOA MANAGEMENT GROUP INC
August 31, 2025

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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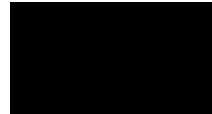
Return Service Requested



Alliance Association Bank®

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

Last statement: August 21, 2025
This statement: August 31, 2025
Total days in statement period: 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	\$0.00
Low balance	\$0.00	Total additions	.00
Average balance	\$0.00	Total subtractions	.00
Avg collected balance	\$0	Ending balance	\$0.00

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	11
Average balance for APY	\$0.00
Interest earned	\$0.00

** No activity this statement period **

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 August 2025

Prepared By: Shade Orr
September 21, 2025



Reserve Fund: *Reconciled 09/21/2025*
GL 1171: \$92,792.25

Reserve Fund Expense:
Deposits: \$11.44 Expenditures: \$0.00

Operating Fund:
The ending balance in the Operating Trust account was \$84,982.59; see the Balance Sheet. There was \$1,167.03 in prepaid funds on hand, see account 2300 on the General Ledger, leaving \$83,815.56 in available operating funds.

Homeowner Balance:
Totaled \$31,457.85 Late Fees/Interest Applied: \$305.74

Operating Expenses:
Operating expenses totaled \$6,912.92; see Income Statement.
Check Register Report included for detail breakout.

Aged Payables:
Totaled: \$1,900.73 See Aged Payable Report for further detail.



**Western Alliance
Bank®**

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested



Alliance Association Bank®

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

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



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	XXXXX [REDACTED]	Beginning balance	\$51,025.75
Enclosures	8	Total additions	41,416.96
Low balance	\$49,200.48	Total subtractions	4,911.09
Average balance	\$75,136.26	Ending balance	\$87,531.62
Avg collected balance	\$74,955		

CHECKS

Number	Date	Amount	Number	Date	Amount
1026	08-01	2,278.27	1031	08-22	146.88
1027	08-06	66.86	1032	08-18	850.00
1028	08-12	114.24	1034 *	08-28	31.32
1029	08-25	645.00			
1030	08-12	778.52			

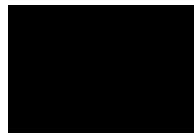
* Skip in check sequence

CREDITS

Date	Description	Additions
08-01	' Lockbox Deposit	453.00
08-05	' ACH Credit	285.96
	APPFOLIO SV9T 8666481536 250805	
08-07	' Lockbox Deposit	817.85
08-08	' Remote Deposit	20.61
08-08	' Lockbox Deposit	226.50
08-11	' Wire Cr-Usd	37,023.48

WIRE IN;ORG-Shadow Run Homeowners Association;OBI-For
operating cost account

THE HOA MANAGEMENT GROUP INC
August 31, 2025



Date	Description	Additions
08-13	' Remote Deposit	20.61
08-14	' ACH Credit	10.00
	APPFOLIO SV9T 8666481536 250814	
08-18	' Remote Deposit	1,738.27
08-18	' Lockbox Deposit	226.50
08-21	' Remote Deposit	20.61
08-29	' ACH Credit	345.48
	APPFOLIO SV9T 8666481536 250829	
08-29	' Lockbox Deposit	226.50
08-31	' Interest Credit	1.59

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	51,025.75	08-11	87,508.02	08-22	87,634.37
08-01	49,200.48	08-12	86,615.26	08-25	86,989.37
08-05	49,486.44	08-13	86,635.87	08-28	86,958.05
08-06	49,419.58	08-14	86,645.87	08-29	87,530.03
08-07	50,237.43	08-18	87,760.64	08-31	87,531.62
08-08	50,484.54	08-21	87,781.25		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$74,955.33
Interest earned	\$1.59

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 07/25/2025
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 7226 Kennewick, WA 99336		

[Signature]

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/15/2025
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		

[Signature]

08/01/2025 1026 \$ 2,278.27

08/18/2025 1032 \$ 850.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/04/2025
Pay to the order of: CELSKI & ASSOCIATES INC. This amount: **** SIXTY-SIX AND 86/100 DOLLARS		\$66.86
Celski & Associates Inc. 6725 W Clearwater Ave Kennewick, WA 99336		

[Signature]

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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: 08/27/2025
Pay to the order of: CELSKI & ASSOCIATES INC. This amount: **** THIRTY-ONE AND 32/100 DOLLARS		\$31.32
Celski & Associates Inc. 6725 W Clearwater Ave Kennewick, WA 99336		

[Signature]

