

Balance Sheet

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

As of: 04/30/2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash Checking - Operating	39,273.36
Cash Reserves Vanguard	70,063.21
Total Cash	109,336.57
CURRENT ASSETS:	
Association Dues Receivable	-551.62
Prepaid Expenses	-0.04
Total CURRENT ASSETS:	-551.66
TOTAL ASSETS	108,784.91
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES:	
Prepaid Income	10,351.65
Accounts Payable	527.48
Prepaid Owner Assessments	-1,607.87
Total LIABILITIES:	9,271.26
Total Liabilities	9,271.26
Capital	
RESERVES & EQUITY:	
Reserves - Contribution	108,075.81
Reserves - Pavement / Concrete / Asphalt	-1,278.00
Reserves - Insurance	28,129.00
Reserves - Fire & Safety	-596.10
Reserves - Interest	2,944.04
Dividend	53,414.59
Reserves - Parking Lot / Garage	-27,783.20
Reserves - Plumbing	-43,789.49
Total RESERVES & EQUITY:	119,116.65
Appfolio Opening Balance Equity	216,099.93
Calculated Retained Earnings	80,403.10
Calculated Prior Years Retained Earnings	-316,106.03
Total Capital	99,513.65
TOTAL LIABILITIES & CAPITAL	108,784.91

Income Statement

Nash Property Management

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

As of: Apr 2026

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				
INCOME:				
Association Dues	25,064.30	99.89	100,806.53	99.69
Violation Fee	0.00	0.00	0.00	0.00
Late Fee Income	25.00	0.10	300.00	0.30
Interest Income	3.52	0.01	11.14	0.01
NSF Fee	0.00	0.00	0.00	0.00
Total INCOME:	25,092.82	100.00	101,117.67	100.00
Total Operating Income	25,092.82	100.00	101,117.67	100.00
Expense				
GENERAL & ADMINISTRATIVE				
Management Fees	1,335.10	5.32	5,340.40	5.28
Accounting Fees	0.00	0.00	0.00	0.00
Legal Fees	0.00	0.00	2,625.00	2.60
Bank Charges	15.00	0.06	15.00	0.01
Postage & Mail	0.00	0.00	0.00	0.00
Insurance	2,382.50	9.49	9,098.84	9.00
Insurance EQ	0.00	0.00	12,968.57	12.83
Licenses & Permits	0.00	0.00	20.00	0.02
Office Supplies	15.00	0.06	135.00	0.13
Federal Income Tax	0.00	0.00	0.00	0.00
FHA Approval	200.00	0.80	200.00	0.20
Total GENERAL & ADMINISTRATIVE	3,947.60	15.73	30,402.81	30.07
UTILITIES:				
Electricity	0.00	0.00	1,068.30	1.06
Water	0.00	0.00	2,320.74	2.30
Sewer	0.00	0.00	6,787.30	6.71
Garbage	0.00	0.00	3,723.25	3.68
Total UTILITIES:	0.00	0.00	13,899.59	13.75
MAINTENANCE:				
Gen. Maint. & Repair	0.00	0.00	496.13	0.49
Inspections	0.00	0.00	0.00	0.00
Window Replacement	0.00	0.00	0.00	0.00
Roof Repairs	0.00	0.00	450.00	0.45
Roof & Gutter Cleaning	0.00	0.00	0.00	0.00
Garage/ Door Repair	0.00	0.00	0.00	0.00
Plumbing Repairs - Common	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Chimney Maintenance	0.00	0.00	0.00	0.00
Combined Dryer Vent and Chimney Maintenance	0.00	0.00	0.00	0.00
Total MAINTENANCE:	0.00	0.00	946.13	0.94
CONTRACT SERVICE EXPENSE:				
Lawn Maint. & Landscaping	0.00	0.00	7,372.14	7.29
Fire & Safety	0.00	0.00	547.23	0.54
Extermination	0.00	0.00	398.18	0.39
Total CONTRACT SERVICE EXPENSE:	0.00	0.00	8,317.55	8.23
RESERVES:				
Reserves - Contribution	0.00	0.00	-33,348.99	-32.98
Reserves - Siding	497.48	1.98	497.48	0.49
Total RESERVES:	497.48	1.98	-32,851.51	-32.49
Total Operating Expense	4,445.08	17.71	20,714.57	20.49
NOI - Net Operating Income	20,647.74	82.29	80,403.10	79.51
Total Income	25,092.82	100.00	101,117.67	100.00
Total Expense	4,445.08	17.71	20,714.57	20.49
Net Income	20,647.74	82.29	80,403.10	79.51

Annual Budget - Comparative

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

As of: Apr 2026

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									
INCOME:									
Association Dues	25,064.30	25,064.29	0.01	0.00%	100,806.53	100,257.16	549.37	0.55%	300,771.52
Violation Fee	0.00	20.83	-20.83	-100.00%	0.00	83.32	-83.32	-100.00%	250.00
Late Fee Income	25.00	0.00	25.00	—	300.00	0.00	300.00	—	0.00
Interest Income	3.52	0.83	2.69	324.10%	11.14	3.32	7.82	235.54%	10.00
NSF Fee	0.00	2.08	-2.08	-100.00%	0.00	8.32	-8.32	-100.00%	25.00
Total INCOME:	25,092.82	25,088.03	4.79	0.02%	101,117.67	100,352.12	765.55	0.76%	301,056.52
Total Operating Income	25,092.82	25,088.03	4.79	0.02%	101,117.67	100,352.12	765.55	0.76%	301,056.52
Expense									
GENERAL & ADMINISTRATIVE									
Management Fees	1,335.10	1,375.00	39.90	2.90%	5,340.40	5,500.00	159.60	2.90%	16,500.00
Accounting Fees	0.00	29.17	29.17	100.00%	0.00	116.68	116.68	100.00%	350.00
Legal Fees	0.00	41.67	41.67	100.00%	2,625.00	166.68	-2,458.32	-1474.87%	500.00
Bank Charges	15.00	1.67	-13.33	-798.20%	15.00	6.68	-8.32	-124.55%	20.00
Postage & Mail	0.00	58.33	58.33	100.00%	0.00	233.32	233.32	100.00%	700.00
Insurance	2,382.50	2,130.73	-251.77	-11.82%	9,098.84	8,522.92	-575.92	-6.76%	25,568.78
Insurance EQ	0.00	1,411.20	1,411.20	100.00%	12,968.57	5,644.80	-7,323.77	-129.74%	16,934.44
Licenses & Permits	0.00	2.50	2.50	100.00%	20.00	10.00	-10.00	-100.00%	30.00
Office Supplies	15.00	34.17	19.17	56.10%	135.00	136.68	1.68	1.23%	410.00
Reserve Study	0.00	125.00	125.00	100.00%	0.00	500.00	500.00	100.00%	1,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Federal Income Tax	0.00	42.37	42.37	100.00%	0.00	169.48	169.48	100.00%	508.41
FHA Approval	200.00	42.08	-157.92	-375.29%	200.00	168.32	-31.68	-18.82%	505.00
Total GENERAL & ADMINISTRATIVE	3,947.60	5,293.89	1,346.29	25.43%	30,402.81	21,175.56	-9,227.25	-43.57%	63,526.63
UTILITIES:									
Electricity	0.00	356.03	356.03	100.00%	1,068.30	1,424.12	355.82	24.99%	4,272.34
Water	0.00	1,565.47	1,565.47	100.00%	2,320.74	6,261.88	3,941.14	62.94%	18,785.68
Sewer	0.00	4,048.67	4,048.67	100.00%	6,787.30	16,194.68	9,407.38	58.09%	48,584.08
Garbage	0.00	2,196.09	2,196.09	100.00%	3,723.25	8,784.36	5,061.11	57.62%	26,353.13
Total UTILITIES:	0.00	8,166.26	8,166.26	100.00%	13,899.59	32,665.04	18,765.45	57.45%	97,995.23
MAINTENANCE:									
Misc. Landscaping	0.00	72.43	72.43	100.00%	0.00	289.72	289.72	100.00%	869.17
Gen. Maint. & Repair	0.00	1,083.33	1,083.33	100.00%	496.13	4,333.32	3,837.19	88.55%	13,000.00
Inspections	0.00	83.33	83.33	100.00%	0.00	333.32	333.32	100.00%	1,000.00
Window Cleaning	0.00	405.11	405.11	100.00%	0.00	1,620.44	1,620.44	100.00%	4,861.26
Roof Repairs	0.00	41.67	41.67	100.00%	450.00	166.68	-283.32	-169.98%	500.00
Garage/ Door Repair	0.00	83.33	83.33	100.00%	0.00	333.32	333.32	100.00%	1,000.00
Plumbing Repairs - Common	0.00	41.67	41.67	100.00%	0.00	166.68	166.68	100.00%	500.00
Backflow Testing	0.00	4.58	4.58	100.00%	0.00	18.32	18.32	100.00%	55.00
Chimney Maintenance	0.00	29.17	29.17	100.00%	0.00	116.68	116.68	100.00%	350.00
Combined Dryer Vent and Chimney Maintenance	0.00	575.73	575.73	100.00%	0.00	2,302.92	2,302.92	100.00%	6,908.78
Lock & Security	0.00	20.83	20.83	100.00%	0.00	83.32	83.32	100.00%	250.00
Total MAINTENANCE:	0.00	2,441.18	2,441.18	100.00%	946.13	9,764.72	8,818.59	90.31%	29,294.21
CONTRACT SERVICE									

