



The Trails Homeowner's Association, Inc.

# The Trails

## Financial Reports FYE 2021

Cash Flow Report

Balance Sheet

Income Statement

Reconciliation Report

Bank Statement

Budget Comparison Report

Managed by:  
HOAM, LLC.

## Cash Flow

### Hoam

**Properties:** The Trails Homeowner's Association, Inc. - 1859 North Lakewood Drive Suite 200 Coeur d'Alene, ID 83814

**Date Range:** 12/01/2021 to 12/31/2021

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>Fee Income</b>				
Late Fee	0.00	0.00	-35.00	23.38
<b>Total Fee Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-35.00</b>	<b>23.38</b>
Interest Income	0.00	0.00	-114.67	76.62
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-149.67</b>	<b>100.00</b>
<b>Expense</b>				
<b>CLEANING AND MAINTENANCE</b>				
Landscaping	6,887.93	0.00	45,216.39	-30,210.72
HOA Dues	0.00	0.00	-78,461.24	52,422.82
<b>Total CLEANING AND MAINTENANCE</b>	<b>6,887.93</b>	<b>0.00</b>	<b>-33,244.85</b>	<b>22,212.10</b>
<b>INSURANCE</b>				
Liability/Property Insurance	0.00	0.00	679.20	-453.80
<b>Total INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>679.20</b>	<b>-453.80</b>
<b>MANAGEMENT FEES</b>				
Management fees	1,680.00	0.00	4,480.00	-2,993.25
<b>Total MANAGEMENT FEES</b>	<b>1,680.00</b>	<b>0.00</b>	<b>4,480.00</b>	<b>-2,993.25</b>
<b>OFFICE EXPENSE</b>				
Postage	0.00	0.00	170.35	-113.82
Office Supplies	119.40	0.00	119.40	-79.78
<b>Total OFFICE EXPENSE</b>	<b>119.40</b>	<b>0.00</b>	<b>289.75</b>	<b>-193.59</b>
Supplies	0.00	0.00	63.23	-42.25
<b>TAXES</b>				
Property Tax	223.84	0.00	344.54	-230.20
<b>Total TAXES</b>	<b>223.84</b>	<b>0.00</b>	<b>344.54</b>	<b>-230.20</b>
<b>UTILITIES</b>				
Electricity	150.13	0.00	813.87	-543.78
Water	2,012.75	0.00	28,271.40	-18,889.16
<b>Total UTILITIES</b>	<b>2,162.88</b>	<b>0.00</b>	<b>29,085.27</b>	<b>-19,432.93</b>
<b>Total Operating Expense</b>	<b>11,074.05</b>	<b>0.00</b>	<b>1,697.14</b>	<b>-1,133.92</b>
<b>NOI - Net Operating Income</b>				
	<b>-11,074.05</b>	<b>0.00</b>	<b>-1,846.81</b>	<b>1,233.92</b>
Total Income	0.00	0.00	-149.67	100.00
Total Expense	11,074.05	0.00	1,697.14	-1,133.92
<b>Net Income</b>	<b>-11,074.05</b>	<b>0.00</b>	<b>-1,846.81</b>	<b>1,233.92</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Other Items</b>				
Accounts Receivable	2,369.95		2,569.95	
Prepaid Rent	0.00		-1,397.05	
Appfolio Import Offset	0.00		8,911.29	
<b>Net Other Items</b>	<b>2,369.95</b>		<b>10,084.19</b>	
<b>Cash Flow</b>	<b>-8,704.10</b>		<b>8,237.38</b>	
<b>Beginning Cash</b>	<b>16,941.48</b>		<b>0.00</b>	
<b>Beginning Cash + Cash Flow</b>	<b>8,237.38</b>		<b>8,237.38</b>	
<b>Actual Ending Cash</b>	<b>8,237.38</b>		<b>8,237.38</b>	

