

2026 Shadow Run HOA Annual Meeting Agenda

Tuesday, January 20nd ,2026 @ 6pm
Kennewick Library – Union St. Branch

- Opening Remarks and Introduction of Current Board Members
- President – Einar Offerdahl, Vice President – Dirk Weiler, Robert Hooper, Josephine Small
- Presentation of 2025 Financials & Q&A
- 3 Board Positions Open – Accept Nominations of Board Members and Vote for Board Members
- Open Officer Positions – Secretary, Treasurer
- Approve November and December Minutes
- No Current Functioning Committees or Committee Volunteers
- Open Discussion Opportunity
- Set Date for Next Meeting & Adjourn Meeting

Balance Sheet

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

As of: 12/31/2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	42,524.16
Operating Cash #2	30.00
Reserve Cash	
Reserve Cash Savings #1	121,870.01
Total Reserve Cash	121,870.01
Total Cash	164,424.17
Accounts Receivable	21,422.90
TOTAL ASSETS	185,847.07
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	8,957.65
Total Liabilities	8,957.65
Capital	
Retained Earnings	25,557.96
Reserves - Unallocated	92,870.01
Appfolio Import Offset	32,396.96
Calculated Retained Earnings	26,064.49
Total Capital	176,889.42
TOTAL LIABILITIES & CAPITAL	185,847.07

Income Statement

Celski & Associates, Inc.

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

Period Basis: Calendar

As of: Dec 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	84.84
Interest Income: Operating	1.50	0.31	233.60	0.22
Interest Income: Reserves	19.91	4.05	89.20	0.08
Fees Income				
Legal Fees Reimbursement Income	219.00	44.57	4,364.98	4.08
Owner Late Fee Interest Income	200.90	40.89	5,107.39	4.78
Fines/Violation Income	50.00	10.18	3,580.00	3.35
Late Fee Income	0.00	0.00	2,491.31	2.33
Administrative Fee	0.00	0.00	100.00	0.09
Total Fees Income	469.90	95.64	15,643.68	14.63
Miscellaneous Income	0.00	0.00	250.00	0.23
Total Operating Income	491.31	100.00	106,939.98	100.00
Expense				
MANAGEMENT FEES				
Management fees	850.00	173.01	7,650.00	7.15
Total MANAGEMENT FEES	850.00	173.01	7,650.00	7.15
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	696.59	141.78	1,688.72	1.58
Postage & Mailings	153.66	31.28	1,123.75	1.05
License & Permits	0.00	0.00	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
Total General & Administrative:	850.25	173.06	3,196.93	2.99
Professional Fees:				
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	2.34
CPA - Tax Preparation	0.00	0.00	250.00	0.23
Reserve Study	0.00	0.00	1,290.00	1.21
Total Professional Fees:	0.00	0.00	4,276.97	4.00
Legal Fees Expense:				
Legal Expense: Reimbursable	565.50	115.10	5,818.62	5.44
Legal Expense: Non-Reimbursable	0.00	0.00	4,412.63	4.13
Bad Debt Expense	0.00	0.00	7,483.24	7.00
Total Legal Fees Expense:	565.50	115.10	17,714.49	16.56
Taxes:				
Federal Income Tax	0.00	0.00	36.00	0.03
Property Tax	0.00	0.00	207.21	0.19
Total Taxes:	0.00	0.00	243.21	0.23
Utilities:				
Electricity	41.38	8.42	454.41	0.42
Irrigation Assessment	0.00	0.00	4,454.48	4.17
Total Utilities:	41.38	8.42	4,908.89	4.59
Repairs & Maintenance:				
Fence	544.00	110.72	544.00	0.51
Total Repairs & Maintenance:	544.00	110.72	544.00	0.51
Landscaping:				
Monthly Contract Maintenance	2,278.27	463.71	28,579.11	26.72
Pruning / Shrub & Tree Maintenance	2,631.87	535.68	5,568.38	5.21
Irrigation Repair - Parts & Labor	0.00	0.00	3,589.31	3.36
Plantings	0.00	0.00	435.20	0.41
Total Landscaping:	4,910.14	999.40	38,172.00	35.69
Insurance:				
Property & Liability Insurance	0.00	0.00	3,900.00	3.65
Total Insurance:	0.00	0.00	3,900.00	3.65
Maintenance Shop				
Comm Bldg Telephone	30.00	6.11	175.00	0.16
Total Maintenance Shop	30.00	6.11	175.00	0.16
Reserve Expense Unallocated:				
Reserve Deposits	19.91	4.05	89.20	0.08
Total Reserve Expense Unallocated:	19.91	4.05	89.20	0.08
Total Operating	7,811.18	1,589.87	80,875.49	75.63

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	-7,319.87	-1,489.87	26,064.49	24.37
Total Income	491.31	100.00	106,939.98	100.00
Total Expense	7,811.18	1,589.87	80,875.49	75.63
Net Income	<u>-7,319.87</u>	<u>-1,489.87</u>	<u>26,064.49</u>	<u>24.37</u>

Annual Budget - Comparative

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

Period Basis: Calendar

As of: Dec 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	1.50	0.00	1.50	—	233.60	0.00	233.60	—	0.00
Interest Income: Reserves	19.91	0.00	19.91	—	89.20	0.00	89.20	—	0.00
Fees Income									
Legal Fees Reimbursement Income	219.00	0.00	219.00	—	4,364.98	0.00	4,364.98	—	0.00
Owner Late Fee Interest Income	200.90	0.00	200.90	—	5,107.39	0.00	5,107.39	—	0.00
Fines/ Violation Income	50.00	0.00	50.00	—	3,580.00	0.00	3,580.00	—	0.00
Late Fee Income	0.00	0.00	0.00	0.00%	2,491.31	0.00	2,491.31	—	0.00
Administrative Fee	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	—	0.00
Total Fees Income	469.90	0.00	469.90	—	15,643.68	0.00	15,643.68	—	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	—	0.00
Total Operating Income	491.31	0.00	491.31	—	106,939.98	89,241.00	17,698.98	19.83%	89,241.00
Expense									
MANAGEMENT FEES									
Management fees	850.00	850.00	0.00	0.00%	7,650.00	10,200.00	2,550.00	25.00%	10,200.00
Total	850.00	850.00	0.00	0.00%	7,650.00	10,200.00	2,550.00	25.00%	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	696.59	0.00	-696.59	—	1,688.72	0.00	-1,688.72	—	0.00
Postage & Mailings	153.66	12.50	-141.16	-1129.28%	1,123.75	150.00	-973.75	-649.17%	150.00
License & Permits	0.00	3.33	3.33	100.00%	20.00	40.00	20.00	50.00%	40.00
Meeting Expense	0.00	29.16	29.16	100.00%	60.06	350.00	289.94	82.84%	350.00
Office Supplies	0.00	16.66	16.66	100.00%	36.40	200.00	163.60	81.80%	200.00
P.O. Box Rental	0.00	20.83	20.83	100.00%	268.00	250.00	-18.00	-7.20%	250.00
Total General & Administrative:	850.25	82.48	-767.77	-930.86%	3,196.93	990.00	-2,206.93	-222.92%	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%	21.75	250.00	228.25	91.30%	250.00
Website	0.00	33.33	33.33	100.00%	0.00	400.00	400.00	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	800.00	-490.00	-61.25%	800.00
Accounting & Software	0.00	104.16	104.16	100.00%	0.00	1,250.00	1,250.00	100.00%	1,250.00
Total Professional Fees:	0.00	224.98	224.98	100.00%	4,276.97	5,400.00	1,123.03	20.80%	5,400.00
Legal Fees Expense:									
Legal	565.50	0.00	-565.50	—	5,818.62	0.00	-5,818.62	—	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Expense: Reimbursable									
Legal Expense: Non-Reimbursable	0.00	166.66	166.66	100.00%	4,412.63	2,000.00	-2,412.63	-120.63%	2,000.00
Bad Debt Expense	0.00	0.00	0.00	0.00%	7,483.24	0.00	-7,483.24	—	0.00
Total Legal Fees Expense:	565.50	166.66	-398.84	-239.31%	17,714.49	2,000.00	-15,714.49	-785.72%	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	41.38	41.66	0.28	0.67%	454.41	500.00	45.59	9.12%	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:	41.38	41.66	0.28	0.67%	4,908.89	4,500.00	-408.89	-9.09%	4,500.00
Repairs & Maintenance:									
Fence	544.00	0.00	-544.00	—	544.00	0.00	-544.00	—	0.00
Total Repairs & Maintenance:	544.00	0.00	-544.00	—	544.00	0.00	-544.00	—	0.00
Landscaping:									
Monthly Contract Maintenance	2,278.27	2,750.00	471.73	17.15%	28,579.11	33,000.00	4,420.89	13.40%	33,000.00
Pruning / Shrub & Tree Maintenance	2,631.87	0.00	-2,631.87	—	5,568.38	0.00	-5,568.38	—	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
Total Landscaping:	4,910.14	2,750.00	-2,160.14	-78.55%	38,172.00	33,000.00	-5,172.00	-15.67%	33,000.00
Insurance:									
Property &	0.00	291.66	291.66	100.00%	3,900.00	3,500.00	-400.00	-11.43%	3,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Liability Insurance									
Total Insurance:	0.00	291.66	291.66	100.00%	3,900.00	3,500.00	-400.00	-11.43%	3,500.00
Maintenance Shop									
Comm Bldg Telephone	30.00	27.50	-2.50	-9.09%	175.00	330.00	155.00	46.97%	330.00
Total Maintenance Shop	30.00	27.50	-2.50	-9.09%	175.00	330.00	155.00	46.97%	330.00
Reserve Expense Unallocated:									
Reserve Deposits	19.91	29,000.00	28,980.09	99.93%	89.20	29,000.00	28,910.80	99.69%	29,000.00
Total Reserve Expense Unallocated:	19.91	29,000.00	28,980.09	99.93%	89.20	29,000.00	28,910.80	99.69%	29,000.00
Total Operating Expense	7,811.18	33,434.94	25,623.76	76.64%	80,875.49	89,220.00	8,344.51	9.35%	89,220.00
Total Operating Income	491.31	0.00	491.31	—	106,939.98	89,241.00	17,698.98	19.83%	89,241.00
Total Operating Expense	7,811.18	33,434.94	25,623.76	76.64%	80,875.49	89,220.00	8,344.51	9.35%	89,220.00
NOI - Net Operating Income	-7,319.87	-33,434.94	26,115.07	78.11%	26,064.49	21.00	26,043.49	124016.62%	21.00
Total Income	491.31	0.00	491.31	—	106,939.98	89,241.00	17,698.98	19.83%	89,241.00
Total Expense	7,811.18	33,434.94	25,623.76	76.64%	80,875.49	89,220.00	8,344.51	9.35%	89,220.00
Net Income	-7,319.87	-33,434.94	26,115.07	78.11%	26,064.49	21.00	26,043.49	124016.62%	21.00