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
EXPENSE:									
Lawn Maint. & Landscaping	0.00	1,815.87	1,815.87	100.00%	7,372.14	7,263.48	-108.66	-1.50%	21,790.48
Tree Trimming	0.00	132.61	132.61	100.00%	0.00	530.44	530.44	100.00%	1,591.26
Fire & Safety	0.00	208.33	208.33	100.00%	547.23	833.32	286.09	34.33%	2,500.00
Fire System Testing	0.00	17.62	17.62	100.00%	0.00	70.48	70.48	100.00%	211.41
Roof and Gutters (Contract)	0.00	416.67	416.67	100.00%	0.00	1,666.68	1,666.68	100.00%	5,000.00
Extermination	0.00	183.33	183.33	100.00%	398.18	733.32	335.14	45.70%	2,200.00
Snow Removal	0.00	41.67	41.67	100.00%	0.00	166.68	166.68	100.00%	500.00
Total CONTRACT SERVICE EXPENSE:	0.00	2,816.10	2,816.10	100.00%	8,317.55	11,264.40	2,946.85	26.16%	33,793.15
RESERVES:									
Reserves - Contribution	0.00	6,387.28	6,387.28	100.00%	-33,348.99	25,549.12	58,898.11	230.53%	76,647.30
Reserves - Siding	497.48	0.00	-497.48	—	497.48	0.00	-497.48	—	0.00
Total RESERVES:	497.48	6,387.28	5,889.80	92.21%	-32,851.51	25,549.12	58,400.63	228.58%	76,647.30
Total Operating Expense	4,445.08	25,104.71	20,659.63	82.29%	20,714.57	100,418.84	79,704.27	79.37%	301,256.52
Total Operating Income	25,092.82	25,088.03	4.79	0.02%	101,117.67	100,352.12	765.55	0.76%	301,056.52
Total Operating Expense	4,445.08	25,104.71	20,659.63	82.29%	20,714.57	100,418.84	79,704.27	79.37%	301,256.52
NOI - Net Operating Income	20,647.74	-16.68	20,664.42	123887.41%	80,403.10	-66.72	80,469.82	120608.24%	-200.00
Total Income	25,092.82	25,088.03	4.79	0.02%	101,117.67	100,352.12	765.55	0.76%	301,056.52
Total Expense	4,445.08	25,104.71	20,659.63	82.29%	20,714.57	100,418.84	79,704.27	79.37%	301,256.52
Net Income	20,647.74	-16.68	20,664.42	123887.41%	80,403.10	-66.72	80,469.82	120608.24%	-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

Cash Flow - 12 Month

Nash Property Management

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

Period Range: Jan 2026 to Apr 2026

Accounting Basis: Accrual

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Operating Income & Expense					
Income					
INCOME:					
Association Dues	25,613.63	25,064.30	25,064.30	25,064.30	100,806.53
Late Fee Income	150.00	50.00	75.00	25.00	300.00
Interest Income	1.92	2.30	3.40	3.52	11.14
Total INCOME:	25,765.55	25,116.60	25,142.70	25,092.82	101,117.67
Total Operating Income	25,765.55	25,116.60	25,142.70	25,092.82	101,117.67
Expense					
GENERAL & ADMINISTRATIVE					
Management Fees	1,335.10	1,335.10	1,335.10	1,335.10	5,340.40
Legal Fees	1,610.00	0.00	1,015.00	0.00	2,625.00
Bank Charges	0.00	0.00	0.00	15.00	15.00
Insurance	2,166.92	2,166.92	2,382.50	2,382.50	9,098.84
Insurance EQ	0.00	0.00	12,968.57	0.00	12,968.57
Licenses & Permits	0.00	0.00	20.00	0.00	20.00
Office Supplies	105.00	0.00	15.00	15.00	135.00
FHA Approval	0.00	0.00	0.00	200.00	200.00
Total GENERAL & ADMINISTRATIVE	5,217.02	3,502.02	17,736.17	3,947.60	30,402.81
UTILITIES:					
Electricity	533.24	0.00	535.06	0.00	1,068.30
Water	657.62	962.36	700.76	0.00	2,320.74
Sewer	1,997.83	2,751.29	2,038.18	0.00	6,787.30
Garbage	0.00	2,487.00	1,236.25	0.00	3,723.25
Total UTILITIES:	3,188.69	6,200.65	4,510.25	0.00	13,899.59
MAINTENANCE:					
Gen. Maint. & Repair	496.13	0.00	0.00	0.00	496.13

Cash Flow - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Roof Repairs	0.00	0.00	450.00	0.00	450.00
Total MAINTENANCE:	496.13	0.00	450.00	0.00	946.13
CONTRACT SERVICE EXPENSE:					
Lawn Maint. & Landscaping	1,324.20	2,648.40	3,399.54	0.00	7,372.14
Fire & Safety	0.00	547.23	0.00	0.00	547.23
Extermination	99.50	99.68	199.00	0.00	398.18
Total CONTRACT SERVICE EXPENSE:	1,423.70	3,295.31	3,598.54	0.00	8,317.55
RESERVES:					
Reserves - Contribution	0.00	0.00	-33,348.99	0.00	-33,348.99
Reserves - Siding	0.00	0.00	0.00	497.48	497.48
Total RESERVES:	0.00	0.00	-33,348.99	497.48	-32,851.51
Total Operating Expense	10,325.54	12,997.98	-7,054.03	4,445.08	20,714.57
NOI - Net Operating Income	15,440.01	12,118.62	32,196.73	20,647.74	80,403.10
Total Income	25,765.55	25,116.60	25,142.70	25,092.82	101,117.67
Total Expense	10,325.54	12,997.98	-7,054.03	4,445.08	20,714.57
Net Income	15,440.01	12,118.62	32,196.73	20,647.74	80,403.10
Change in Assets & Liabilities					
Association Dues Receivable	-242.85	-2,759.45	758.56	-937.88	-3,181.62
Prepaid Income	2,254.65	1,050.11	-3,134.28	-1,281.17	-1,110.69
Accounts Payable	-3,908.10	2,805.27	-3,129.85	-8,330.25	-12,562.93
Prepaid Owner Assessments	0.00	0.00	0.00	-1,192.52	-1,192.52
Net Change in Assets & Liabilities	-1,896.30	1,095.93	-5,505.57	-11,741.82	-18,047.76