08/06/2025 1027 \$ 66.86

08/28/2025 1034 \$ 31.32

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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: 08/05/2025
Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC. This amount: **** ONE HUNDRED FOURTEEN AND 24/100 DOLLARS		\$114.24
Heritage Professional Landscaping, Inc. PO Box 7226 Kennewick, WA 99336		

[Signature]

08/12/2025 1028 \$ 114.24

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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: 08/06/2025
Pay to the order of: ASSOCIATION RESERVES This amount: **** SIX HUNDRED FORTY-FIVE AND 00/100 DOLLARS		\$545.00
Association Reserves 10900 NE 4th Street, Ste #2300 Bellevue, WA 98004		

[Signature]

08/25/2025 1029 \$ 645.00

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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: 08/06/2025
Pay to the order of: PODY & MCDONALD, PLLC This amount: **** SEVEN HUNDRED SEVENTY-EIGHT AND 52/100 DOLLARS		\$778.52
Pody & McDonald, PLLC 1000 Second Ave Suite 1600 Seattle, WA 98104		

[Signature]

08/12/2025 1030 \$ 778.52

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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: 08/15/2025
Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC. This amount: **** ONE HUNDRED FORTY-SIX AND 88/100 DOLLARS		\$146.88
Heritage Professional Landscaping, Inc. PO Box 7226 Kennewick, WA 99336		

[Signature]

08/22/2025 1031 \$ 146.88

Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association Operating
Account Number	*****
Ending Statement Date	08/31/2025

Summary

Bank Statement Starting Balance on 07/31/2025	51,025.75
Cleared Deposits and other Increases	41,416.96
Cleared Checks and other Decreases	4,911.09
Cleared ACH Batches and Reversals	0.00
Cleared Balance	87,531.62

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
--------------	-------------

Unreconciled Checks and other Decreases (2 Items)

Check #1033 - Benton PUD	08/27/2025	42.28
Check #1035 - Heritage Professional Landscaping, Inc.	08/27/2025	2,506.75
Total		2,549.03

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 (14 Items)

Deposit #Lockbox Deposit	08/01/2025	453.00
Deposit #Automatic Deposit	08/05/2025	285.96
Deposit #26	08/08/2025	20.61

Deposit #Lockbox Deposit	08/07/2025	817.85
Deposit #Lockbox Deposit	08/08/2025	226.50
Deposit #27	08/13/2025	20.61
Deposit #Automatic Deposit	08/14/2025	10.00
Deposit #28	08/18/2025	1,738.27
Deposit #Lockbox Deposit	08/18/2025	226.50
Deposit #29	08/21/2025	20.61
Deposit #Automatic Deposit	08/29/2025	345.48
Deposit #Lockbox Deposit	08/29/2025	226.50
Journal Entry - To Record Reserve Fund Transfer from Hapo to AAB Prev Held Management and Reserves	08/14/2025	37,023.48
Journal Entry - Interest Earned	08/31/2025	1.59

Total **41,416.96**

Cleared Checks and other Decreases (8 Items)

Check #1026 - Heritage Professional Landscaping, Inc.	07/25/2025	2,278.27
Check #1027 - Celski & Associates Inc.	08/04/2025	66.86
Check #1028 - Heritage Professional Landscaping, Inc.	08/05/2025	114.24
Check #1029 - Association Reserves	08/06/2025	645.00
Check #1030 - Pody & McDonald, PLLC	08/06/2025	778.52
Check #1031 - Heritage Professional Landscaping, Inc.	08/15/2025	146.88
Check #1032 - The HOA Management Group, Inc.	08/15/2025	850.00
Check #1034 - Celski & Associates Inc.	08/27/2025	31.32

Total **4,911.09**

Cleared ACH Batches and Reversals (0 Items)

Total **0.00**

Cash Accounts

1150: Operating Cash	84,982.59
1160: Security Deposit Cash	0.00
Total Cash Balance	84,982.59
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	2,549.03
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	87,531.62

Bank Statement Balance on 08/31/2025 87,531.62

In Balance



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: July 31, 2025
This statement: August 31, 2025
Total days in statement period: 31

Page 1 [REDACTED]
XXXXXX
(0)

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	XXXXX [REDACTED]	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	92,792.25
Average balance	\$53,872.73	Total subtractions	0.00
Avg collected balance	\$53,872	Ending balance	\$92,792.25
Interest paid year to date	\$11.44		

CREDITS

Date	Description	Additions
08-14	' Wire Cr-Usd WIRE IN;ORG-Shadow Run Homeowners Association;OBI-Fund for reserve account	92,780.81
08-31	' Interest Credit	11.44

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	0.00	08-14	92,780.81	08-31	92,792.25