Trial Balance

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

Date Range: 12/01/2025 to 12/31/2025

Accounting Basis: Accrual

GL Account	Balance Forward	Debit	Credit	Ending Balance
1150: Operating Cash	72,006.93		29,482.77	42,524.16
1151: Operating Cash #2	0.00	30.00		30.00
1171: Reserve Cash Savings #1	92,850.10	29,019.91		121,870.01
1300: Accounts Receivable	21,343.76	79.14		21,422.90
2300: Prepayments	-2,011.41		6,946.24	-8,957.65
3300: Retained Earnings	-25,557.96			-25,557.96
3340: Reserves - Unallocated	-92,850.10		19.91	-92,870.01
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		219.00	-4,364.98
4205: Owner Late Fee Interest Income	-4,906.49		200.90	-5,107.39
4206: Fines/Violation Income	-3,530.00		50.00	-3,580.00
4209: Interest Income: Operating	-232.10		1.50	-233.60
4210: Interest Income: Reserves	-69.29		19.91	-89.20
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	6,800.00	850.00		7,650.00
8001: Printing & Reproduction	992.13	696.59		1,688.72
8002: Postage & Mailings	970.09	153.66		1,123.75
8005: License & Permits	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
8112: Reserve Study	1,290.00			1,290.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8121: Legal Expense: Reimbursable	5,253.12	565.50		5,818.62
8122: Legal Expense: Non-Reimbursable	4,412.63			4,412.63
8125: Bad Debt Expense	7,483.24			7,483.24
8141: Federal Income Tax	36.00			36.00
8142: Property Tax	207.21			207.21
8161: Electricity	413.03	41.38		454.41
8163: Irrigation Assessment	4,454.48			4,454.48
8171: Fence	0.00	544.00		544.00
8201: Monthly Contract Maintenance	26,300.84	2,278.27		28,579.11
8207: Pruning / Shrub & Tree Maintenance	2,936.51	2,631.87		5,568.38
8210: Irrigation Repair - Parts & Labor	3,589.31			3,589.31
8214: Plantings	435.20			435.20
8254: Property & Liability Insurance	3,900.00			3,900.00
8265: Comm Bldg Telephone	145.00	30.00		175.00
8801: Reserve Deposits	69.29	19.91		89.20
Total	0.00	36,940.23	36,940.23	0.00

Aged Receivable Detail

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

Amount Receivable: Exclude 0.00

Tenant Status: Current and Notice

As of: 12/31/2025

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 2502W35A - Stillwell, Patrick & Holly										
Stillwell, Patrick & Holly	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	5.22	5.22	0.00	0.00	0.00	5.22
Stillwell, Patrick & Holly	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	0.05	0.05	0.00	0.00	0.00	0.05
Stillwell, Patrick & Holly	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.05	0.05	0.00	0.00	0.00	0.05
Stillwell, Patrick & Holly	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.05	0.05	0.00	0.00	0.00	0.05
Stillwell, Patrick & Holly	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.05	0.05	0.00	0.00	0.05	0.00
Stillwell, Patrick & Holly	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.05	0.05	0.00	0.05	0.00	0.00
Stillwell, Patrick & Holly	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.05	0.05	0.05	0.00	0.00	0.00
					5.52	5.52	0.05	0.05	0.05	5.37
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 2509W35A - Kim, Ryan										
Kim, Ryan	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Kim, Ryan	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Kim, Ryan	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Kim, Ryan	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Kim, Ryan	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Kim, Ryan	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Kim, Ryan	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Kim, Ryan	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 2521W35A - Meador, Sydney										
Meador, Sydney	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	130.77	0.00	0.00	0.00	130.77
Meador, Sydney	07/16/2025	07/16/2025	4460	Late Fee Income	32.70	32.70	0.00	0.00	0.00	32.70
Meador, Sydney	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	1.63	1.63	0.00	0.00	0.00	1.63
Meador, Sydney	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	1.65	1.65	0.00	0.00	0.00	1.65
Meador, Sydney	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	1.67	1.67	0.00	0.00	0.00	1.67
Meador, Sydney	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	1.68	1.68	0.00	0.00	1.68	0.00
Meador, Sydney	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	1.70	1.70	0.00	1.70	0.00	0.00
Meador, Sydney	12/01/2025	12/01/2025	4203	Legal Fees Reimbursement Income	219.00	219.00	219.00	0.00	0.00	0.00
Meador, Sydney	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	3.91	3.91	3.91	0.00	0.00	0.00
					490.44	394.71	222.91	1.70	1.68	168.42

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 2540W34P - Hiller, Lisa & Todd

Hiller, Lisa & Todd	03/20/2025	03/20/2025	3999	Appfolio Import Offset	288.25	288.25	0.00	0.00	0.00	288.25
Hiller, Lisa & Todd	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	2.88	2.88	0.00	0.00	0.00	2.88
Hiller, Lisa & Todd	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	2.91	2.91	0.00	0.00	0.00	2.91
Hiller, Lisa & Todd	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Hiller, Lisa & Todd	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	2.94	2.94	0.00	0.00	0.00	2.94
Hiller, Lisa & Todd	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Hiller, Lisa & Todd	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	5.80	5.80	0.00	0.00	0.00	5.80
Hiller, Lisa & Todd	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	5.86	5.86	0.00	0.00	0.00	5.86

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Hiller, Lisa & Todd	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	5.92	5.92	0.00	0.00	0.00	5.92
Hiller, Lisa & Todd	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	5.98	5.98	0.00	0.00	5.98	0.00
Hiller, Lisa & Todd	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	6.04	6.04	0.00	6.04	0.00	0.00
Hiller, Lisa & Todd	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	6.10	6.10	6.10	0.00	0.00	0.00
					615.81	615.81	6.10	6.04	5.98	597.69

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 2549W33P - Korotkov, Benjamin & Anna

Korotkov, Benjamin & Anna	03/20/2025	03/20/2025	3999	Appfolio Import Offset	520.08	67.58	0.00	0.00	0.00	67.58
Korotkov, Benjamin & Anna	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	5.20	5.20	0.00	0.00	0.00	5.20
Korotkov, Benjamin & Anna	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	5.25	5.25	0.00	0.00	0.00	5.25
Korotkov, Benjamin & Anna	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	5.31	5.31	0.00	0.00	0.00	5.31
Korotkov, Benjamin & Anna	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	0.83	0.83	0.00	0.00	0.00	0.83
Korotkov, Benjamin & Anna	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.84	0.84	0.00	0.00	0.00	0.84
Korotkov, Benjamin & Anna	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.85	0.85	0.00	0.00	0.00	0.85
Korotkov, Benjamin & Anna	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.86	0.86	0.00	0.00	0.86	0.00
Korotkov, Benjamin & Anna	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.87	0.87	0.00	0.87	0.00	0.00
Korotkov, Benjamin & Anna	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.88	0.88	0.88	0.00	0.00	0.00
					540.97	88.47	0.88	0.87	0.86	85.86

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 2604W32C - Schiffern, John & Naoko										
Schiffern, John & Naoko	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Schiffern, John & Naoko	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Schiffern, John & Naoko	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Schiffern, John & Naoko	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Schiffern, John & Naoko	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Schiffern, John & Naoko	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Schiffern, John & Naoko	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Schiffern, John & Naoko	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 2611W32C - Petersen, Roger & Sara										
Petersen, Roger & Sara	03/20/2025	03/20/2025	3999	Appfolio Import Offset	58.97	58.97	0.00	0.00	0.00	58.97
Petersen, Roger & Sara	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	0.59	0.59	0.00	0.00	0.00	0.59
Petersen, Roger & Sara	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	0.60	0.60	0.00	0.00	0.00	0.60
Petersen, Roger & Sara	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Petersen, Roger & Sara	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	0.60	0.60	0.00	0.00	0.00	0.60
Petersen, Roger & Sara	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Petersen, Roger & Sara	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	3.44	3.44	0.00	0.00	0.00	3.44
Petersen, Roger & Sara	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	3.47	3.47	0.00	0.00	0.00	3.47
Petersen, Roger & Sara	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	3.51	3.51	0.00	0.00	0.00	3.51