Cash Flow - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Other Items					
Dividend	0.00	101.03	0.00	85.25	186.28
Net Other Items	0.00	101.03	0.00	85.25	186.28
Cash Flow	13,543.71	13,315.58	26,691.16	8,991.17	62,541.62
Beginning Cash	35,467.12	49,010.83	62,225.38	88,916.54	35,467.12
Beginning Cash + Cash Flow	49,010.83	62,326.41	88,916.54	97,907.71	98,008.74
Actual Ending Cash	49,010.83	62,225.38	88,916.54	39,273.36	39,273.36

General Ledger

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

Created By: All

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 04/01/2026 to 04/30/2026

Accounting Basis: Cash

Show Reversed Transactions: No

Project: All

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
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1010 - Cash Checking - Operating

								88,916.54	
								Starting Balance	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8929	James Bushong	eCheck receipt	3D9E-ADF0	589.01		89,505.55	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8933	James K. Nickerson	eCheck receipt	3EB3-0EA0	543.90		90,049.45	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8907	Cole Harding	eCheck receipt	4F70-3820	511.31		90,560.76	April 2026 - Association dues
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2316	Erika Plisetskaya	CC receipt	7311-4970	699.29		91,260.05	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2310	Marisa Honig	eCheck receipt	7699-C170	699.29		91,959.34	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th	04/01/2026	8919	Katherine R. Haselton	CC receipt	77C6-B930	659.19		92,618.53	April 2026

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2312	Victoria Scott	eCheck receipt	7863-9DB0	746.92		93,365.45	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8921	Katherine R. Haselton	CC receipt	78E1-D130	679.24		94,044.69	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8913	Louise M. Cole	Receipt	8009535	659.19		94,703.88	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2308	Randi Eseltine	Receipt	8009596	679.24		95,383.12	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8951	Anthony Choi	Receipt	8009969	541.39		95,924.51	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8935	Keith Freeman	Receipt	8992374	589.01		96,513.52	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2310	Marisa Honig	Receipt	8027803	443.58		96,957.10	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th	04/01/2026		FARMER'S INSURANCE	Payment	Insurance		2,382.50	94,574.60	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	8941	Michael Conrad Messersmith	eCheck receipt	CE5F-CDC0	719.35		95,293.95	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	8903	Jeremy D. Dwyer	Receipt	8352050	558.93		95,852.88	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	2304	Keith Gormezano	Receipt	8347947	699.29		96,552.17	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	8927	Megan Birdsall	Receipt	8354439	543.90		97,096.07	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	2320	Margaret (Peggy) Longeway	Receipt	8350457	640.26		97,736.33	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	2320	Margaret (Peggy) Longeway	Receipt	8350457	79.09		97,815.42	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	2322	Ceanne Horon	Receipt	8350756	739.40		98,554.82	
Ravenna Woods Condominium Association - 2300 NE 89th	04/02/2026	8911	William Bruzas	Receipt	8333205	589.01		99,143.83	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/03/2026	2318	Piia Pretz	Receipt	8656546	746.92		99,890.75	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/06/2026	8901	Anne C. Torvik	Receipt	000055279798	507.92		100,398.67	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/06/2026	8901	Anne C. Torvik	Receipt	000055279798	15.92		100,414.59	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/06/2026	8905	Lori M. Lundborg	Receipt	8940733	604.05		101,018.64	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/07/2026	2314	The Errol and Caroline Milton 2002 Trust	Receipt	000068935733	679.24		101,697.88	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/08/2026		KSB Consulting, LLC	AvidPay™	6000000017		200.00	101,497.88	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/09/2026	8949	Son Bui Inkian	CC receipt	81CC-3280	491.26		101,989.14	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th	04/10/2026	8943	Margaret Powell	CC receipt	A982-1690	659.19		102,648.33	April 2026

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/10/2026		HAC Maintenance	AvidPay™	6000000018		450.00	102,198.33	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/10/2026		PRIDE LANDSCAPE LLC	AvidPay™	6000000019		1,324.20	100,874.13	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/10/2026	8925	Dillon Hirsch	eCheck receipt	44D7-2B80	511.31		101,385.44	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water Sewer Garbage		220.09	101,165.35	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water Sewer Garbage		585.22	100,580.13	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water Sewer Garbage		1,236.25	99,343.88	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water & Sewer		480.67	98,863.21	
Ravenna Woods Condominium Association - 2300 NE 89th	04/14/2026		Seattle Public Utilities	Payment	Water & Sewer		1,452.96	97,410.25	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/15/2026	8937	Katherine von Geldern & William von Geldern	Check	1000311		1,192.52	96,217.73	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/16/2026	8915	Anna Neumann	eCheck receipt	28D1-AF80	679.24		96,896.97	Online Payment
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/17/2026		Nash Property Management	Payment	Management Fee		1,335.10	95,561.87	Management Fees for 04/ 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/21/2026		Hanis Irvine Prothero, Attorneys At Law	AvidPay™	6000000020		1,015.00	94,546.87	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/21/2026		PRIDE LANDSCAPE LLC	AvidPay™	6000000021		2,078.34	92,468.53	Trim Japanese Knotweed
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/22/2026			JE	11086		58,549.10	33,919.43	Reserve transfer
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/24/2026	8931	Jennifer Seay	Receipt	8169297	486.25		34,405.68	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th	04/25/2026	8939	Linda Kurij	eCheck receipt	0D10-BBF0	674.23		35,079.91	Online Payment

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/27/2026	2306	Marisa Chang	Receipt	8371036	746.92		35,826.83	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/28/2026	8953	Janelle Reimers	Receipt	8546223	589.01		36,415.84	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/28/2026	8937	Lisette Urrutia	Reverse Receipt			533.33	35,882.51	NSF reversal receipt for Reference #8459185
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/28/2026			JE	11115		15.00	35,867.51	NSF Fee
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/29/2026	2302	Joeth Frances Zucco	Receipt	8666545	679.24		36,546.75	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026	8923	Marlena Oshan	eCheck receipt	E989-0230	729.37		37,276.12	Online Payment
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026	8917	William Hodge	Receipt	8836100	729.37		38,005.49	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th	04/30/2026	8909	Sandy Brewster	Receipt	8854352	545.00		38,550.49	Prepaid Any

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026	8947	Gabriel Impert	Receipt	8855119	719.35		39,269.84	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026			JE	11116	3.52		39,273.36	Interest Earned
								-49,643.18 Net Change	
						23,407.10	73,050.28	39,273.36	

1060 - Cash Reserves Vanguard

								11,428.86 Starting Balance	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/22/2026			JE	11086	58,549.10		69,977.96	Reserve transfer
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026			JE	11117	85.25		70,063.21	Interest Earned
								58,634.35 Net Change	
						58,634.35	0.00	70,063.21	