## Balance Sheet

**Properties:** The Trails Homeowner's Association, Inc. - 1859 North Lakewood Drive Suite 200 Coeur d'Alene, ID 83814

**As of:** 12/31/2021

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Account	8,237.38
<b>Total Cash</b>	<b>8,237.38</b>
Accounts Receivable	-2,569.95
<b>TOTAL ASSETS</b>	<b>5,667.43</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	-1,397.05
<b>Total Liabilities</b>	<b>-1,397.05</b>
<b>Capital</b>	
Appfolio Import Offset	8,911.29
Calculated Retained Earnings	-1,846.81
<b>Total Capital</b>	<b>7,064.48</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>5,667.43</b>

## Income Statement

### Hoam

**Properties:** The Trails Homeowner's Association, Inc. - 1859 North Lakewood Drive Suite 200 Coeur d'Alene, ID 83814

**As of:** Dec 2021

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>Fee Income</b>				
Late Fee	0.00	0.00	-35.00	23.38
<b>Total Fee Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-35.00</b>	<b>23.38</b>
Interest Income	0.00	0.00	-114.67	76.62
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-149.67</b>	<b>100.00</b>
<b>Expense</b>				
<b>CLEANING AND MAINTENANCE</b>				
Landscaping	6,887.93	0.00	45,216.39	-30,210.72
HOA Dues	0.00	0.00	-78,461.24	52,422.82
<b>Total CLEANING AND MAINTENANCE</b>	<b>6,887.93</b>	<b>0.00</b>	<b>-33,244.85</b>	<b>22,212.10</b>
<b>INSURANCE</b>				
Liability/Property Insurance	0.00	0.00	679.20	-453.80
<b>Total INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>679.20</b>	<b>-453.80</b>
<b>MANAGEMENT FEES</b>				
Management fees	1,680.00	0.00	4,480.00	-2,993.25
<b>Total MANAGEMENT FEES</b>	<b>1,680.00</b>	<b>0.00</b>	<b>4,480.00</b>	<b>-2,993.25</b>
<b>OFFICE EXPENSE</b>				
Postage	0.00	0.00	170.35	-113.82
Office Supplies	119.40	0.00	119.40	-79.78
<b>Total OFFICE EXPENSE</b>	<b>119.40</b>	<b>0.00</b>	<b>289.75</b>	<b>-193.59</b>
Supplies	0.00	0.00	63.23	-42.25
<b>TAXES</b>				
Property Tax	223.84	0.00	344.54	-230.20
<b>Total TAXES</b>	<b>223.84</b>	<b>0.00</b>	<b>344.54</b>	<b>-230.20</b>
<b>UTILITIES</b>				
Electricity	150.13	0.00	813.87	-543.78
Water	2,012.75	0.00	28,271.40	-18,889.16
<b>Total UTILITIES</b>	<b>2,162.88</b>	<b>0.00</b>	<b>29,085.27</b>	<b>-19,432.93</b>
<b>Total Operating Expense</b>	<b>11,074.05</b>	<b>0.00</b>	<b>1,697.14</b>	<b>-1,133.92</b>
<b>NOI - Net Operating Income</b>				
	<b>-11,074.05</b>	<b>0.00</b>	<b>-1,846.81</b>	<b>1,233.92</b>
Total Income	0.00	0.00	-149.67	100.00
Total Expense	11,074.05	0.00	1,697.14	-1,133.92
<b>Net Income</b>	<b>-11,074.05</b>	<b>0.00</b>	<b>-1,846.81</b>	<b>1,233.92</b>

# Reconciliation Report

## Washington Trust Bank

Account Name	Trails Operating
Account Number	1000419240
Ending Statement Date	12/31/2021

## Summary

Bank Statement Starting Balance on 11/30/2021	16,941.48
Cleared Deposits and other Increases	2,369.95
Cleared Checks and other Decreases	11,074.05
Cleared ACH Batches and Reversals	0.00
Cleared Balance	8,237.38

## Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks and other Decreases (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
--------------	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

<b>Total</b>	<b>0.00</b>
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

<b>Total</b>	<b>0.00</b>
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## Cleared Transactions

Cleared Deposits and other Increases (13 Items)

Journal Entry	12/01/2021	100.00
Journal Entry	12/02/2021	100.00
Journal Entry	12/08/2021	760.38
Journal Entry	12/14/2021	100.00
Journal Entry	12/14/2021	300.00
Journal Entry	12/21/2021	58.70

Journal Entry	12/24/2021	100.00
Journal Entry	12/28/2021	200.00
Journal Entry	12/29/2021	100.00
Journal Entry	12/29/2021	100.00
Journal Entry	12/29/2021	230.87
Journal Entry	12/30/2021	20.00
Journal Entry	12/31/2021	200.00

<b>Total</b>		<b>2,369.95</b>
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Cleared Checks and other Decreases (10 Items)

Journal Entry - Checks for Bill Paying	12/02/2021	119.40
Journal Entry - Avista - December	12/28/2021	85.72
Journal Entry - Benchmark Fees	12/20/2021	1,680.00
Journal Entry - Alpine Landscape	12/22/2021	1,087.93
Journal Entry - Alpine	12/09/2021	5,800.00
Journal Entry - Avista	12/07/2021	64.41
Journal Entry - City of CDA	12/10/2021	86.48
Journal Entry - City of CDA	12/10/2021	94.95
Journal Entry - Kootenai County Treasurer	12/16/2021	223.84
Journal Entry - Coeur d'Alene Irrigation Bill	12/13/2021	1,831.32

<b>Total</b>		<b>11,074.05</b>
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Cleared ACH Batches and Reversals (0 Items)

<b>Total</b>		<b>0.00</b>
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**Cash Accounts**

1150: Operating Account	8,237.38
1160: Security Deposit Cash	0.00

<b>Total Cash Balance</b>	<b>8,237.38</b>
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Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00

<b>Adjusted Cash Balance</b>	<b>8,237.38</b>
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Bank Statement Balance on 12/31/2021	8,237.38
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In Balance
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P.O. Box 2127, Spokane, WA 99210-2127  
800.788.4578 | watrust.com

## Statement of Account

Statement Start	December 1, 2021
Statement End	December 31, 2021
Account Number	1000094381
Total Days in Statement Period	31
Page	1 of 5



FOXTAIL ADDITION SOUTH OWNERS ASSOC INC  
9323 N GOVERNMENT WAY STE 219  
HAYDEN ID 83835-8256

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No annual fee | Earn rewards | Fraud protection | 24/7 account access

Visit watrust.com, stop by your local branch or call 800.788.4578 to apply.

\*Subject to credit approval.

### SUMMARY OF ACCOUNTS

Product Name	Account Number	Ending Balance
SMART BUSINESS CHECKING	1000094381	\$5,009.65

### CHECKING ACCOUNTS

#### SMART BUSINESS CHECKING Account #1000094381

Beginning Balance	\$12,820.23	Average Ledger	\$7,684.93
+ Deposits/Credits (11)	\$1,963.95	Average Collected	\$7,647.76
- Checks/Debits (8)	\$9,774.53		
- Service Charge	\$0.00		
+ Interest Paid	\$0.00		
Ending Balance	\$5,009.65		

#### Activity in Date Order

Date	Description	Additions	Subtractions
12/06	HARLANDCLARKECHECKPRNT 877-534-3769 TX C#3927 DBT CRD 1419 12/03/21 31403579		119.40
12/08	DEPOSIT	725.00	
12/14	DEPOSIT	475.91	





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## Statement of Account

Statement Start	December 1, 2021
Statement End	December 31, 2021
Account Number	1000094381
Total Days in Statement Period	31
Page	2 of 5