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Petersen, Roger & Sara	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	3.54	3.54	0.00	0.00	3.54	0.00
Petersen, Roger & Sara	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	3.58	3.58	0.00	3.58	0.00	0.00
Petersen, Roger & Sara	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	3.61	3.61	3.61	0.00	0.00	0.00
					365.04	365.04	3.61	3.58	3.54	354.31

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3109SDS - Sursely, Charles & Rayleen

Sursely, Charles & Rayleen	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Sursely, Charles & Rayleen	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Sursely, Charles & Rayleen	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Sursely, Charles & Rayleen	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Sursely, Charles & Rayleen	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Sursely, Charles & Rayleen	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Sursely, Charles & Rayleen	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Sursely, Charles & Rayleen	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3126SDS - O Connell, Karen & John

O Connell, Karen & John	03/20/2025	03/20/2025	3999	Appfolio Import Offset	3,129.62	3,129.62	0.00	0.00	0.00	3,129.62
O Connell, Karen & John	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	31.30	31.30	0.00	0.00	0.00	31.30
O Connell, Karen & John	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	31.61	31.61	0.00	0.00	0.00	31.61

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
O Connell, Karen & John	03/20/2025	03/20/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
O Connell, Karen & John	03/20/2025	03/20/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
O Connell, Karen & John	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	34.76	34.76	0.00	0.00	0.00	34.76
O Connell, Karen & John	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	35.10	35.10	0.00	0.00	0.00	35.10
O Connell, Karen & John	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	35.46	35.46	0.00	0.00	0.00	35.46
O Connell, Karen & John	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	35.81	35.81	0.00	0.00	0.00	35.81
O Connell, Karen & John	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	36.17	36.17	0.00	0.00	0.00	36.17
O Connell, Karen & John	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
O Connell, Karen & John	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	36.53	36.53	0.00	0.00	0.00	36.53
O Connell, Karen & John	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
O Connell, Karen & John	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	39.73	39.73	0.00	0.00	0.00	39.73
O Connell, Karen & John	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	40.12	40.12	0.00	0.00	0.00	40.12
O Connell, Karen & John	09/02/2025	09/02/2025	4203	Legal Fees Reimbursement Income	55.00	55.00	0.00	0.00	0.00	55.00
O Connell, Karen & John	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	41.07	41.07	0.00	0.00	0.00	41.07
O Connell, Karen & John	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	41.49	41.49	0.00	0.00	41.49	0.00
O Connell, Karen & John	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	41.90	41.90	0.00	41.90	0.00	0.00
O Connell, Karen & John	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	42.32	42.32	42.32	0.00	0.00	0.00
					4,274.25	4,274.25	42.32	41.90	41.49	4,148.54

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3216SBS - Ross, David & Alison

Ross, David & Alison	07/01/2025	07/01/2025	4200	HOA Assessment	226.50	226.50	0.00	0.00	0.00	226.50
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Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Income										
Ross, David & Alison	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Ross, David & Alison	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Ross, David & Alison	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Ross, David & Alison	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Ross, David & Alison	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Ross, David & Alison	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Ross, David & Alison	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3217SCD - Esqueda, Gabriel & Patricia

Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	3999	Appfolio Import Offset	2,038.34	2,038.34	0.00	0.00	0.00	2,038.34
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	20.38	20.38	0.00	0.00	0.00	20.38
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4200	HOA Assessment Income	175.00	175.00	0.00	0.00	0.00	175.00
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4460	Late Fee Income	43.75	43.75	0.00	0.00	0.00	43.75
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	22.77	22.77	0.00	0.00	0.00	22.77
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	23.00	23.00	0.00	0.00	0.00	23.00
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	23.23	23.23	0.00	0.00	0.00	23.23
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	23.46	23.46	0.00	0.00	0.00	23.46

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	23.70	23.70	0.00	0.00	0.00	23.70
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	23.94	23.94	0.00	0.00	0.00	23.94
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	27.01	27.01	0.00	0.00	0.00	27.01
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	27.28	27.28	0.00	0.00	0.00	27.28
Esqueda, Gabriel & Patricia	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	27.55	27.55	0.00	0.00	0.00	27.55
Esqueda, Gabriel & Patricia	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	27.83	27.83	0.00	0.00	0.00	27.83
Esqueda, Gabriel & Patricia	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	28.10	28.10	0.00	0.00	0.00	28.10
Esqueda, Gabriel & Patricia	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Esqueda, Gabriel & Patricia	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	28.38	28.38	0.00	0.00	0.00	28.38
Esqueda, Gabriel & Patricia	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Esqueda, Gabriel & Patricia	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	31.50	31.50	0.00	0.00	0.00	31.50
Esqueda, Gabriel & Patricia	08/05/2025	08/05/2025	4203	Legal Fees Reimbursement Income	9.50	9.50	0.00	0.00	0.00	9.50
Esqueda, Gabriel &	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	31.91	31.91	0.00	0.00	0.00	31.91

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Patricia										
Esqueda, Gabriel & Patricia	09/02/2025	09/02/2025	4203	Legal Fees Reimbursement Income	55.00	55.00	0.00	0.00	0.00	55.00
Esqueda, Gabriel & Patricia	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	32.78	32.78	0.00	0.00	0.00	32.78
Esqueda, Gabriel & Patricia	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	33.11	33.11	0.00	0.00	33.11	0.00
Esqueda, Gabriel & Patricia	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	33.44	33.44	0.00	33.44	0.00	0.00
Esqueda, Gabriel & Patricia	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	33.77	33.77	33.77	0.00	0.00	0.00
					3,410.99	3,410.99	33.77	33.44	33.11	3,310.67

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3304SBS - Spradling, Michael & Cheryl

Spradling, Michael & Cheryl	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Spradling, Michael & Cheryl	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Spradling, Michael & Cheryl	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.59	0.59	0.00	0.00	0.00	0.59
Spradling, Michael & Cheryl	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.60	0.60	0.00	0.00	0.00	0.60
Spradling, Michael & Cheryl	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.61	0.00
Spradling, Michael & Cheryl	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.61	0.00	0.00
Spradling, Michael & Cheryl	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.62	0.00	0.00	0.00
					62.49	62.49	0.62	0.61	0.61	60.65

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3305SBS - Hightower, Dale & Rolph Emma										
Hightower, Dale & Rolph Emma	12/22/2025	12/22/2025	4206	Fines/Violation Income	50.00	50.00	50.00	0.00	0.00	0.00
Hightower, Dale & Rolph Emma	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.50	0.50	0.50	0.00	0.00	0.00
					50.50	50.50	50.50	0.00	0.00	0.00

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3313SCC - Dailey, Chase & Macey

Dailey, Chase & Macey	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	0.80	0.80	0.00	0.00	0.00	0.80
Dailey, Chase & Macey	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Dailey, Chase & Macey	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	3.64	3.64	0.00	0.00	0.00	3.64
Dailey, Chase & Macey	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.00	0.61
Dailey, Chase & Macey	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.00	0.00	0.00	0.62
Dailey, Chase & Macey	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.00	0.00	0.62	0.00
Dailey, Chase & Macey	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.63	0.63	0.00	0.63	0.00	0.00
Dailey, Chase & Macey	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.64	0.64	0.64	0.00	0.00	0.00
					64.19	64.19	0.64	0.63	0.62	62.30

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3317SBS - Suitonu, Roland & Katie

Suitonu, Roland & Katie	03/20/2025	03/20/2025	3999	Appfolio Import Offset	477.12	477.12	0.00	0.00	0.00	477.12
Suitonu, Roland & Katie	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	4.77	4.77	0.00	0.00	0.00	4.77
Suitonu, Roland & Katie	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	4.82	4.82	0.00	0.00	0.00	4.82
Suitonu, Roland & Katie	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Suitonu, Roland & Katie	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	4.87	4.87	0.00	0.00	0.00	4.87
Suitonu, Roland & Katie	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Suitonu, Roland & Katie	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	7.75	7.75	0.00	0.00	0.00	7.75
Suitonu, Roland & Katie	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	7.82	7.82	0.00	0.00	0.00	7.82
Suitonu, Roland & Katie	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	7.90	7.90	0.00	0.00	0.00	7.90
Suitonu, Roland & Katie	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	7.98	7.98	0.00	0.00	7.98	0.00
					806.16	806.16	0.00	0.00	7.98	798.18

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3317SCC - Hooper, Robert & Andrea

Hooper, Robert & Andrea	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Hooper, Robert & Andrea	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Hooper, Robert & Andrea	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.59	0.59	0.00	0.00	0.00	0.59
Hooper, Robert & Andrea	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.60	0.60	0.00	0.00	0.00	0.60
Hooper, Robert & Andrea	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.61	0.00
Hooper, Robert & Andrea	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.61	0.00	0.00
Hooper, Robert & Andrea	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.62	0.00	0.00	0.00
					62.49	62.49	0.62	0.61	0.61	60.65

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3400SDS - Newbry, Darin & Nannette

Newbry, Darin & Nannette	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Newbry, Darin & Nannette	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Newbry, Darin & Nannette	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Newbry, Darin & Nannette	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Newbry, Darin & Nannette	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Newbry, Darin & Nannette	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Newbry, Darin & Nannette	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Newbry, Darin & Nannette	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3408SDS - Navarro, Robert & Belinda