1620 - Prepaid Expenses

								-0.04 Starting Balance	
								0.00 Net Change	
						0.00	0.00	-0.04	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
3005 - Prepaid Income									
								-11,706.43	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8939	Linda Kurij	Receipt		674.23		-11,032.20	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8923	Marlena Oshan	Receipt		729.37		-10,302.83	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2306	Marisa Chang	Receipt		586.70		-9,716.13	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2306	Marisa Chang	Receipt		160.22		-9,555.91	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2320	Margaret (Peggy) Longeway	Receipt		79.09		-9,476.82	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8901	Anne C. Torvik	Receipt		15.92		-9,460.90	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8903	Jeremy D. Dwyer	Receipt		558.93		-8,901.97	
Ravenna Woods Condominium	04/01/2026	8909	Sandy Brewster	Receipt		176.88		-8,725.09	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Association - 2300 NE 89th Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8909	Sandy Brewster	Receipt		367.02		-8,358.07	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8917	William Hodge	Receipt		729.37		-7,628.70	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8947	Gabriel Impert	Receipt		1.29		-7,627.41	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8947	Gabriel Impert	Receipt		718.06		-6,909.35	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8953	Janelle Reimers	Receipt		589.01		-6,320.34	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8931	Jennifer Seay	Receipt		486.25		-5,834.09	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2314	The Errol and Caroline Milton 2002 Trust	Receipt		679.24		-5,154.85	
Ravenna Woods Condominium	04/01/2026	2302	Joeth Frances Zucco	Receipt		679.24		-4,475.61	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Association - 2300 NE 89th Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8945	Luis Antonio Laracuente	Receipt		659.19		-3,816.42	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8915	Anna Neumann	Receipt		679.24		-3,137.18	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8927	Megan Birdsall	Receipt		543.90		-2,593.28	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8937	Lisette Urrutia	Reversed Receipt		533.33		-2,059.95	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2310	Marisa Honig	Receipt	8027803		443.58	-2,503.53	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	8903	Jeremy D. Dwyer	Receipt	8352050		558.93	-3,062.46	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	8927	Megan Birdsall	Receipt	8354439		543.90	-3,606.36	Prepaid Any
Ravenna Woods Condominium	04/02/2026	2320	Margaret (Peggy) Longeway	Receipt	8350457		79.09	-3,685.45	Prepaid Any

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Association - 2300 NE 89th Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/06/2026	8901	Anne C. Torvik	Receipt	000055279798		15.92	-3,701.37	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/07/2026	2314	The Errol and Caroline Milton 2002 Trust	Receipt	000068935733		679.24	-4,380.61	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/16/2026	8915	Anna Neumann	eCheck receipt	28D1-AF80		679.24	-5,059.85	Online Payment
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/24/2026	8931	Jennifer Seay	Receipt	8169297		486.25	-5,546.10	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/25/2026	8939	Linda Kurij	eCheck receipt	0D10-BBF0		674.23	-6,220.33	Online Payment
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/27/2026	2306	Marisa Chang	Receipt	8371036		746.92	-6,967.25	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/28/2026	8953	Janelle Reimers	Receipt	8546223		589.01	-7,556.26	Prepaid Any
Ravenna Woods Condominium	04/28/2026	8937	Lisette Urrutia	Reverse Receipt		533.33		-7,022.93	NSF reversal receipt for Reference #8459185

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Association - 2300 NE 89th Street Seattle, WA 98115									
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/29/2026	2302	Joeth Frances Zucco	Receipt	8666545		679.24	-7,702.17	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026	8923	Marlena Oshan	eCheck receipt	E989-0230		729.37	-8,431.54	Online Payment
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026	8917	William Hodge	Receipt	8836100		729.37	-9,160.91	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026	8909	Sandy Brewster	Receipt	8854352		545.00	-9,705.91	Prepaid Any
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026	8947	Gabriel Impert	Receipt	8855119		719.35	-10,425.26	Prepaid Any
								1,281.17	
								Net Change	
						10,179.81	8,898.64	-10,425.26	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
3310 - Prepaid Owner Assessments									
								415.35	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/15/2026	8937	Katherine von Geldern & William von Geldern	Check	1000311	1,192.52		1,607.87	
								1,192.52	Net Change
						1,192.52	0.00	1,607.87	
5010 - Reserves - Contribution									
								-108,075.81	Starting Balance
								0.00	Net Change
						0.00	0.00	-108,075.81	
5015 - Reserves - Pavement / Concrete / Asphalt									
								1,278.00	Starting Balance
								0.00	Net Change
						0.00	0.00	1,278.00	
5016 - Reserves - Insurance									
								-28,129.00	Starting Balance
								0.00	Net Change
						0.00	0.00	-28,129.00	
5018 - Reserves - Fire & Safety									
								596.10	Starting Balance
								0.00	Net Change
						0.00	0.00	596.10	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5070 - Reserves - Interest									
								-2,944.04	Starting Balance
								0.00	Net Change
						0.00	0.00	-2,944.04	
5071 - Dividend									
								-53,329.34	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026			JE	11117		85.25	-53,414.59	Interest Earned
								-85.25	Net Change
						0.00	85.25	-53,414.59	
5096 - Reserves - Parking Lot / Garage									
								27,783.20	Starting Balance
								0.00	Net Change
						0.00	0.00	27,783.20	
5100 - Reserves - Plumbing									
								41,212.06	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2324	Jialin He	Receipt		787.02		41,999.08	
								787.02	Net Change
						787.02	0.00	41,999.08	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5999 - Appfolio Opening Balance Equity									
								-216,099.93	Starting Balance
								0.00	Net Change
						0.00	0.00	-216,099.93	

6310 - Association Dues

								-75,903.70	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8939	Linda Kurij	Receipt			674.23	-76,577.93	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8923	Marlena Oshan	Receipt			729.37	-77,307.30	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2306	Marisa Chang	Receipt			586.70	-77,894.00	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2306	Marisa Chang	Receipt			160.22	-78,054.22	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2320	Margaret (Peggy) Longeway	Receipt			79.09	-78,133.31	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8901	Anne C. Torvik	Receipt			15.92	-78,149.23	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8903	Jeremy D. Dwyer	Receipt			558.93	-78,708.16	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8909	Sandy Brewster	Receipt			176.88	-78,885.04	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8909	Sandy Brewster	Receipt			367.02	-79,252.06	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8917	William Hodge	Receipt			729.37	-79,981.43	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8947	Gabriel Impert	Receipt			1.29	-79,982.72	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8947	Gabriel Impert	Receipt			718.06	-80,700.78	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8953	Janelle Reimers	Receipt			589.01	-81,289.79	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8931	Jennifer Seay	Receipt			486.25	-81,776.04	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2314	The Errol and Caroline Milton 2002 Trust	Receipt			679.24	-82,455.28	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2302	Joeth Frances Zucco	Receipt			679.24	-83,134.52	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8945	Luis Antonio Laracuente	Receipt			659.19	-83,793.71	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8915	Anna Neumann	Receipt			679.24	-84,472.95	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8927	Megan Birdsall	Receipt			543.90	-85,016.85	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8937	Lisette Urrutia	Reversed Receipt			533.33	-85,550.18	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8929	James Bushong	eCheck receipt	3D9E-ADF0		589.01	-86,139.19	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8933	James K. Nickerson	eCheck receipt	3EB3-0EA0		543.90	-86,683.09	April 2026