### Activity in Date Order

Date	Description	Additions	Subtractions
12/15	*****81536 APPFOLIO INC BENCHMARK PROPERTY MAN 2O43AIOYZPZNKE3 PPD	75.00	
12/21	DEPOSIT	13.04	
12/22	Settlement Benchmark Proper Benchmark Property Man 000013295222161 CCD	75.00	
12/23	Settlement Benchmark Proper Benchmark Property Man 000013303084321 CCD	75.00	
12/28	Settlement Benchmark Proper Benchmark Property Man 000013332712785 CCD	75.00	
12/29	*****81536 APPFOLIO INC BENCHMARK PROPERTY MAN 2O6N60OY3AZK0CW PPD	75.00	
12/29	DEPOSIT	75.00	
12/30	Settlement Benchmark Proper Benchmark Property Man 000013354972401 CCD	150.00	
12/31	Settlement Benchmark Proper Benchmark Property Man 000013365037765 CCD	150.00	

### Checks Posted

Check No	Date	Amount	Check No	Date	Amount
51	12/09	5,975.00	56	12/20	2,220.00
52	12/08	477.31	57	12/22	9.99
53	12/21	874.75	58	12/22	82.59
55*	12/30	15.49			

\* Denotes gap in check sequence

Total Checks = \$9,655.13

### Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	12,820.23	12/15	7,524.43	12/28	4,575.14
12/06	12,700.83	12/20	5,304.43	12/29	4,725.14
12/08	12,948.52	12/21	4,442.72	12/30	4,859.65
12/09	6,973.52	12/22	4,425.14	12/31	5,009.65
12/14	7,449.43	12/23	4,500.14		

## To Reconcile Your Account

[illegible]

Ending Balance This Statement		
Add Deposits Not Shown On Statement	+	
Subtotal		
Subtract Total Outstanding Transactions	-	
*Current Available Balance	\$	
Ending Balance from Checkbook		
Add Any Interest or Other Credits (if applicable, from statement)	+	
Subtract Total Service Charges / Fees (if applicable, from statement)	-	
*Current Available Balance	\$	
*THESE TOTALS SHOULD BE THE SAME. If totals do not agree, see below.		

### If Your Statement and Checkbook Do Not Agree

- Compare transaction amounts on the statement to your checkbook.
- Compare deposits or other credit amounts on the statement to your checkbook and your receipts.
- Be sure all transactions (checks, ATM transactions, transfers, automatic payments, and service charges/fees) are recorded in your checkbook.
- If your account is still out of balance, please notify us immediately.

### In Case of Irregularities on This Statement

The bank is released from liability or claim of loss except when the depositor has reported a discrepancy or irregularity in connection with the account within 30 days from the date of statement in which the discrepancy occurred.

### In Case of Errors or Questions About Electronic Funds Transfers

Call or write us at the telephone number or address listed below, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days (5 business days for VISA debit card point-of-sale transactions processed by VISA and 20 business days if the transfer involved a new account) after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days (90 days if the transfer involved a new account, a point-of-sale transaction action, or a foreign-initiated transfer) to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days (5 business days for VISA debit card point-of-sale transactions processed by VISA and 20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have the use of the money during the time it takes to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account. Your account is considered a new account for the first 30 days after the first deposit is made, unless each of you already has an established account with us before this account is opened.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation by contacting us at the address below. The bank reserves the right to charge for necessary investigation time if it is discovered that the bank is not in error.