INTEREST INFORMATION

Annual percentage yield earned	0.25 %
Interest-bearing days	31
Average balance for APY	\$53,872.73
Interest earned	\$11.44

THE HOA MANAGEMENT GROUP INC
August 31, 2025

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: 08/31/2025

Summary

Bank Statement Starting Balance on 07/31/2025	0.00
Cleared Deposits and other Increases	92,792.25
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	92,792.25

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)		
Journal Entry - To Record Reserve Fund Transfer from Hapo to AAB Prev Held Management and Reserves	08/14/2025	92,780.81
Journal Entry - Interest Earned	08/31/2025	11.44
Total		92,792.25
Cleared Checks and other Decreases (0 Items)		
Total	0.00	

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

Cash Accounts

1171: Reserve Cash Savings #1	92,792.25
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	92,792.25

Bank Statement Balance on 08/31/2025	92,792.25
	In Balance



Board of Director's Regular Meeting Minutes 6:30 PM Sept 23rd, 2025 - WebEx

<https://shadowrunatcanyonlakeshoa-850.my.webex.com/shadowrunatcanyonlakeshoa-850.my/j.php?MTID=ma075ea23262bbeb5c487efa43c68821d>

Call to order: 6:34 PM

Guest(s): Marie, Emily, Josephine

Present: Einar, Dirk, Robert, Morgan

Absent:

Secretary's report:

- Approve August Minutes
 - o Approved 3 with 1 abstaining

Treasurer's report:

- o Financial Reports
 - Finally getting financials now that the HAPO money has all been moved to Alliance Bank. Will be posted with minute on the website going forward.
- o Board will work with HOA management company on the format to ensure the release of information is compliant with privacy laws and to protect HOA sensitive information
- o Audit - no update
- o Reserve Study - starts this week, need to review and respond to information request from reserve study company *-process has begun. Need to send capital items for them to proceed.*
- o Bank Account Update - Hapo account is now closed and all money is in one bank at Alliance. Got a debit card for other expenses like cricket, Wix.

Old Business:

- **Open board position x 2, also need a secretary and treasurer**
 - o Discussion if we still need a treasurer with the property management company handling all financials. We do still need a secretary to organize lot files and handle day to day communications.
 - o Question asked about if there were members on the rules and regs. Due to one person bullying everyone quit. Need committees to help with that. The rules committee is now just for updating rules and community improvement was for enforcing the rules. The board is handling these duties since there are no members in committees due to lack of volunteers.
 - o Question about fine schedule in by laws. Has not changed and is being enforced currently.
 - o Robert gave update on rules and regs committee from a couple heard back but they met a couple times and it fell apart.
- Violations:
 - o 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) No follow up letters have gone out. Board needs to go through and send. Some have been taken care of and some have not.
 - o 36th Fence is still unpainted
 - Still needs the top part added and stained to match. Josephine offered to help get this done.

- 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
- Fences don't need to be painted but if they do they need to submit an application and should be harmonious with the neighborhood or wood color.
- Tree Trimming
 - Dirk still need to talk to Heritage about this and do a walkthrough. Still on the agenda.
- ACC Mailer Update
 - Letter has not gone out yet. Has been talked about on the FB group. It is expensive to send out in color so was waiting to hear from lawyer if we had to send out the color palette. Hopefully it will go out the end of the week. It will cover the approved colors and need for volunteers.
 - Printing cost is \$1060 for black and white and \$1600 for color version. Discuss options. Concern of cost and idea of using excel to print our own labels. Einar asked Marie if she could help and said he will tell Shade to do that.

New Business:

- Board member stepped down effective immediately
 - Down to 3 board members, in need of 2 additional board members as well as treasurer and secretary. Letter going out this week will cover what could happen if we don't have a board to run the HOA business such as renewing insurance, landscaping, violation letters.
 - In need of committee members for ACC as well.
 - Josephine Small volunteered to be a board member. Einar made a motion to appoint Josephine Small as a board member. Open for discussion, no comments. Vote in favor for Josephine to join the board as a board member, 3-0.
 - Property Management company helps offload a lot of the financial pieces such as invoices and paying bills.
- Debit card
 - Tied to a separate account. Cricket has been paid after being delinquent. It is on again.
- Discussion in weeds in cracks of sidewalks

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:

- HMG is still giving late fees and interest for those who paid after the 15th of July
 - Reach out to Shade directly and ask if she will reverse interest for all homeowners for July 2025

Adjourn Meeting: 8:02 PM

Next Regular Meeting: Will be held **Oct 21, 2025** at 6:30PM on WebEx