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8907	Cole Harding	eCheck receipt	4F70-3820		511.31	-87,194.40	April 2026 - Association dues
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2316	Erika Plisetskaya	CC receipt	7311-4970		699.29	-87,893.69	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2310	Marisa Honig	eCheck receipt	7699-C170		699.29	-88,592.98	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8919	Katherine R. Haselton	CC receipt	77C6-B930		659.19	-89,252.17	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2312	Victoria Scott	eCheck receipt	7863-9DB0		746.92	-89,999.09	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8921	Katherine R. Haselton	CC receipt	78E1-D130		679.24	-90,678.33	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2324	Jialin He	Receipt			787.02	-91,465.35	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8913	Louise M. Cole	Receipt	8009535		659.19	-92,124.54	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	2308	Randi Eseltine	Receipt	8009596		679.24	-92,803.78	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8951	Anthony Choi	Receipt	8009969		541.39	-93,345.17	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026	8935	Keith Freeman	Receipt	8992374		589.01	-93,934.18	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	8941	Michael Conrad Messersmith	eCheck receipt	CE5F-CDC0		719.35	-94,653.53	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	2304	Keith Gormezano	Receipt	8347947		699.29	-95,352.82	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	2320	Margaret (Peggy) Longeway	Receipt	8350457		640.26	-95,993.08	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	2322	Ceanne Horon	Receipt	8350756		739.40	-96,732.48	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/02/2026	8911	William Bruzas	Receipt	8333205		589.01	-97,321.49	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/03/2026	2318	Piia Pretz	Receipt	8656546		746.92	-98,068.41	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/06/2026	8901	Anne C. Torvik	Receipt	000055279798		507.92	-98,576.33	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/06/2026	8905	Lori M. Lundborg	Receipt	8940733		604.05	-99,180.38	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/09/2026	8949	Son Bui Inkian	CC receipt	81CC-3280		491.26	-99,671.64	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/10/2026	8943	Margaret Powell	CC receipt	A982-1690		659.19	-100,330.83	April 2026
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/10/2026	8925	Dillon Hirsch	eCheck receipt	44D7-2B80		511.31	-100,842.14	April 2026
								-24,938.44	
								Net Change	
						0.00	24,938.44	-100,842.14	

6340 - Late Fee Income

								-230.85	
								Starting Balance	
								0.00	
								Net Change	
						0.00	0.00	-230.85	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
6910 - Interest Income									
								-7.62	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/30/2026			JE	11116		3.52	-11.14	Interest Earned
								-3.52	Net Change
						0.00	3.52	-11.14	
7010 - Management Fees									
								4,005.30	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/17/2026		Nash Property Management	Payment	Management Fee	1,335.10		5,340.40	Management Fees for 04/2026
								1,335.10	Net Change
						1,335.10	0.00	5,340.40	
7160 - Legal Fees									
								1,610.00	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/21/2026		Hanis Irvine Prothero, Attorneys At Law	AvidPay™	6000000020	1,015.00		2,625.00	
								1,015.00	Net Change
						1,015.00	0.00	2,625.00	
7250 - Bank Charges									
								0.00	Starting Balance
Ravenna Woods Condominium	04/28/2026			JE	11115	15.00		15.00	NSF Fee

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Association - 2300 NE 89th Street Seattle, WA 98115									
								15.00	
								Net Change	
						15.00	0.00	15.00	
7260 - Postage & Mail									
								12.88	
								Starting Balance	
								0.00	
								Net Change	
						0.00	0.00	12.88	
7280 - Insurance									
								6,716.34	
								Starting Balance	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/01/2026		FARMER'S INSURANCE	Payment	Insurance	2,382.50		9,098.84	
								2,382.50	
								Net Change	
						2,382.50	0.00	9,098.84	
7285 - Insurance EQ									
								12,968.57	
								Starting Balance	
								0.00	
								Net Change	
						0.00	0.00	12,968.57	
7300 - Licenses & Permits									
								20.00	
								Starting Balance	
								0.00	
								Net Change	
						0.00	0.00	20.00	
7320 - Office Supplies									
								105.00	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
								Starting Balance	
								0.00	
								Net Change	
						0.00	0.00	105.00	

7890 - FHA Approval

								0.00	
								Starting Balance	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/08/2026		KSB Consulting, LLC	AvidPay™	6000000017	200.00		200.00	
								200.00	
								Net Change	
						200.00	0.00	200.00	

8910 - Electricity

								1,068.30	
								Starting Balance	
								0.00	
								Net Change	
						0.00	0.00	1,068.30	

8920 - Water

								2,234.08	
								Starting Balance	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water Sewer Garbage	220.09		2,454.17	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water & Sewer	480.67		2,934.84	
								700.76	
								Net Change	
						700.76	0.00	2,934.84	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
8940 - Sewer									
								6,478.02	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water Sewer Garbage	585.22		7,063.24	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water & Sewer	1,452.96		8,516.20	
								2,038.18	Net Change
						2,038.18	0.00	8,516.20	
8960 - Garbage									
								3,723.25	Starting Balance
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/14/2026		Seattle Public Utilities	Payment	Water Sewer Garbage	1,236.25		4,959.50	
								1,236.25	Net Change
						1,236.25	0.00	4,959.50	
9110 - Gen. Maint. & Repair									
								706.13	Starting Balance
								0.00	Net Change
						0.00	0.00	706.13	
9135 - Roof Repairs									
								0.00	Starting Balance
Ravenna Woods Condominium	04/10/2026		HAC Maintenance	AvidPay™	6000000018	450.00		450.00	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Association - 2300 NE 89th Street Seattle, WA 98115									
								450.00 Net Change	
						450.00	0.00	450.00	

9610 - Lawn Maint. & Landscaping

								4,466.18 Starting Balance	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/10/2026		PRIDE LANDSCAPE LLC	AvidPay™	6000000019	1,324.20		5,790.38	
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115	04/21/2026		PRIDE LANDSCAPE LLC	AvidPay™	6000000021	2,078.34		7,868.72	Trim Japanese Knotweed
								3,402.54 Net Change	
						3,402.54	0.00	7,868.72	

9650 - Fire & Safety

								9,239.61 Starting Balance	
								0.00 Net Change	
						0.00	0.00	9,239.61	

9750 - Extermination

								497.50 Starting Balance	
								0.00 Net Change	
						0.00	0.00	497.50	

General Ledger

Property	Date	Unit	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
9910 - Reserves - Contribution									
								-33,348.99	Starting Balance
								0.00	
								Net Change	
						0.00	0.00	-33,348.99	
Total						106,976.13	106,976.13	-304,294.48	

Check Register

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

Date Range: 04/01/2026 to 04/30/2026

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
RAVENNA WOODS COND - Operating						
RAVENNA WOODS COND - Operating	Insurance	Yes	04/01/2026	FARMER'S INSURANCE	2,382.50	Account F004636434-001-00001
RAVENNA WOODS COND - Operating	6000000017	Yes	04/08/2026	KSB Consulting, LLC	200.00	
RAVENNA WOODS COND - Operating	6000000018	Yes	04/10/2026	HAC Maintenance	450.00	
RAVENNA WOODS COND - Operating	6000000019	Yes	04/10/2026	PRIDE LANDSCAPE LLC	1,324.20	
RAVENNA WOODS COND - Operating	Water & Sewer	Yes	04/14/2026	Seattle Public Utilities	1,933.63	ACH - Acct#3744160000
RAVENNA WOODS COND - Operating	Water Sewer Garbage	Yes	04/14/2026	Seattle Public Utilities	2,041.56	ACH - Acct#2744160000
RAVENNA WOODS COND - Operating	1000311	Yes	04/15/2026	Katherine von Geldern & William von Geldern	1,192.52	
RAVENNA WOODS COND - Operating	Management Fee	Yes	04/17/2026	Nash Property Management	1,335.10	
RAVENNA WOODS COND - Operating	6000000020	Yes	04/21/2026	Hanis Irvine Prothero, Attorneys At Law	1,015.00	
RAVENNA WOODS COND - Operating	6000000021	Yes	04/21/2026	PRIDE LANDSCAPE LLC	2,078.34	
					13,952.85	
Total					13,952.85	