Navarro, Robert & Belinda	05/01/2025	05/01/2025	4203	Legal Fees Reimbursement Income	32.00	32.00	0.00	0.00	0.00	32.00
Navarro, Robert & Belinda	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	0.32	0.32	0.00	0.00	0.00	0.32
Navarro, Robert & Belinda	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Navarro, Robert & Belinda	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	0.32	0.32	0.00	0.00	0.00	0.32
Navarro, Robert & Belinda	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Navarro, Robert & Belinda	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	3.16	3.16	0.00	0.00	0.00	3.16
Navarro, Robert & Belinda	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	3.19	3.19	0.00	0.00	0.00	3.19
Navarro, Robert & Belinda	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	3.22	3.22	0.00	0.00	0.00	3.22
Navarro, Robert & Belinda	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	3.25	3.25	0.00	0.00	3.25	0.00
Navarro, Robert & Belinda	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	3.29	3.29	0.00	3.29	0.00	0.00
					331.88	331.88	0.00	3.29	3.25	325.34

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3410SCC - Crawford, Dillon

Crawford, Dillon	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Crawford, Dillon	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Crawford, Dillon	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Crawford, Dillon	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Crawford, Dillon	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Crawford, Dillon	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Crawford, Dillon	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Crawford, Dillon	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3411SCC - Foley, Michael

Foley, Michael	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Foley, Michael	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Foley, Michael	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.59	0.59	0.00	0.00	0.00	0.59
Foley, Michael	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.60	0.60	0.00	0.00	0.00	0.60
Foley, Michael	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.61	0.00
Foley, Michael	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.61	0.00	0.00
Foley, Michael	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.62	0.00	0.00	0.00
					62.49	62.49	0.62	0.61	0.61	60.65

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3412SBS - Marcusen, Jacob & Mackenzie

Marcusen, Jacob & Mackenzie	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	0.58	0.58	0.00	0.00	0.00	0.58
Marcusen, Jacob & Mackenzie	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Marcusen, Jacob & Mackenzie	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	3.42	3.42	0.00	0.00	0.00	3.42
Marcusen, Jacob & Mackenzie	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.00	0.61
Marcusen, Jacob &	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.00	0.61

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Mackenzie										
Marcusen, Jacob & Mackenzie	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.00	0.00	0.62	0.00
Marcusen, Jacob & Mackenzie	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.00	0.62	0.00	0.00
Marcusen, Jacob & Mackenzie	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.63	0.63	0.63	0.00	0.00	0.00
					63.72	63.72	0.63	0.62	0.62	61.85

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3414SCC - Heidebrink, Vance & Julie

Heidebrink, Vance & Julie	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Heidebrink, Vance & Julie	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Heidebrink, Vance & Julie	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.59	0.59	0.00	0.00	0.00	0.59
Heidebrink, Vance & Julie	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.60	0.60	0.00	0.00	0.00	0.60
Heidebrink, Vance & Julie	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.61	0.00
Heidebrink, Vance & Julie	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.61	0.00	0.00
Heidebrink, Vance & Julie	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.62	0.00	0.00	0.00
					62.49	62.49	0.62	0.61	0.61	60.65

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3417SBS - Mendoza, Joshua

Mendoza, Joshua	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Mendoza, Joshua	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Mendoza, Joshua	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.59	0.59	0.00	0.00	0.00	0.59
Mendoza, Joshua	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.60	0.60	0.00	0.00	0.00	0.60
Mendoza, Joshua	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.61	0.61	0.00	0.00	0.61	0.00
Mendoza,	11/30/2025	11/30/2025	4205	Owner Late Fee	0.61	0.61	0.00	0.61	0.00	0.00

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Joshua				Interest Income						
Mendoza, Joshua	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.62	0.00	0.00	0.00
					62.49	62.49	0.62	0.61	0.61	60.65
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3419SCD - Resendiz, Andres & Tamarind										
Resendiz, Andres & Tamarind	03/20/2025	03/20/2025	3999	Appfolio Import Offset	2,099.40	2,099.40	0.00	0.00	0.00	2,099.40
Resendiz, Andres & Tamarind	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	20.99	20.99	0.00	0.00	0.00	20.99
Resendiz, Andres & Tamarind	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	21.20	21.20	0.00	0.00	0.00	21.20
Resendiz, Andres & Tamarind	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	21.42	21.42	0.00	0.00	0.00	21.42
Resendiz, Andres & Tamarind	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	21.63	21.63	0.00	0.00	0.00	21.63
Resendiz, Andres & Tamarind	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	21.85	21.85	0.00	0.00	0.00	21.85
Resendiz, Andres & Tamarind	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Resendiz, Andres & Tamarind	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	22.06	22.06	0.00	0.00	0.00	22.06
Resendiz, Andres & Tamarind	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Resendiz, Andres & Tamarind	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	25.12	25.12	0.00	0.00	0.00	25.12
Resendiz, Andres & Tamarind	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	25.37	25.37	0.00	0.00	0.00	25.37
Resendiz, Andres & Tamarind	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	25.62	25.62	0.00	0.00	0.00	25.62
Resendiz,	10/31/2025	10/31/2025	4205	Owner Late Fee	25.88	25.88	0.00	0.00	25.88	0.00

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Andres & Tamarind				Interest Income						
Resendiz, Andres & Tamarind	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	26.14	26.14	0.00	26.14	0.00	0.00
Resendiz, Andres & Tamarind	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	26.40	26.40	26.40	0.00	0.00	0.00
					2,666.21	2,666.21	26.40	26.14	25.88	2,587.79

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3419SDS - Stone, Precious Alexandra Ravina

Stone, Precious Alexandra Ravina	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Stone, Precious Alexandra Ravina	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Stone, Precious Alexandra Ravina	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Stone, Precious Alexandra Ravina	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Stone, Precious Alexandra Ravina	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Stone, Precious Alexandra Ravina	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Stone, Precious Alexandra Ravina	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Stone, Precious Alexandra Ravina	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3422SCC - Zavaleta, Sergio

Zavaleta, Sergio	03/20/2025	03/20/2025	3999	Appfolio Import Offset	2,654.85	2,654.85	0.00	0.00	0.00	2,654.85
Zavaleta, Sergio	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	26.55	26.55	0.00	0.00	0.00	26.55
Zavaleta, Sergio	03/20/2025	03/20/2025	4205	Owner Late Fee	26.81	26.81	0.00	0.00	0.00	26.81

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Interest Income										
Zavaleta, Sergio	03/20/2025	03/20/2025	4205	Owner Late Fee Interest Income	27.08	27.08	0.00	0.00	0.00	27.08
Zavaleta, Sergio	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	27.35	27.35	0.00	0.00	0.00	27.35
Zavaleta, Sergio	05/01/2025	05/01/2025	4203	Legal Fees Reimbursement Income	295.00	295.00	0.00	0.00	0.00	295.00
Zavaleta, Sergio	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	30.58	30.58	0.00	0.00	0.00	30.58
Zavaleta, Sergio	06/03/2025	06/03/2025	4203	Legal Fees Reimbursement Income	250.00	250.00	0.00	0.00	0.00	250.00
Zavaleta, Sergio	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Zavaleta, Sergio	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	33.38	33.38	0.00	0.00	0.00	33.38
Zavaleta, Sergio	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Zavaleta, Sergio	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	36.55	36.55	0.00	0.00	0.00	36.55
Zavaleta, Sergio	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	36.91	36.91	0.00	0.00	0.00	36.91
Zavaleta, Sergio	09/02/2025	09/02/2025	4203	Legal Fees Reimbursement Income	55.00	55.00	0.00	0.00	0.00	55.00
Zavaleta, Sergio	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	37.83	37.83	0.00	0.00	0.00	37.83
Zavaleta, Sergio	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	38.21	38.21	0.00	0.00	38.21	0.00
Zavaleta, Sergio	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	38.59	38.59	0.00	38.59	0.00	0.00
Zavaleta, Sergio	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	38.98	38.98	38.98	0.00	0.00	0.00
					3,936.80	3,936.80	38.98	38.59	38.21	3,821.02

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3422SDS - Johnson, Robert

Johnson, Robert	03/20/2025	03/20/2025	3999	Appfolio Import Offset	520.08	371.58	0.00	0.00	0.00	371.58
Johnson, Robert	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	5.20	5.20	0.00	0.00	0.00	5.20

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Johnson, Robert	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	5.25	5.25	0.00	0.00	0.00	5.25
Johnson, Robert	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	5.31	5.31	0.00	0.00	0.00	5.31
Johnson, Robert	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Johnson, Robert	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	8.19	8.19	0.00	0.00	0.00	8.19
Johnson, Robert	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	8.27	8.27	0.00	0.00	0.00	8.27
Johnson, Robert	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	8.35	8.35	0.00	0.00	0.00	8.35
Johnson, Robert	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	7.19	7.19	0.00	0.00	7.19	0.00
Johnson, Robert	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	6.01	6.01	0.00	6.01	0.00	0.00
Johnson, Robert	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	4.82	4.82	4.82	0.00	0.00	0.00
					635.30	486.80	4.82	6.01	7.19	468.78

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3425SCD - Wandling, Tammy K.