Direct all inquiries to:

800.788.4578 or write  
Washington Trust Bank, Priority Service  
P.O. Box 2127  
Spokane, WA 99210-2127

**FOXTAIL ADDITION SOUTH Washington Trust Bank**  
 9323 N GOVERNMENT WAY STE 219  
 HAYDEN, ID 83835  
 DATE 12-16-21  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL  
 BE SURE EACH ITEM IS PROPERLY ENDORSED  
 SIGN HERE FOR CASH RECEIVED

DEPOSIT TICKET	
CURRENCY	
COIN	
CHECKS	725
TOTAL OTHER	
TOTAL	
CASH	
NET DEPOSIT	725

⑆125100089⑆ ⑆00009438⑆ ⑈ 600

12/08/2021

\$725.00

>125100089< 20211208  
 Washington Trust Bank  
 Drawer# Trans#: 26307/0001  
 HIN: 80121125100089 > 26307 1 12/08/21

12/08/2021

\$725.00

**FOXTAIL ADDITION SOUTH Washington Trust Bank**  
 9323 N GOVERNMENT WAY STE 219  
 HAYDEN, ID 83835  
 DATE 12-14-21  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL  
 BE SURE EACH ITEM IS PROPERLY ENDORSED  
 SIGN HERE FOR CASH RECEIVED

DEPOSIT TICKET	
CURRENCY	
COIN	
CHECKS	475 91
TOTAL OTHER	
TOTAL	
CASH	
NET DEPOSIT	475 91

⑆125100089⑆ ⑆00009438⑆ ⑈ 600

12/14/2021

\$475.91

>125100089< 20211214  
 Washington Trust Bank  
 Drawer# Trans#: 26304/0035  
 HIN: 80121125100089 > 26304 35 12/14/21

12/14/2021

\$475.91

**FOXTAIL ADDITION SOUTH Washington Trust Bank**  
 9323 N GOVERNMENT WAY STE 219  
 HAYDEN, ID 83835  
 DATE 12-21-21  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL  
 BE SURE EACH ITEM IS PROPERLY ENDORSED  
 SIGN HERE FOR CASH RECEIVED

DEPOSIT TICKET	
CURRENCY	
COIN	
CHECKS	13 04
TOTAL OTHER	
TOTAL	
CASH	
NET DEPOSIT	13 04

⑆125100089⑆ ⑆00009438⑆ ⑈ 600

12/21/2021

\$13.04

>125100089< 20211221  
 Washington Trust Bank  
 Drawer# Trans#: 26308/0042  
 HIN: 80121125100089 > 26308 42 12/21/21

12/21/2021

\$13.04

**FOXTAIL ADDITION SOUTH Washington Trust Bank**  
 9323 N GOVERNMENT WAY STE 219  
 HAYDEN, ID 83835  
 DATE 12-29-21  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL  
 BE SURE EACH ITEM IS PROPERLY ENDORSED  
 SIGN HERE FOR CASH RECEIVED

DEPOSIT TICKET	
CURRENCY	
COIN	
CHECKS	75 00
TOTAL OTHER	
TOTAL	
CASH	
NET DEPOSIT	75 00

⑆125100089⑆ ⑆00009438⑆ ⑈ 600

12/29/2021

\$75.00

>125100089< 20211229  
 Washington Trust Bank  
 Drawer# Trans#: 26307/0029  
 HIN: 803321125100089 > 26307 29 12/29/21

12/29/2021

\$75.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Foxtail Addition South Owner's Association, Inc.  
 Benchmark Property Management  
 9323 N. Government Way #219  
 Hayden, ID 83835

Foxtail HOA  
 208-929-5252  
 c/o Benchmark Property Management  
 9323 N. Government Way #219  
 Hayden, ID 83835

Date: 12/01/2021

Pay to the order of: ALPINE LANDSCAPE & MAINTENANCE  
 This amount: FIVE THOUSAND, NINE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS \$5,975.00

Alpine Landscape & Maintenance  
 1709 N. Compton Street  
 Post Falls, ID 83854

MEMO INV#860 (Foxtail HOA)

⑆5⑆ ⑈ ⑆125100089⑆ ⑆00009438⑆ ⑈

51

12/09/2021

\$5,975.00

⑆125100089⑆ ⑆00009438⑆ ⑈

12131200046800 12-08-2021 MMB >123171955<

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

51

12/09/2021

\$5,975.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Foxtail Addition South Owner's Association, Inc.  
 Benchmark Property Management  
 9323 N. Government Way #219  
 Hayden, ID 83835