Aged Receivable Detail

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

Amount Receivable: Greater than 0.00

Tenant Status: Current and Notice

As of: 04/30/2026

Payer Name	Charge Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115 - Unit 8905 - Lundborg, Lori M.									
Lundborg, Lori M.	12/11/2025	6340	Late Fee Income	25.00	11.89	0.00	0.00	0.00	11.89
Lundborg, Lori M.	01/11/2026	6340	Late Fee Income	25.00	25.00	0.00	0.00	0.00	25.00
Lundborg, Lori M.	02/11/2026	6340	Late Fee Income	25.00	25.00	0.00	0.00	25.00	0.00
Lundborg, Lori M.	03/11/2026	6340	Late Fee Income	25.00	25.00	0.00	25.00	0.00	0.00
				100.00	86.89	0.00	25.00	25.00	36.89
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115 - Unit 8937 - Urrutia, Lissette									
Urrutia, Lissette	04/01/2026	6310	Association Dues	659.19	125.86	125.86	0.00	0.00	0.00
Urrutia, Lissette	04/11/2026	6340	Late Fee Income	25.00	25.00	25.00	0.00	0.00	0.00
				684.19	150.86	150.86	0.00	0.00	0.00
Total				784.19	237.75	150.86	25.00	25.00	36.89

Aged Payables Summary

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

As of: 04/30/2026

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115						
PNREH DBA Nash Property Management	30.00	0.00	15.00	15.00	0.00	0.00
Bodine Construction Services, Inc.	497.48	0.00	497.48	0.00	0.00	0.00
	527.48	0.00	512.48	15.00	0.00	0.00
Total	527.48	0.00	512.48	15.00	0.00	0.00

Homeowner Delinquency

Properties: Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 0.00

Include future dated charges: No

Unit	Name	Tags	Phone Numbers	Amount Receivable	0-30	30+	Last Payment	Payment Amount	Late Count
Ravenna Woods Condominium Association - 2300 NE 89th Street Seattle, WA 98115									
2316	Plisetskaya, Erika	Ryan Rodriguez & Natalie Rodriguez, 5019 44th Ave NE Seattle, 480) 229-5527 (ph) ryan.l.rodriguez0715@gmail.com, Closes on 5/29/ 2026	Phone: (206) 525-9013	724.29	724.29	0.00	05/01/2026	699.29	3
8905	Lundborg, Lori M.		Phone: (206) 851-8663	86.89	0.00	86.89	06/05/2026	604.05	4
8937	Urrutia, Lissette		Phone: (727) 967-3356	2,077.57	684.19	1,393.38	03/18/2026	1,318.38	3
				2,888.75	1,408.48	1,480.27		2,621.72	10
Total				2,888.75	1,408.48	1,480.27		2,621.72	10



INVOICE

Invoice to: Ravenna Woods

Date: April 8, 2026

Invoice#04082026

<u>Description</u>	<u>Amount</u>
FHA Non refundable – Ravenna Woods	\$200.00

Pay to: ***KSB Consulting***
PO Box 128 Rochester WI 53167
425-344-5998
Kim@KSBConsulting.net

INVOICE

HAC MAINTENANCE LLC
15043 SE 46th Way
Bellevue, WA 98006-3226

info@hacmaintenance.com
+1 (206) 385-2242
www.hacmaintenance.com



Nash Property Managements:Ravenna Woods Condominium Association

Bill to

Ravenna Woods Condominium Association
Nash Properties PO Box 75535
Seattle, WA 98175

Ship to

Ravenna Woods Condominium Association
2318 NE 89th Street
Seattle, WA 98115

Invoice details

Invoice no.: 10219
Terms: Net 30
Invoice date: 03/18/2026
Due date: 04/17/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Other Services	Roof Leak Inspection	1	\$450.00	\$450.00
Total					\$450.00

Pride Landscape LLC

PO BOX 2138
Renton, WA 98056
(206) 829-0558



To:
Ravenna Woods
2300 NE 89th Street
Seattle, WA 98115

Invoice #	7766
Invoice Date	02/09/2026
Payment Term	Net 15
Amount Due	\$1,324.20

Item	Quantity	Price	Tax1	Tax2	Line Total
January 2026- Monthly Flat Rate	1.0	\$1,200.00	10.350%		\$1,200.00

Subtotal:	\$1,200.00
Tax:	\$124.20
Past Due Amount:	\$0.00
Amount Due:	\$1,324.20

Notes

Thank You For Your Business!



Seattle Public Utilities Bill

G00783

Pay your bill online at myutilities.seattle.gov
Questions? Visit us on the web at seattle.gov/utilities
Or call 206-684-3000 or 1-800-862-1181 (out of area calls only)

38M
CD-7
274876653851

Account Number
2744160000

RAVENNA WOODS CONDO HOA
PO BOX 75535
C/O NASH PROPERTY MANAGEMENT SERVICES LLC
SEATTLE WA 98175-0535

Property Owner
RAVENNA WOODS CONDO HOA
Service Address
2300-06 NE 89TH ST

Summary of charges as of March 24, 2026

Payments received after March 24, 2026 are not reflected.

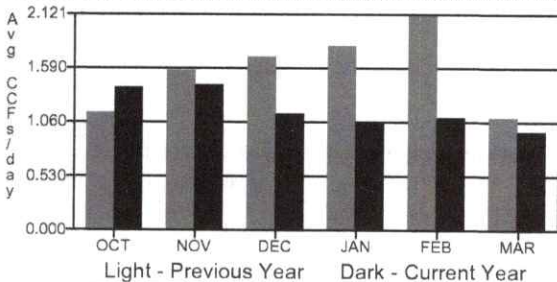
Previous balance:	2,118.80
March 13, 2026 Payment - THANK YOU:	2,118.80 CR
Balance:	0.00
Current billing:	2,041.56
TOTAL AMOUNT DUE ON April 14, 2026	\$2,041.56

Customers are responsible for all account charges through the day the account is closed. Account closings cannot be backdated further than the most recent bill date.

For more information about opening and closing accounts, and other account related service visit www.seattle.gov/util/myseervices.

No food scraps and compostable paper in the garbage.

Compare Your Water Usage



This Bill Period

No. of days: 30

Consumption in CCF: 29

Avg consumption/day: 0.967 CCF

Consumption in gals: 21692

Avg consumption/day: 723.07 gals

Same Period Last Year

No. of days: 28

Consumption in CCF: 31

Avg consumption/day: 1.107 CCF

Consumption in gals: 23188

Avg consumption/day: 828.14 gals

1 CCF = 748 Gallons

Seattle Public Utilities Bill

Service Address: 2300-06 NE 89TH ST
Property Owner: RAVENNA WOODS CONDO HOA
Account Number: 2744160000

DUE DATE: April 14, 2026
TOTAL AMOUNT DUE: \$2,041.56
AUTOMATIC PAYMENT

RAVENNA WOODS CONDO HOA
PO BOX 75535
C/O NASH PROPERTY MANAGEMENT SERVICES LLC
SEATTLE WA 98175-0535



Your account has Automatic Bank Payment. \$2,041.56 will be deducted from your bank account on the payment due date.

22744160000700000000000000000000



Seattle Public Utilities Bill

Statement date: March 24, 2026

Page 2

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38M

CD-7

274876653851

Account Number
2744160000

RAVENNA WOODS CONDO HOA
PO BOX 75535
C/O NASH PROPERTY MANAGEMENT SERVICES LLC
SEATTLE WA 98175-0535

Property Owner
RAVENNA WOODS CONDO HOA
Service Address
2300-06 NE 89TH ST

DETAILED BILLING INFORMATION

Water Service

Service From	Service Through	CCF Usage	Previous Reading	Current Reading
Feb 18, 2026	Mar 20, 2026	29.00	250.00	279.00

Meter Number: PRE-00593360-1

Service Category: WTR1

Base service charge 44.35
Winter Commercial 29.00 CCF @ \$6.06 per CCF 175.74

15.5% of water bills are paid to city taxes and 1.5% to state taxes.