Wandling, Tammy K.	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.00	0.00	0.00	0.62
Wandling, Tammy K.	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.00	0.00	0.01
Wandling, Tammy K.	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.00	0.00	0.01
Wandling, Tammy K.	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.00	0.01	0.00
Wandling, Tammy K.	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.01	0.00	0.00
Wandling, Tammy K.	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.01	0.00	0.00	0.00
					0.67	0.67	0.01	0.01	0.01	0.64

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3425SDS - Smith, Scott & Megan

Smith, Scott & Megan	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	0.50	0.00	0.00	0.00	0.50
Smith, Scott & Megan	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.00	0.00	0.01

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Smith, Scott & Megan	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.00	0.00	0.01
Smith, Scott & Megan	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.00	0.00	0.01
Smith, Scott & Megan	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.00	0.01	0.00
Smith, Scott & Megan	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.00	0.01	0.00	0.00
Smith, Scott & Megan	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.01	0.01	0.01	0.00	0.00	0.00
					226.56	0.56	0.01	0.01	0.01	0.53

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3428SDS - Yancy, Davis

Yancy, Davis	03/20/2025	03/20/2025	3999	Appfolio Import Offset	288.25	288.25	0.00	0.00	0.00	288.25
Yancy, Davis	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	2.88	2.88	0.00	0.00	0.00	2.88
Yancy, Davis	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	2.91	2.91	0.00	0.00	0.00	2.91
Yancy, Davis	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Yancy, Davis	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	2.94	2.94	0.00	0.00	0.00	2.94
Yancy, Davis	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Yancy, Davis	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	5.80	5.80	0.00	0.00	0.00	5.80
Yancy, Davis	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	5.86	5.86	0.00	0.00	0.00	5.86
Yancy, Davis	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	5.92	5.92	0.00	0.00	0.00	5.92
Yancy, Davis	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	5.98	5.98	0.00	0.00	5.98	0.00
Yancy, Davis	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	6.04	6.04	0.00	6.04	0.00	0.00
Yancy, Davis	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	6.10	6.10	6.10	0.00	0.00	0.00
					615.81	615.81	6.10	6.04	5.98	597.69

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3433SBC - Sprague, Jamin & Christina										
Sprague, Jamin & Christina	03/20/2025	03/20/2025	3999	Appfolio Import Offset	288.25	61.75	0.00	0.00	0.00	61.75
Sprague, Jamin & Christina	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.00	0.00	0.00	0.62
Sprague, Jamin & Christina	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	0.62	0.62	0.00	0.00	0.00	0.62
Sprague, Jamin & Christina	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	0.63	0.63	0.00	0.00	0.00	0.63
Sprague, Jamin & Christina	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	0.64	0.64	0.00	0.00	0.00	0.64
Sprague, Jamin & Christina	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.64	0.64	0.00	0.00	0.00	0.64
Sprague, Jamin & Christina	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.65	0.65	0.00	0.00	0.00	0.65
Sprague, Jamin & Christina	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.66	0.66	0.00	0.00	0.66	0.00
Sprague, Jamin & Christina	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.66	0.66	0.00	0.66	0.00	0.00
Sprague, Jamin & Christina	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.67	0.67	0.67	0.00	0.00	0.00
					294.04	67.54	0.67	0.66	0.66	65.55
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3434SDS - Connell, Coni										
Connell, Coni	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	2.90	2.90	0.00	0.00	0.00	2.90
Connell, Coni	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Connell, Coni	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	5.76	5.76	0.00	0.00	0.00	5.76
Connell, Coni	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.65	0.65	0.00	0.00	0.00	0.65
Connell, Coni	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.66	0.66	0.00	0.00	0.00	0.66
Connell, Coni	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.67	0.67	0.00	0.00	0.67	0.00
Connell, Coni	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.67	0.67	0.00	0.67	0.00	0.00

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Connell, Coni	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.68	0.68	0.68	0.00	0.00	0.00
					68.62	68.62	0.68	0.67	0.67	66.60

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3436SCP - Grist, Cory & Kristi De La Cruz

Grist, Cory & Kristi De La Cruz	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.48	0.46	0.00	0.00	0.00	0.46
Grist, Cory & Kristi De La Cruz	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.50	2.50	0.00	0.00	0.00	2.50
Grist, Cory & Kristi De La Cruz	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.53	2.53	0.00	0.00	2.53	0.00
Grist, Cory & Kristi De La Cruz	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.55	2.55	0.00	2.55	0.00	0.00
Grist, Cory & Kristi De La Cruz	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.08	0.08	0.08	0.00	0.00	0.00
					10.14	8.12	0.08	2.55	2.53	2.96

Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3439SBC - Hatch, Dylan & Kylee

Hatch, Dylan & Kylee	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Hatch, Dylan & Kylee	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Hatch, Dylan & Kylee	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Hatch, Dylan & Kylee	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Hatch, Dylan & Kylee	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Hatch, Dylan & Kylee	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Hatch, Dylan & Kylee	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Hatch, Dylan & Kylee	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3446SDS - Underwood, William D.										
Underwood, William D.	03/20/2025	03/20/2025	3999	Appfolio Import Offset	0.15	0.15	0.00	0.00	0.00	0.15
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3474SDS - Hysell, Donald B.										
Hysell, Donald B.	07/01/2025	07/01/2025	4200	HOA Assessment Income	226.50	226.50	0.00	0.00	0.00	226.50
Hysell, Donald B.	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Hysell, Donald B.	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	2.83	2.83	0.00	0.00	0.00	2.83
Hysell, Donald B.	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	2.86	2.86	0.00	0.00	0.00	2.86
Hysell, Donald B.	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	2.89	2.89	0.00	0.00	0.00	2.89
Hysell, Donald B.	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	2.92	2.92	0.00	0.00	2.92	0.00
Hysell, Donald B.	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	2.95	2.95	0.00	2.95	0.00	0.00
Hysell, Donald B.	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	2.98	2.98	2.98	0.00	0.00	0.00
					300.56	300.56	2.98	2.95	2.92	291.71
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336 - Unit 3478SDS - Plew, Stetson										
Plew, Stetson	03/20/2025	03/20/2025	3999	Appfolio Import Offset	311.75	6.75	0.00	0.00	0.00	6.75
Plew, Stetson	04/30/2025	04/30/2025	4205	Owner Late Fee Interest Income	3.12	3.12	0.00	0.00	0.00	3.12
Plew, Stetson	05/31/2025	05/31/2025	4205	Owner Late Fee Interest Income	3.15	3.15	0.00	0.00	0.00	3.15
Plew, Stetson	07/01/2025	07/01/2025	4205	Owner Late Fee Interest Income	3.18	3.18	0.00	0.00	0.00	3.18
Plew, Stetson	07/16/2025	07/16/2025	4460	Late Fee Income	56.63	56.63	0.00	0.00	0.00	56.63
Plew, Stetson	07/31/2025	07/31/2025	4205	Owner Late Fee Interest Income	6.04	6.04	0.00	0.00	0.00	6.04
Plew, Stetson	08/31/2025	08/31/2025	4205	Owner Late Fee Interest Income	0.79	0.79	0.00	0.00	0.00	0.79
Plew, Stetson	09/30/2025	09/30/2025	4205	Owner Late Fee Interest Income	0.80	0.80	0.00	0.00	0.00	0.80

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Plew, Stetson	10/31/2025	10/31/2025	4205	Owner Late Fee Interest Income	0.80	0.80	0.00	0.00	0.80	0.00
Plew, Stetson	11/30/2025	11/30/2025	4205	Owner Late Fee Interest Income	0.81	0.81	0.00	0.81	0.00	0.00
Plew, Stetson	12/31/2025	12/31/2025	4205	Owner Late Fee Interest Income	0.82	0.82	0.82	0.00	0.00	0.00
					387.89	82.89	0.82	0.81	0.80	80.46
Total					22,879.15	21,422.90	469.90	203.21	210.45	20,539.34

Aged Payables Summary

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

As of: 12/31/2025

Payees: All

Balance: Exclude 0.00

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

Total	0.00	0.00	0.00	0.00	0.00	0.00
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Check Register

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

Date Range: 12/01/2025 to 12/31/2025

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	1056	Yes	12/04/2025	Pody & McDonald, PLLC	565.50	72270, 72271
Shadow Run Homeowners Association Operating	1057	Yes	12/12/2025	The HOA Management Group, Inc.	850.00	11836
Shadow Run Homeowners Association Operating	1058	Yes	12/22/2025	Benton PUD	41.38	Inv Group 1994
Shadow Run Homeowners Association Operating	1059	Yes	12/22/2025	Celski & Associates Inc.	850.25	79252
Shadow Run Homeowners Association Operating	1060	Yes	12/22/2025	Heritage Professional Landscaping, Inc.	3,175.87	41123, 30322
Shadow Run Homeowners Association Operating	1061	No	12/29/2025	Heritage Professional Landscaping, Inc.	2,278.27	46477
					7,761.27	

Shadow Run Homeowners Association Second Operating - Debit Card

Shadow Run Homeowners Association Second Operating - Debit Card	469216	Yes	12/22/2025	Cricket Wireless	30.00	ACH - Debit Card
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Total					7,791.27	
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Pody & McDonald, PLLC

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

INVOICE

Invoice # 72270
Date: 11/30/2025

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

Shadow Run/Lot 2 Div 6/Sales

Date	Description	Attorney	Quantity	Rate	Amount
11/07/2025	Review email from Distinctive Properties re: agency for the Veteran's Administration. Review master listing agreement and VRM listing agreement. Review Benton County auditor's online records. (ADDITIONAL NO CHARGE - .1 HRS.)	PMM	0.20	\$465.00	\$93.00
11/12/2025	Prepare email to the board re: no surplus funds from trustee's sale, collection options against former owner, and trustee's deed. (ADDITIONAL NO CHARGE - .1 HRS.)	PMM	0.40	\$465.00	\$186.00
11/21/2025	Review emails from purported agent of new owner, Nationstar, re: requested account information. Review "authorization letter." Prepare response to agent.	CB	0.10	\$210.00	\$21.00
11/24/2025	Review email from Clear Recon Group re: trustee's sale and payoff request. Issue instructions to paralegal re: same.	PMM	0.10	\$465.00	\$46.50
				Subtotal	\$346.50
				Amount	\$346.50

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 # 72271
Date: 11/30/2025

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

Shadow Run/Lot 9 Div 7/Meador

Date	Description	Attorney	Quantity	Rate	Amount
11/14/2025	Update and reconcile account ledger. Draft letter to owner re: balance.	CB	0.20	\$210.00	\$42.00
11/14/2025	Review letter to owner re: balance.	AAA	0.10	\$295.00	\$29.50
11/20/2025	Review letter to owner re: ledger request.	AAA	0.20	\$295.00	\$59.00
11/24/2025	T/c with owner re: account balance.	AAA	0.30	\$295.00	\$88.50
				Subtotal	\$219.00
				Amount	\$219.00

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

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

The HOA Management Group Inc.