Foxtail HOA  
 208-929-5252  
 c/o Benchmark Property Management  
 9323 N. Government Way #219  
 Hayden, ID 83835

Date: 12/01/2021

Pay to the order of: KOOTENAI ELECTRIC  
 This amount: FOUR HUNDRED SEVENTY-SEVEN AND 31/100 DOLLARS \$477.31

Kootenai Electric  
 2451 W Dakota Ave  
 Hayden, ID 83835

MEMO Act #1852679

⑆5⑆ ⑈ ⑆125100089⑆ ⑆00009438⑆ ⑈

52

12/08/2021

\$477.31

⑆125100089⑆ ⑆00009438⑆ ⑈

12172100922100 12-07-2021 MMB >123171955<

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

52

12/08/2021

\$477.31

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Pay to the order of: **ROSS POINT WATER**  
This amount: \*\*\*\* EIGHT HUNDRED SEVENTY-FOUR AND 75/100 DOLLARS

FOXTAIL ADDITION SOUTH OWNER'S ASSOCIATION, c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

FOXTAIL HOA  
208-929-5252  
c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

Date: 12/13/2021

53

ROSS POINT WATER  
P.O. Box 70  
Post Falls, ID 83877-0070

MEMO Act #03-128

53 12/21/2021 \$874.75

Standard deposit - 11 Security Features

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

>125108272<  
Columbia Bank #1174  
2021-12-20  
0174583056  
Batch 302396742

53 12/21/2021 \$874.75

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Pay to the order of: **KOOTENAI COUNTY TREASURER**  
This amount: \*\*\*\* FIFTEEN AND 49/100 DOLLARS

FOXTAIL ADDITION SOUTH OWNER'S ASSOCIATION, c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

FOXTAIL HOA  
208-929-5252  
c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

Date: 12/13/2021

55

Kootenai County Treasurer  
P.O. Box 6700  
Coeur d'Alene, ID 83816

MEMO AIN: 328320

55 12/30/2021 \$15.49

Standard deposit - 11 Security Features

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Graded to ACCT  
1539904255, 00051  
Return ACCT 1539904255

55 12/30/2021 \$15.49

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Pay to the order of: **BENCHMARK PROPERTY MANAGEMENT**  
This amount: \*\*\*\* TWO THOUSAND, TWO HUNDRED TWENTY AND 00/100 DOLLARS

FOXTAIL ADDITION SOUTH OWNER'S ASSOCIATION, c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

FOXTAIL HOA  
208-929-5252  
c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

Date: 12/16/2021

56

Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

MEMO Foxtail HOA-Ord/Nov/Dec

56 12/20/2021 \$2,220.00

Standard deposit - 11 Security Features

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

7946263276

56 12/20/2021 \$2,220.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Pay to the order of: **KOOTENAI ELECTRIC**  
This amount: \*\*\*\* NINE AND 99/100 DOLLARS

FOXTAIL ADDITION SOUTH OWNER'S ASSOCIATION, c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

FOXTAIL HOA  
208-929-5252  
c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

Date: 12/17/2021

57

Kootenai Electric  
2451 W Dakota Ave  
Hayden, ID 83835

MEMO Act #1834779

57 12/22/2021 \$9.99

Standard deposit - 11 Security Features

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

2177420064100  
12-21-2021 MEM >123171955<  
02880089710

57 12/22/2021 \$9.99

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Pay to the order of: **KOOTENAI ELECTRIC**  
This amount: \*\*\*\* EIGHTY-TWO AND 59/100 DOLLARS

FOXTAIL ADDITION SOUTH OWNER'S ASSOCIATION, c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

FOXTAIL HOA  
208-929-5252  
c/o Benchmark Property Management  
9323 N. Government Way #219  
Hayden, ID 83835