Current Water Service: 220.09

Sewer Service

Service From	Service Through	CCF Usage	Previous Reading	Current Reading
Feb 18, 2026	Mar 20, 2026	29.00		

Commercial Service 29.00 CCF @ \$20.18 per CCF 585.22

62.0% of sewer revenue is paid to King County Metro for sewage treatment.

12.0% of sewer bills are paid to city taxes and 1.2% to state taxes.

Current Sewer Service: 585.22

Solid Waste Service

Service From	Service To		
Feb 01, 2026	Feb 28, 2026	4-Recycle 90 Gal 1X Weekly	0.00
Feb 01, 2026	Feb 28, 2026	4-Recycle 90 Gal 1X Weekly	0.00
Feb 01, 2026	Feb 28, 2026	1-Garbage Dumpster 2 Yd 2X Weekly	815.34
Feb 01, 2026	Feb 28, 2026	1-Garbage Dumpster 1.5 Yd 1X Weekly	345.86
Feb 01, 2026	Feb 28, 2026	Dumpster Base Charge	49.50
Feb 01, 2026	Feb 28, 2026	1-Food/Yard Waste/Liner 90 Gal 1X Weekly	14.30
Feb 01, 2026	Feb 28, 2026	1-Food/Yard Waste/Liner 32 Gal 1X Weekly	11.25
Feb 01, 2026	Feb 28, 2026	1-Recycle Dumpster 2 Yd 1X Weekly	0.00

11.9% of solid waste bills are paid to city taxes and 4.0% to state taxes.

Current Solid Waste Service: 1,236.25

CURRENT BILLING: 2,041.56

For every \$10.00 of a customer's bill, approximately \$1.60 goes to taxes.

Seattle Public Utilities Bill

Pay your bill online at myutilities.seattle.gov
Questions? Visit us on the web at seattle.gov/utilities
Or call 206-684-3000 or 1-800-862-1181 (out of area calls only)

G00782

38M
CD-6

374049600409

Account Number

3744160000

RAVENNA WOODS CONDO HOA
PO BOX 75535
C/O NASH PROPERTY MANAGEMENT SERVICES LLC
SEATTLE WA 98175-0535

Property Owner

RAVENNA WOODS CONDO HOA
Service Address
2310-26 NE 89TH ST

Summary of charges as of March 24, 2026

Payments received after March 24, 2026 are not reflected.

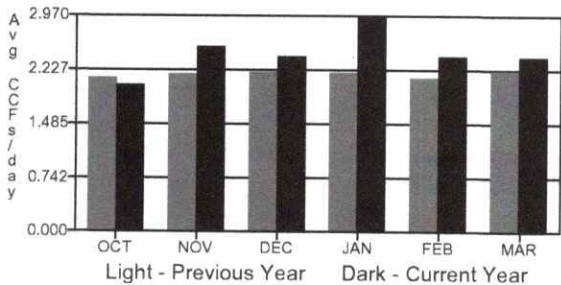
Previous balance:	1,879.67
March 13, 2026 Payment - THANK YOU:	1,879.67 CR
Balance:	0.00
Current billing:	1,933.63
TOTAL AMOUNT DUE ON April 14, 2026	\$1,933.63

Customers are responsible for all account charges through the day the account is closed. Account closings cannot be backdated further than the most recent bill date.

For more information about opening and closing accounts, and other account related service visit www.seattle.gov/util/myservices.

No food scraps and compostable paper in the garbage.

Compare Your Water Usage



This Bill Period

No. of days: 30

Consumption in CCF: 72

Avg consumption/day: 2.400 CCF

Consumption in gals: 53856

Avg consumption/day: 1795.20 gals

Same Period Last Year

No. of days: 28

Consumption in CCF: 62

Avg consumption/day: 2.214 CCF

Consumption in gals: 46376

Avg consumption/day: 1656.29 gals

1 CCF = 748 Gallons

Seattle Public Utilities Bill

Service Address: 2310-26 NE 89TH ST
Property Owner: RAVENNA WOODS CONDO HOA
Account Number: 3744160000

DUE DATE: April 14, 2026

TOTAL AMOUNT DUE: \$1,933.63

AUTOMATIC PAYMENT

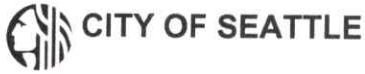


RAVENNA WOODS CONDO HOA
PO BOX 75535
C/O NASH PROPERTY MANAGEMENT SERVICES LLC
SEATTLE WA 98175-0535



Your account has Automatic Bank Payment. \$1,933.63 will be deducted from your bank account on the payment due date.

2374416000060000000000000000



Seattle Public Utilities Bill

Statement date: March 24, 2026

Page 2

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38M

CD-6

374049600409

Account Number
3744160000

RAVENNA WOODS CONDO HOA
PO BOX 75535
C/O NASH PROPERTY MANAGEMENT SERVICES LLC
SEATTLE WA 98175-0535

Property Owner
RAVENNA WOODS CONDO HOA
Service Address
2310-26 NE 89TH ST

DETAILED BILLING INFORMATION

Water Service

Service From	Service Through	CCF Usage	Previous Reading	Current Reading
Feb 18, 2026	Mar 20, 2026	72.00	24350.00	24422.00

Meter Number: PMM-61576930-1

Service Category: WTR1

Base service charge 44.35

Winter Commercial 72.00 CCF @ \$6.06 per CCF 436.32

15.5% of water bills are paid to city taxes and 1.5% to state taxes.

Current Water Service: 480.67

Sewer Service

Service From	Service Through	CCF Usage	Previous Reading	Current Reading
Feb 18, 2026	Mar 20, 2026	72.00		

Commercial Service 72.00 CCF @ \$20.18 per CCF 1,452.96

62.0% of sewer revenue is paid to King County Metro for sewage treatment.

12.0% of sewer bills are paid to city taxes and 1.2% to state taxes.

Current Sewer Service: 1,452.96

Solid Waste Service

Service From	Service To		
Feb 01, 2026	Feb 28, 2026	5-Recycle 90 Gal 1X Weekly	0.00

CURRENT BILLING: 1,933.63

For every \$10.00 of a customer's bill, approximately \$1.60 goes to taxes.



INVOICE

Invoice # 26251
Date: 03/03/2026

Hanis Irvine Prothero, Attorneys At Law

6703 South 234th Street, Suite 300
Kent, WA 98032
Phone: 253-520-5000 / 877-520-5252
www.hiplawfirm.com

Ravenna Woods Condo. Association
P.O. Box 75535
Seattle, WA 98175

50-5112.01 Ravenna Woods COA

General

Date	Attorney	Description	Quantity	Rate	Total
02/10/2026	GFC	Rogowski: review Keith Gormezano email information/questions re non-member claim of property flooding due to blocked culvert/ responsibility of Association to maintain; review/ analyze attorney claims letter; review/analyze Seattle Public Utilities letter re correct actions require by the Association; analyze issues and Association's options; email Keith with input/ answers/recommendations	2.30	\$350.00	\$805.00
02/11/2026	GFC	Rogowski: review and reply to manager Keith Langley email information/documents re his tendering owner's claim to Association's insurer, his notice to attorney Thomas, and his response to City; review Keith Gormezano email question re getting County records about drainage issues with property; email Keith with input/answer	0.60	\$350.00	\$210.00
02/17/2026	GFC	NO CHARGE: Review insurance agent's email asking for additional information before insurer can make a decision to accept the Association's tender of defense; email manager Kenneth Langley re same	1.00	\$0.00	\$0.00
				Subtotal	\$1,015.00
				Total	\$1,015.00

Please make checks payable to Hanis Irvine Prothero, Attorneys At Law. Include matter number for reference.