6725 W Clearwater Ave
Kennewick, WA 99336

Invoice

Date	Invoice #
12/1/2025	11836

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

INVOICE INFORMATION

PRIMARY ACCOUNT: 55670003
Billing Date: 12/16/2025

SUMMARY

Total Previous Balance	\$42.07
Payments Received	-\$42.07
Balance Forward	\$0.00
New Charges Due 01/05/2026	\$41.38
Total Amount Due *	\$41.38

* 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-4



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	20.77	\$20.77
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	41.38	\$41.38

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

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AMOUNT DUE

ACCOUNT NUMBER	55670003
Total Amount Due	\$41.38
New Charges Due Date	01/05/2026

Helping Hands Donation \$

Total Amount Enclosed \$

BENTON PUD
PO BOX 6270
KENNEWICK WA 99336-0270

2



SHADOW RUN HOA

**PAYMENT KIOSK
BARCODE:**



512040055670003000004138000004180121520253

Billing Information & Fees

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

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

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

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

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

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

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

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



Low Income Services

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

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

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



Payment Options

Online

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

Pay by Phone 24 hours a day

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

Alternate Payment Sites

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

Payment Kiosks and Drop Boxes

- Located at Benton PUD offices in Kennewick and Prosser.

Auto Pay

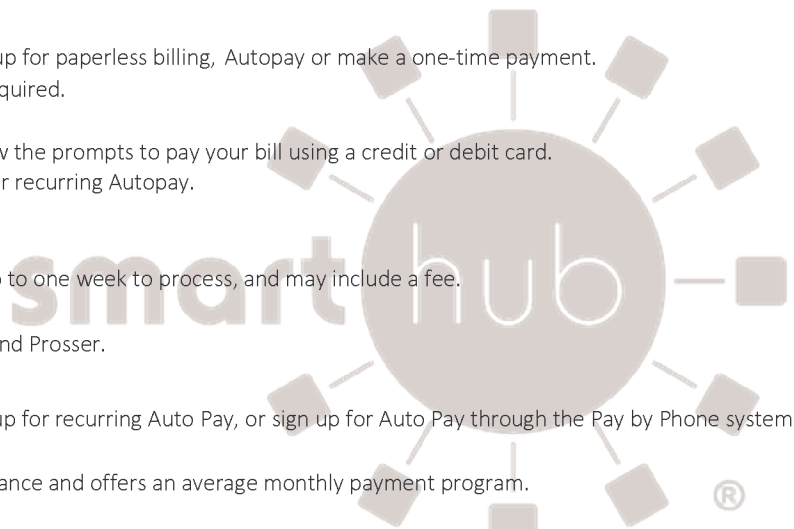
- Enroll in SmartHub at BentonPUD.org to sign up for recurring Auto Pay, or sign up for Auto Pay through the Pay by Phone system.

Budget Payment Plan

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

Payment Arrangements

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





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

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

Pay online at www.bentonpud.org

Account Number: 55670003

NEW CHARGES DETAIL

Service From 11/08/2025 - 12/08/2025

Small Gen Svc Single Phs

Daily System	30 Days @ \$0.58	\$17.40
Energy	28 kWh @ \$0.0622	\$1.74
Kennewick City Tax		\$1.63
Subtotal New Charges		\$20.77

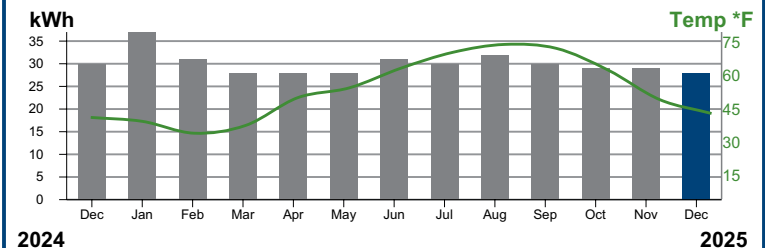
New Charges Due Date 01/05/2026

Service Address: W 33RD AV AND S ELY ST

METER INFORMATION

Meter #	Current	Previous	Mult	kWh Usage	kW Demand
113231	5679	5651	1	28	0

kWh USAGE HISTORY



PERIOD ENDING	Dec 2024	Dec 2025
Avg Daily Temperature	41	43
Avg Daily kWh Usage	1	1
Avg Daily Cost	\$.66	\$.69

Account Number: 55670000

NEW CHARGES DETAIL

Service From 11/08/2025 - 12/08/2025

Flats Unmetered Services

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

New Charges Due Date 01/05/2026

Service Address: 3428 S BUNTIN ST SHADOW RUN HOA

Account Number: 55670001

NEW CHARGES DETAIL

Service From 11/08/2025 - 12/08/2025

Flats Unmetered Services

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

New Charges Due Date 01/05/2026

Service Address: 3121 S DENNIS ST SHADOW RUN HOA

Account Number: 55670002

NEW CHARGES DETAIL

Service From 11/08/2025 - 12/08/2025

Flats Unmetered Services

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

New Charges Due Date 01/05/2026

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



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CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
12/17/2025	79252

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Annual Meeting N...			12/17/2025			
Quantity	Item Code	Description			Price Each	Amount
197	Mailings	Includes Envelope, Single Sheet, and Labor			1.50	295.50T
985	Color Photocopies	Additional Pages- Color			0.35	344.75T
197	Postage	Postage at US Postal Service First Class Rate			0.78	153.66
		Sales Tax			8.80%	56.34



INVOICE

PRINTED: 12/10/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

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

Invoice # 30322

Please Remit \$544.00

Phone (509) 370-5476

Cust # 1068

Sergio Martinez-Carrillo

Work Order Miscellaneous \$500.00

9/3/2025

500.00

44.00

544.00

Removed (2) Fence Posts Along 36th &
Filled Holes w/ Top Soil

Today's Invoice Charge **500.00**
\$0.00

Kennewick **44.00**
Invoice Total **544.00**

Please Remit \$544.00

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

Your balance is over 90 days old. Please remit payment IMMEDIATELY. Thank you.

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

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336



Billing Address
Celski & Associates

6725 W Clearwater
Kennewick, WA 99336

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Amount	Check

Charge My: ☐ ☐ ☐ Exp: ___/___/___

Card #: _____

Signature: _____ Security Code: _____

Invoice # 30322

Customer 1068

Today's Invoice Charge **500.00**
\$0.00

Kennewick **44.00**
Invoice Total **544.00**

Please Remit \$544.00

Due Date
1/9/2026

Invoice # 30322

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



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

INVOICE

PRINTED: 12/2/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

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

Invoice # 41123

Please Remit \$2,631.87

Phone (509) 370-5476

Cust # 1068

Medardo Aguayo-Jimenez

Description	Date	Amount	Tax	Total
Work Order Miscellaneous \$2,419.00	11/24/2025	2,419.00	212.87	2,631.87
Trimmed/shaped trees that are overground along Ely and 36th ave., Removed and replaced 4 dead trees with new maple trees, & Remove d2 fountain grasses near the entrance off 36th ave. that are blocking the sign.			Today's Invoice Charge	2,419.00
				\$0.00
			Kennewick	212.87
			Invoice Total	2,631.87
			Please Remit	\$2,631.87
			<i>Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.</i>	

Your balance is over 60 days old. Please remit payment as soon as possible. Thank you.

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

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

Billing Address
Celski & Associates

6725 W Clearwater
Kennewick, WA 99336

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Amount	Check

Charge My: ☐  ☐  ☐  Exp: ____/____/____

Card #: _____

Signature: _____ Security Code: _____

Invoice # 41123

Customer 1068

Today's Invoice Charge 2,419.00
\$0.00

Kennewick 212.87
Invoice Total 2,631.87

Please Remit \$2,631.87

Due Date
1/1/2026

Invoice # 41123

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

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

Date	Description	Subtractions
12-22	' POS Purchase MERCHANT PURCHASE TERMINAL 469216 CRICKET WIRELESS 855 246 2 FL XXXXXXXXXXXXX4705 12-21-25	30.00



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

Invoice

Customer #: 1068
Invoice #: 46477
Printed: 12/29/2025

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
December 2025 Charge	12/25/2025	\$2,094.00	\$184.27	\$2,278.27
December Landscape Maintenance				
FS Winter Cleanup	12/5/2025			

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

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336



HERITAGE
PROFESSIONAL
LANDSCAPING
MAINTENANCE

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.