Date: 12/17/2021

58

Kootenai Electric  
2451 W Dakota Ave  
Hayden, ID 83835

MEMO Act #1831956

58 12/22/2021 \$82.59

Standard deposit - 11 Security Features

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

2177420064200  
12-21-2021 MEM >123171955<  
02880089710

58 12/22/2021 \$82.59

**The Trails Homeowner's Association**  
**Budget Comparison Report - Cash Basis**  
**12/1/2021 - 12/31/2021**

	12/1/2021	to	12/31/2021	1/1/2021	to	12/31/2021	1/1/2021 - 12/31/2021	
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Year-End Actual
<b>INCOME</b>								
<u>Assessments</u>								
4001 - Operating Assessment Fee	\$369.57	\$0.00	\$369.57	\$58,193.70	\$49,600.00	\$8,593.70	\$49,600.00	\$58,193.70
<u>Contribution</u>								
4101 - Developer's Contribution	\$0.00	\$0.00	\$0.00	\$30,000.00	\$6,806.80	\$23,193.20	\$6,806.80	\$30,000.00
<u>Other Income</u>								
4202 - Late Fee/Non-Payment Fee	\$0.00	\$0.00	\$0.00	\$221.87	\$0.00	\$221.87	\$0.00	\$221.87
<u>Pass thru Costs</u>								
4302 - Delinquent Letter Repayment	\$0.00	\$0.00	\$0.00	\$315.00	\$0.00	\$315.00	\$0.00	\$315.00
4303 - Recorded Lien Repayment	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	\$0.00	\$300.00
<b>TOTAL INCOME</b>	<b>\$369.57</b>	<b>\$0.00</b>	<b>\$369.57</b>	<b>\$89,030.57</b>	<b>\$49,600.00</b>	<b>\$39,430.57</b>	<b>\$56,406.80</b>	<b>\$88,415.57</b>
<b>EXPENSES</b>								
<u>Pass thru Expenses</u>								
5002 - Delinquent Letter Generation	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	(\$350.00)	\$0.00	\$350.00
5003 - Recorded Lien Generation	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	(\$150.00)	\$0.00	\$150.00
5007 - Non-Compliance Letter Generation	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00	\$10.00
Total Pass thru Expenses	\$0.00	\$0.00	\$0.00	\$510.00	\$0.00	(\$510.00)	\$0.00	\$510.00
<u>Professional</u>								
5101 - Association Management Fee	\$1,680.00	\$508.40	(\$1,171.60)	\$8,346.90	\$6,100.80	(\$2,246.10)	\$6,100.80	\$8,346.90
5104 - Administrative Fee	\$0.00	\$0.00	\$0.00	\$287.14	\$0.00	(\$287.14)	\$0.00	\$287.14
5108 - CPA/Audits	\$0.00	\$0.00	\$0.00	\$270.00	\$276.00	\$6.00	\$276.00	\$270.00
5114 - Site Review: Non-Compliance and Common Areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Professional Expenses	\$1,680.00	\$508.40	(\$1,171.60)	\$8,904.04	\$6,376.80	(\$2,527.24)	\$6,376.80	\$8,904.04
<u>Office Expenses</u>								
5201 - Postage	\$158.65	\$22.08	(\$136.57)	\$487.85	\$265.00	(\$222.85)	\$265.00	\$487.85
5202 - Copies	\$0.00	\$13.33	\$13.33	\$120.50	\$160.00	\$39.50	\$160.00	\$120.50
5203 - Office Supplies	\$0.00	\$6.25	\$6.25	\$75.48	\$75.00	(\$0.48)	\$75.00	\$75.48