If you would prefer to pay online, go to www.hiplawfirm.com

For your convenience, you can pay your invoice online through our website.

You will need your invoice and matter number which is located on the top of your invoice.

A surcharge of 3% will be imposed on the total transaction amount on Visa, MasterCard and Discover credit card products, which is not greater than our cost of acceptance. A surcharge fee will not apply to debit card and e-check transactions.

Payment is due upon receipt.



INVOICE

Invoice # 26528
Date: 04/01/2026

Hanis Irvine Prothero, Attorneys At Law

6703 South 234th Street, Suite 300
Kent, WA 98032
Phone: 253-520-5000 / 877-520-5252
www.hiplawfirm.com

Ravenna Woods Condo. Association
P.O. Box 75535
Seattle, WA 98175

50-5112.01 Ravenna Woods COA

General

Date	Attorney	Description	Quantity	Rate	Total
03/19/2026	GFC	Rogowski: review insurance agent Riester's email request for more information; email manager Kenneth Langley and President Keith Gormezano re same; review and reply to Keith's email re culvert information and new manager, Kerri DeArmas	0.30	\$350.00	\$105.00
03/20/2026	GFC	Rogowski: review insurance agent Ashley Riester voice mail and email requesting information from me; review emails with President Keith Gormezano/information on my early involvement on matter; email agent Riester with information I have and to focus on coverage information and making a decision re appointing insurance defense counsel; email same to Keith	1.20	\$350.00	\$420.00
03/23/2026	GFC	Review Keith Gormezano email question about his directly contacting the insurance agent per her request for further information; email Keith re same	0.10	\$350.00	\$35.00
03/26/2026	GFC	Rogowski: review President Keith Gormezano and Jeremy Dwyer emails/questions re adjustors continuing "investigation" to determine responsibility for culvert and storm drain and contacting owner's attorney re same; email Keith with input/recommendation on how best to proceed	0.30	\$350.00	\$105.00

Subtotal	\$665.00
Total	\$665.00

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Payment is due upon receipt.

Pride Landscape LLC

PO BOX 2138
Renton, WA 98056
(206) 829-0558



To:
Ravenna Woods
2300 NE 89th Street
Seattle, WA 98115

Invoice #	7908
Invoice Date	03/24/2026
Payment Term	Net 15
Amount Due	\$2,078.34

Item	Quantity	Price	Tax1	Tax2	Line Total
I estimate for Trim Japanese Knotweed from approximately 3–5 feet down to 1–2 feet Focus on areas along the west side of the creek and south of the bridge on both sides Proper handling and disposal of cuttings to prevent regrowth	16.0	\$60.00 / Hour	10.550%		\$960.00
Well the solution to the excess water flowing out of the downspout by the back of 2308 in Building Two. I thought you could dig down six inches, add an extension, and run the rest of the pipe and fix 1 broken pipe at the same side.	12.0	\$60.00 / Hour	10.550%		\$720.00
Materials buy 4inch pvc,elbows and glue.	1.0	\$200.00	10.550%		\$200.00

Subtotal:	\$1,880.00
Tax:	\$198.34
Past Due Amount:	\$0.00
Amount Due:	\$2,078.34

Notes



Primary Account Number Ending In
Statement Date

2369
Apr 30, 2026
Page 1 of 4

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

PACIFIC NORTHWEST REAL ESTATE HOLDINGS
RAVENNA WOODS CONDO ASSOC
OPERATING ACCOUNT
PO BOX 75535
SEATTLE WA 98175-0535

*****2369 - CAB INTEREST CHECKING

Beginning Balance	\$95,142.99	Average Daily Balance	\$85,727.97
Total Deposits	\$23,403.58	Year-To-Date Interest Paid	\$11.14
Total Withdrawals	\$73,988.10	Days in Statement Period	30
Interest Paid	\$3.52	Annual Percentage Yield Earned	0.05%
Ending Balance	\$44,561.99		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
04/01	LOCKBOX DEPOSIT	\$2,912.41
04/01	NASH PROPERTY MA SETTLEMENT	\$729.37
	NASH PROPERTY MANAGEME	
	#####6646985050	
04/02	LOCKBOX DEPOSIT	\$3,849.88
04/02	NASH PROPERTY MA SETTLEMENT	\$3,090.43
	NASH PROPERTY MANAGEME	
	#####6660738098	
04/03	APPFOLIO SV9T 8666481536	\$2,037.72
	NASH PROPERTY MANAGEME	
04/03	LOCKBOX DEPOSIT	\$746.92
04/03	NASH PROPERTY MA SETTLEMENT	\$719.35
	NASH PROPERTY MANAGEME	
	#####6687250090	
04/06	LOCKBOX DEPOSIT	\$1,127.89
04/07	LOCKBOX DEPOSIT	\$679.24
04/13	NASH PROPERTY MA SETTLEMENT	\$511.31
	NASH PROPERTY MANAGEME	
	#####6774935034	
04/13	APPFOLIO SV9T 8666481536	\$491.26
	NASH PROPERTY MANAGEME	

CLIP AND RETURN TO BANK

[illegible]

DEPOSITS/CREDITS

Date	Description	Amount
04/14	APPFOLIO SV9T 8666481536	\$659.19
04/17	NASH PROPERTY MANAGEME NASH PROPERTY MA SETTLEMENT NASH PROPERTY MANAGEME #####6812320306	\$679.24
04/24	LOCKBOX DEPOSIT	\$486.25
04/27	LOCKBOX DEPOSIT	\$746.92
04/28	NASH PROPERTY MA SETTLEMENT NASH PROPERTY MANAGEME #####6875538010	\$674.23
04/28	LOCKBOX DEPOSIT	\$589.01
04/29	LOCKBOX DEPOSIT	\$679.24
04/30	LOCKBOX DEPOSIT	\$1,993.72
04/30	INTEREST PYMT	\$3.52

WITHDRAWALS/DEBITS

Date	Description	Amount
04/01	WEB TFR TO 000262522652 RAVENNA MANAGEMENT FEE 040334006042	\$1,335.10
04/02	AVIDPAY SERVICE AVIDPAY 705REF*CK*#####00016*260331*FR	\$364.82
04/02	AVIDPAY SERVICE AVIDPAY 705REF*CK*#####00015*260331*AM	\$398.00
04/02	FARMERS INS EXCH EFT PYMT . RAVENNA WOODS HOA F#####6434	\$2,382.50
04/10	AVIDPAY SERVICE AVIDPAY 705REF*CK*#####00017*260408*KS	\$200.00
04/14	AVIDPAY SERVICE AVIDPAY 705REF*CK*#####00018*260410*HA	\$450.00
04/14	AVIDPAY SERVICE AVIDPAY 705REF*CK*#####00019*260410*PR	\$1,324.20
04/15	SEATTLEUTILTIES WEB_PAY RAVENNA WOODS CONDOMIN #####062032526	\$1,933.63
04/15	SEATTLEUTILTIES WEB_PAY RAVENNA WOODS CONDOMIN #####148032526	\$2,041.56
04/22	VANGUARD BUY INVESTMENT R CONDOMINIUM ASSOCIAT #####9636120417	\$58,549.10
04/24	AVIDPAY SERVICE	\$1,015.00

WITHDRAWALS/DEBITS

Date	Description	Amount
	AVIDPAY	
	705REF*CK*#####00020*260421*HA	
04/24	AVIDPAY SERVICE	\$2,078.34
	AVIDPAY	
	705REF*CK*#####00021*260421*PR	
04/28	ACHRET FT421459185 KATIE VON G	\$533.33
04/28	ACHRET FT421459185 KATIE VON G	\$15.00

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
04/06	1000310	\$175.00	04/28	1000311	\$1,192.52