Charge My: _____ Exp: ____/____/____

Card #: _____

Signature: _____ Security Code: _____

Bill To Address

Celski & Associates

6725 W Clearwater
Kennewick, WA 99336

Invoice #: 46477



Cust # 1068

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

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

Printed: 12/29/2025

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

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XXXXXX4436
(8)

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	XXXXXX4436	Beginning balance	\$73,428.23
Enclosures	8	Total additions	4,396.47
Low balance	\$41,001.93	Total subtractions	36,821.27
Average balance	\$70,479.87	Ending balance	\$41,003.43
Avg collected balance	\$70,420		

CHECKS

Number	Date	Amount	Number	Date	Amount
1055	12-03	2,278.27	1058	12-31	41.38
1056	12-09	565.50	1059	12-23	850.25
1057	12-15	850.00	1060	12-30	3,175.87

DEBITS

Date	Description	Subtractions
12-02	Miscellaneous Debit EXTERNAL WEB API -	60.00
12-31	Miscellaneous Debit EXTERNAL WEB API -	29,000.00

CREDITS

Date	Description	Additions
12-01	' ACH Credit APPFOLIO SV9T 8666481536 251201	856.97
12-08	' Remote Deposit	337.50

THE HOA MANAGEMENT GROUP INC
December 31, 2025

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XXXXXX4436

Date	Description	Additions
12-17	' ACH Credit APPFOLIO SV9T 8666481536 251217	125.00
12-22	' Remote Deposit	87.50
12-22	' ACH Credit APPFOLIO SV9T 8666481536 251222	226.50
12-23	' Remote Deposit	453.00
12-29	' Lockbox Deposit	226.50
12-30	' ACH Credit APPFOLIO SV9T 8666481536 251230	453.00
12-31	' Remote Deposit	496.50
12-31	' ACH Credit Celski & Associa Settlement 251231 000025870089982	679.50
12-31	' Lockbox Deposit	453.00
12-31	' Interest Credit	1.50

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	73,428.23	12-09	71,718.93	12-29	71,137.18
12-01	74,285.20	12-15	70,868.93	12-30	68,414.31
12-02	74,225.20	12-17	70,993.93	12-31	41,003.43
12-03	71,946.93	12-22	71,307.93		
12-08	72,284.43	12-23	70,910.68		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$70,420.84
Interest earned	\$1.50

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	1055 Date: 11/26/2025
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 7225 Kennewick, WA 99336		
MEMO 41282		
⑈1055⑈ ⑆122105980⑆ 8542594436⑈		

12/03/2025 1055 \$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	1058 Date: 12/04/2025
Pay to the order of: PODY & MCDONALD, PLLC		
This amount: FIVE HUNDRED SIXTY-FIVE AND 50/100 DOLLARS \$565.50		
Pody & McDonald, PLLC 1000 Second Ave Suite 1605 Seattle, WA 98104		
MEMO 12276, 12271		
⑈1058⑈ ⑆122105980⑆ 8542594436⑈		

12/09/2025 1056 \$565.50

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	1057 Date: 12/12/2025
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		
MEMO 11835		
⑈1057⑈ ⑆122105980⑆ 8542594436⑈		

12/15/2025 1057 \$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	1058 Date: 12/22/2025
Pay to the order of: BENTON PUD		
This amount: FORTY-ONE AND 38/100 DOLLARS \$41.38		
Benton PUD 2721 W 10th Ave. PO Box 6270 Kennewick, WA 99336-0270		
MEMO 300, 1094		
⑈1058⑈ ⑆122105980⑆ 8542594436⑈		

12/31/2025 1058 \$41.38

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	1059 Date: 12/22/2025
Pay to the order of: CELSKI & ASSOCIATES INC.		
This amount: EIGHT HUNDRED FIFTY AND 25/100 DOLLARS \$850.25		
Celski & Associates Inc. 6725 W Clearwater Ave Kennewick, WA 99336		
MEMO 79252		
⑈1059⑈ ⑆122105980⑆ 8542594436⑈		

12/23/2025 1059 \$850.25

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	1060 Date: 12/22/2025
Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC.		
This amount: THREE THOUSAND, ONE HUNDRED SEVENTY-FIVE AND 87/100 DOLLARS \$3,175.87		
Heritage Professional Landscaping, Inc. PO Box 7225 Kennewick, WA 99336		
MEMO 41123, 30322		
⑈1060⑈ ⑆122105980⑆ 8542594436⑈		

12/30/2025 1060 \$3,175.87



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

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XXXXXX6627
(1)

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	XXXXXX6627	Beginning balance	\$92,850.10
Enclosures	1	Total additions	29,019.91
Low balance	\$92,850.10	Total subtractions	0.00
Average balance	\$93,785.58	Ending balance	\$121,870.01
Avg collected balance	\$93,785		
Interest paid year to date	\$89.20		

CREDITS

Date	Description	Additions
12-31	Miscellaneous Credit	29,000.00
	EXTERNAL WEB API -	
12-31	' Interest Credit	19.91

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	92,850.10	12-31	121,870.01		

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	31
Average balance for APY	\$93,785.58
Interest earned	\$19.91

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

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(1)

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	XXXXXX6734	Beginning balance	\$0.00
Enclosures	1	Total additions	60.00
Low balance	\$0.00	Total subtractions	30.00
Average balance	\$48.39	Ending balance	\$30.00
Avg collected balance	\$48		

DEBITS

Date	Description	Subtractions
12-22	POS Purchase	30.00
	MERCHANT PURCHASE TERMINAL 469216 CRICKET WIRELESS	
	855 246 2 FL XXXXXXXXXXXX4705 12-21-25	

CREDITS

Date	Description	Additions
12-02	Miscellaneous Credit	60.00
	EXTERNAL WEB API -	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	0.00	12-02	60.00	12-22	30.00

SHADOW RUN HOMEOWNERS ASSOCIATION
December 31, 2025

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XXXXXX6734

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	31
Average balance for APY	\$48.39
Interest earned	\$0.00

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Banking

SHADOW RUN HOMEOWNERS' ASSOCIATION



SHADE@THEHOAMANAGEMENTGROUP.COM



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

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

Monthly Report December 2025

Prepared By: Shade Orr
January 17, 2026



Reserve Fund: *Reconciled 01/17/2026*
GL 1171: \$121,870.01

Reserve Fund Expense:
Deposits: \$19.91 Expenditures: \$0.00

Operating Fund:
The ending balance in the Operating Trust account was \$42,524.16; see the Balance Sheet. There was \$8,957.65 in prepaid funds on hand, see account 2300 on the General Ledger, leaving \$33,566.51 in available operating funds. The ending balance in the Operating Debit Card account was \$30.00.

Homeowner Balance:
Totalled \$21,422.90 Late Fees/Interest Applied: \$200.90

Operating Expenses:
Operating expenses totaled \$7,811.18; see Income Statement.
Check Register Report included for detail breakout.

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



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

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

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

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XXXXXX4436
(8)

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	XXXXXX4436	Beginning balance	\$73,428.23
Enclosures	8	Total additions	4,396.47
Low balance	\$41,001.93	Total subtractions	36,821.27
Average balance	\$70,479.87	Ending balance	\$41,003.43
Avg collected balance	\$70,420		

CHECKS

Number	Date	Amount	Number	Date	Amount
1055	12-03	2,278.27	1058	12-31	41.38
1056	12-09	565.50	1059	12-23	850.25
1057	12-15	850.00	1060	12-30	3,175.87

DEBITS

Date	Description	Subtractions
12-02	Miscellaneous Debit EXTERNAL WEB API -	60.00
12-31	Miscellaneous Debit EXTERNAL WEB API -	29,000.00

CREDITS

Date	Description	Additions
12-01	' ACH Credit APPFOLIO SV9T 8666481536 251201	856.97
12-08	' Remote Deposit	337.50

THE HOA MANAGEMENT GROUP INC
December 31, 2025

Page 2
XXXXXX4436

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-17	' ACH Credit APPFOLIO SV9T 8666481536 251217	125.00
12-22	' Remote Deposit	87.50
12-22	' ACH Credit APPFOLIO SV9T 8666481536 251222	226.50
12-23	' Remote Deposit	453.00
12-29	' Lockbox Deposit	226.50
12-30	' ACH Credit APPFOLIO SV9T 8666481536 251230	453.00
12-31	' Remote Deposit	496.50
12-31	' ACH Credit Celski & Associa Settlement 251231 000025870089982	679.50
12-31	' Lockbox Deposit	453.00
12-31	' Interest Credit	1.50

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	73,428.23	12-09	71,718.93	12-29	71,137.18
12-01	74,285.20	12-15	70,868.93	12-30	68,414.31
12-02	74,225.20	12-17	70,993.93	12-31	41,003.43
12-03	71,946.93	12-22	71,307.93		
12-08	72,284.43	12-23	70,910.68		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$70,420.84
Interest earned	\$1.50

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	1055 Date: 11/26/2025
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 7225 Kennewick, WA 99336		
MEMO 41282		
⑈1055⑈ ⑆122105980⑆ 8542594436⑈		

12/03/2025 1055 \$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	1058 Date: 12/04/2025
Pay to the order of: PODY & MCDONALD, PLLC		
This amount: FIVE HUNDRED SIXTY-FIVE AND 50/100 DOLLARS		\$565.50
Pody & McDonald, PLLC 1000 Second Ave Suite 1605 Seattle, WA 98104		
MEMO 12216, 12221		
⑈1058⑈ ⑆122105980⑆ 8542594436⑈		

12/09/2025 1056 \$565.50

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	1057 Date: 12/12/2025
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		
MEMO 11835		
⑈1057⑈ ⑆122105980⑆ 8542594436⑈		

12/15/2025 1057 \$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	1058 Date: 12/22/2025
Pay to the order of: BENTON PUD		
This amount: FORTY-ONE AND 38/100 DOLLARS		\$41.38
Benton PUD 2721 W 10th Ave. PO Box 6270 Kennewick, WA 99336-0270		
MEMO 300 Credit 11891		
⑈1058⑈ ⑆122105980⑆ 8542594436⑈		