5204 - Bank Service Fee	\$0.00	\$0.00	\$0.00	\$8.00	\$0.00	(\$8.00)	\$0.00	\$8.00
5206 - Storage of Records	\$0.00	\$1.67	\$1.67	\$12.90	\$20.00	\$7.10	\$20.00	\$12.90
Total Office Expenses	\$158.65	\$43.33	(\$115.32)	\$704.73	\$520.00	(\$184.73)	\$520.00	\$704.73
<u>Insurance Expenses</u>								
5301 - Liability/Property	\$0.00	\$120.83	\$120.83	\$1,283.76	\$1,450.00	\$166.24	\$1,450.00	\$1,283.76
Total Insurance Expenses	\$0.00	\$120.83	\$120.83	\$1,283.76	\$1,450.00	\$166.24	\$1,450.00	\$1,283.76
<u>Landscape/Grounds Expenses</u>								
5403 - Common Area Maintenance	\$3,250.00	\$200.00	(\$3,050.00)	\$3,850.00	\$2,400.00	(\$1,450.00)	\$2,400.00	\$3,850.00
5404 - Turf Fertilizer/Weed Control	\$0.00	\$458.33	\$458.33	\$1,375.00	\$5,500.00	\$4,125.00	\$5,500.00	\$1,375.00
5405 - Shrub Beds/Non-Turf Weed Control	\$0.00	\$45.00	\$45.00	\$1,450.00	\$540.00	(\$910.00)	\$540.00	\$1,450.00
5406 - Irrigation Services	\$1,837.93	\$58.33	(\$1,779.60)	\$12,241.39	\$700.00	(\$11,541.39)	\$700.00	\$12,241.39
5407 - Trees - Deep Root Feed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5416 - Lawn Services	\$1,800.00	\$1,680.00	(\$120.00)	\$26,878.64	\$20,160.00	(\$6,718.64)	\$20,160.00	\$26,878.64
Total Landscape/Grounds Expenses	\$6,887.93	\$2,441.67	(\$4,446.26)	\$45,795.03	\$29,300.00	(\$16,495.03)	\$29,300.00	\$45,795.03
<u>Roads/Trails/Parking Lots/Driveways</u>								
5708 - Road Snow Removal	\$0.00	\$500.00	\$500.00	\$2,700.00	\$6,000.00	\$3,300.00	\$6,000.00	\$2,700.00
Total Roads/Trials/Parking Lots/ Driveways	\$0.00	\$500.00	\$500.00	\$2,700.00	\$6,000.00	\$3,300.00	\$6,000.00	\$2,700.00
<u>Utilities</u>								
6502 - Electricity	\$150.13	\$83.33	(\$66.80)	\$1,192.61	\$1,000.00	(\$192.61)	\$1,000.00	\$1,192.61
6515 - Water	\$2,003.68	\$966.67	(\$1,037.01)	\$23,392.93	\$11,600.00	(\$11,792.93)	\$11,600.00	\$23,392.93
6518 - Irrigation Rate Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Utilities	\$2,153.81	\$1,050.00	(\$1,103.81)	\$24,585.54	\$12,600.00	(\$11,985.54)	\$12,600.00	\$24,585.54
<u>Taxes</u>								
6701 - Property Taxes	\$223.84	\$12.50	(\$211.34)	\$344.54	\$150.00	(\$194.54)	\$150.00	\$344.54
6702 - State Taxes	\$0.00	\$0.83	\$0.83	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00
Total Taxes	\$223.84	\$13.33	(\$210.51)	\$354.54	\$160.00	(\$194.54)	\$160.00	\$354.54
<b>TOTAL EXPENSES</b>	<b>\$11,104.23</b>	<b>\$4,677.57</b>	<b>(\$6,426.66)</b>	<b>\$84,837.64</b>	<b>\$56,406.80</b>	<b>(\$28,430.84)</b>	<b>\$56,406.80</b>	<b>\$84,837.64</b>
<b>NET INCOME</b>	<b>(\$10,734.66)</b>	<b>(\$4,677.57)</b>	<b>\$6,796.23</b>	<b>\$4,192.93</b>	<b>(\$6,806.80)</b>	<b>\$67,861.41</b>	<b>\$0.00</b>	<b>\$3,577.93</b>