12/31/2025 1058 \$41.38

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	1059 Date: 12/22/2025
Pay to the order of: CELSKI & ASSOCIATES INC.		
This amount: EIGHT HUNDRED FIFTY AND 25/100 DOLLARS		\$850.25
Celski & Associates Inc. 6725 W Clearwater Ave Kennewick, WA 99336		
MEMO 79252		
⑈1059⑈ ⑆122105980⑆ 8542594436⑈		

12/23/2025 1059 \$850.25

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	1060 Date: 12/22/2025
Pay to the order of: HERITAGE PROFESSIONAL LANDSCAPING, INC.		
This amount: THREE THOUSAND, ONE HUNDRED SEVENTY-FIVE AND 87/100 DOLLARS		\$3,175.87
Heritage Professional Landscaping, Inc. PO Box 7225 Kennewick, WA 99336		
MEMO 41123, 30322		
⑈1060⑈ ⑆122105980⑆ 8542594436⑈		

12/30/2025 1060 \$3,175.87

Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association
Account Number	Operating
Ending Statement Date	*****
	12/31/2025

Summary

Bank Statement Starting Balance on 11/30/2025	73,428.23
Cleared Deposits and other Increases	4,396.47
Cleared Checks and other Decreases	36,821.27
Cleared ACH Batches and Reversals	0.00
Cleared Balance	41,003.43

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)		
Total		0.00
Unreconciled Checks and other Decreases (1 Item)		
Check #1061 - Heritage Professional Landscaping, Inc.	12/29/2025	2,278.27
Total		2,278.27
Unreconciled ACH Batches and Reversals (0 Items)		
Total		0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)		
Total		0.00
Pending ACH Payments Which Have Not Been Batched (0 Items)		
Total		0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Receipts Deposited after Reconciliation Period (20 Items)		
Receipt #521B-7E00 - Melissa Mezen	12/30/2025	226.50
Receipt #D416-3C10 - Michael & Marissa Hillman	12/30/2025	226.50
Receipt #633E-F9F0 - Floyd D. Eggers	12/30/2025	226.50
Receipt #F2A7-4FC0 - Jennifer Kochenauer	12/30/2025	226.50
Receipt #DEC2-1970 - Cameron & Rebecca Allen	12/30/2025	270.00
Receipt #D0E6-5C70 - Michael & Marissa Hillman	12/30/2025	43.50
Receipt #0BA8-5F70 - Shawn & Jessica Harper	12/30/2025	270.00
Receipt #01D2-C310 - Gene & Beth Luczynski	12/30/2025	43.50
Receipt #CEFD-0330 - Chris & Kathleen Yale	12/30/2025	270.00
Receipt #9AB6-6BE0 - Garrett & Stephanie Dunn	12/31/2025	226.50
Receipt #C838-2450 - Patrick & Becky Elias	12/31/2025	270.00

Receipt #1EA5-0870 - Floyd D. Eggers	12/31/2025	43.50
Receipt #C981-9160 - Larry & Kate Hafer	12/31/2025	43.50
Receipt #802E-44B0 - Ryan & Catrina Wilson	12/31/2025	270.00
Receipt #337F-1D20 - Nicholas & Victoria Porter	12/31/2025	270.00
Receipt #C2FE-DE10 - Randall & Marsha Lumsden	12/31/2025	19.00
Receipt #0C1B-D6E0 - Ryan Engel	12/31/2025	270.00
Receipt #467C-4FC0 - Gerardo & Kaelyn Mendoza-Tovar	12/31/2025	270.00
Receipt #2D72-1660 - Conner & Steven Davis	12/31/2025	43.50
Receipt #141C-60A0 - Michael McBee	12/31/2025	270.00
Total		3,799.00

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

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

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (12 Items)

Deposit #Automatic Deposit	12/01/2025	856.97
Deposit #39	12/08/2025	337.50
Deposit #Automatic Deposit	12/17/2025	125.00
Deposit #40	12/22/2025	87.50
Deposit #Automatic Deposit	12/22/2025	226.50
Deposit #41	12/23/2025	453.00
Deposit #Lockbox Deposit	12/29/2025	226.50
Deposit #Automatic Deposit	12/30/2025	453.00
Deposit #Automatic ACH Deposit	12/31/2025	679.50
Deposit #42	12/31/2025	496.50
Deposit #Lockbox Deposit	12/31/2025	453.00
Journal Entry - Interest Earned	12/31/2025	1.50
Total		4,396.47

Cleared Checks and other Decreases (8 Items)

Check #1055 - Heritage Professional Landscaping, Inc.	11/26/2025	2,278.27
Check #1056 - Pody & McDonald, PLLC	12/04/2025	565.50
Check #1057 - The HOA Management Group, Inc.	12/12/2025	850.00
Check #1058 - Benton PUD	12/22/2025	41.38
Check #1059 - Celski & Associates Inc.	12/22/2025	850.25
Check #1060 - Heritage Professional Landscaping, Inc.	12/22/2025	3,175.87
Bank Transfer - Cricket Wireless Fund Transfer - 2 Months	12/02/2025	60.00
Bank Transfer - Bulk Reserve Deposit for 2025 - Per Board	12/31/2025	29,000.00
Total		36,821.27

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1150: Operating Cash	42,524.16
1160: Security Deposit Cash	0.00
Total Cash Balance	42,524.16

Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-3,799.00
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	2,278.27
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Pending ACH Payments Which Have Not Been Batched	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	41,003.43
Bank Statement Balance on 12/31/2025	41,003.43
	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: November 30, 2025
This statement: December 31, 2025
Total days in statement period: 31

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XXXXXX6627
(1)

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	XXXXXX6627	Beginning balance	\$92,850.10
Enclosures	1	Total additions	29,019.91
Low balance	\$92,850.10	Total subtractions	0.00
Average balance	\$93,785.58	Ending balance	\$121,870.01
Avg collected balance	\$93,785		
Interest paid year to date	\$89.20		

CREDITS

Date	Description	Additions
12-31	Miscellaneous Credit	29,000.00
	EXTERNAL WEB API -	
12-31	' Interest Credit	19.91

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	92,850.10	12-31	121,870.01		

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	31
Average balance for APY	\$93,785.58
Interest earned	\$19.91

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	12/31/2025

Summary

Bank Statement Starting Balance on 11/30/2025	92,850.10
Cleared Deposits and other Increases	29,019.91
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	121,870.01

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
Pending ACH Payments Which Have Not Been Batched (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 - Interest Earned	12/31/2025	19.91
Bank Transfer - Bulk Reserve Deposit for 2025 - Per Board	12/31/2025	29,000.00
Total		29,019.91

Cleared Checks and other Decreases (0 Items)

Total	0.00
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Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1171: Reserve Cash Savings #1	121,870.01
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Less Unreconciled Deposits	0.00
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Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
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Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
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Less Pending Online Receipts Which Have Not Been Deposited	0.00
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Plus Unreconciled Checks	0.00
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Plus Unreconciled ACH Batches and Reversals	0.00
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Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
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Plus Pending ACH Payments Which Have Not Been Batched	0.00
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Plus Unreconciled Checks Voided after Reconciliation Period	0.00
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Adjusted Cash Balance	121,870.01
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Bank Statement Balance on 12/31/2025	121,870.01
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In Balance



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

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XXXXXX6734
(1)

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	XXXXXX6734	Beginning balance	\$0.00
Enclosures	1	Total additions	60.00
Low balance	\$0.00	Total subtractions	30.00
Average balance	\$48.39	Ending balance	\$30.00
Avg collected balance	\$48		

DEBITS

Date	Description	Subtractions
12-22	POS Purchase	30.00
	MERCHANT PURCHASE TERMINAL 469216 CRICKET WIRELESS	
	855 246 2 FL XXXXXXXXXXXX4705 12-21-25	

CREDITS

Date	Description	Additions
12-02	Miscellaneous Credit	60.00
	EXTERNAL WEB API -	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	0.00	12-02	60.00	12-22	30.00

SHADOW RUN HOMEOWNERS ASSOCIATION
December 31, 2025

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INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	31
Average balance for APY	\$48.39
Interest earned	\$0.00

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Banking

Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association
Account Number	Second Operating - Debit Card *****
Ending Statement Date	12/31/2025

Summary

Bank Statement Starting Balance on 11/30/2025	0.00
Cleared Deposits and other Increases	60.00
Cleared Checks and other Decreases	30.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	30.00

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00
Unreconciled Checks and other Decreases (0 Items)	
Total	0.00
Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00
Pending ACH Payments Which Have Not Been Batched (0 Items)	
Total	0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Bank Transfer - Cricket Wireless Fund Transfer - 2 Months	12/02/2025	60.00
Total		60.00
Cleared Checks and other Decreases (1 Item)		

Payment Ref 469216 - Cricket Wireless

12/22/2025

30.00

Total

30.00

Cleared ACH Batches and Reversals (0 Items)

Total

0.00

Cash Accounts

1151: Operating Cash #2

30.00

Less Unreconciled Deposits

0.00

Less Unreconciled Receipts Deposited after Reconciliation Period

0.00

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited

0.00

Less Pending Online Receipts Which Have Not Been Deposited

0.00

Plus Unreconciled Checks

0.00

Plus Unreconciled ACH Batches and Reversals

0.00

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period

0.00

Plus Pending ACH Payments Which Have Not Been Batched

0.00

Plus Unreconciled Checks Voided after Reconciliation Period

0.00

Adjusted Cash Balance

30.00

Bank Statement Balance on 12/31/2025

30.00

In Balance