



The Trails Homeowner's Association, Inc.

The Trails

Financial Reports

December 2023

FYE 2023

Cash Flow Report

Balance Sheet

Income Statement

Bank Statement

Budget Comparison Report

Managed by:
HOAM, LLC.

Cash Flow Statement

Cash basis, From 12/1/2023 to 12/31/2023, By Month

Prepared By: HOAM, LLC
1859 North Lakewood Drive
#200
Coeur d'Alene, ID 83814

The Trails Homeowner's Association, Inc.

Account	12-2023
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Operating activities

Income

4000 Assessment Fee - 4001 Master Association Assessment Fee	4,455.25
4201 Late Fee/Non-Payment Fee	165.75

Total Income	\$4,621.00
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Expense

5400 Landscape/Grounds Expenses - 5404 Irrigation Services	1,295.00
5400 Landscape/Grounds Expenses - 5408 Lawn Services	7,250.00
5500 Sub-Association Landscape/Grounds Expenses - 5504 Sub-Association Irrigation Services	645.00
5500 Sub-Association Landscape/Grounds Expenses - 5508 Sub-Association Lawn Services	3,328.00

Total Expense	\$12,518.00
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Net Income	(\$7,897.00)
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Net cash provided - Operating activities	(\$7,897.00)
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Net increase (decrease) in cash	(\$7,897.00)
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Cash as of period start	\$15,330.28
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Cash as of period end	\$7,433.28
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Balance Sheet

As of 12/31/2023, Cash Basis

Prepared By: HOAM, LLC
1859 North Lakewood Drive
#200
Coeur d'Alene, ID 83814

The Trails Homeowner's Association, Inc.

Assets

Current Asset

The Trails Operating	7,069.28
The Trails Operating - Pending EFTs	364.00
Total Current Asset	\$7,433.28

Total Assets

\$7,433.28

Liabilities

Total Liabilities

\$0.00

Equity

Opening Balance Equity	15,330.28
Retained Earnings	0.00
Net Income	(7,897.00)
Total Equity	\$7,433.28

Total Liabilities & Equity

\$7,433.28

Income Statement

12/1/2023 - 12/31/2023, By Month, Cash basis

Prepared By: HOAM, LLC
1859 North Lakewood Drive
#200
Coeur d'Alene, ID 83814

The Trails Homeowner's Association, Inc.

Amount	12-2023	Total
Income		
4000 Assessment Fee		
4001 Master Association Assessment Fee	4,455.25	4,455.25
Total for 4000 Assessment Fee	\$4,455.25	\$4,455.25
4201 Late Fee/Non-Payment Fee	165.75	165.75
Total Income	\$4,621.00	\$4,621.00
Expense		
5400 Landscape/Grounds Expenses		
5404 Irrigation Services	1,295.00	1,295.00
5408 Lawn Services	7,250.00	7,250.00
Total for 5400 Landscape/Grounds Expenses	\$8,545.00	\$8,545.00
5500 Sub-Association Landscape/Grounds Expenses		
5504 Sub-Association Irrigation Services	645.00	645.00
5508 Sub-Association Lawn Services	3,328.00	3,328.00
Total for 5500 Sub-Association Landscape/Grounds Expenses	\$3,973.00	\$3,973.00
Total Expense	\$12,518.00	\$12,518.00
Net Operating Income	(\$7,897.00)	(\$7,897.00)
Net Income	(\$7,897.00)	(\$7,897.00)



P.O. Box 2127, Spokane, WA 99210-2127
800.788.4578 | watrust.com

Statement of Account

Statement Start	December 1, 2023
Statement End	December 31, 2023
Account Number	1000419240
Total Days in Statement Period	31
Page	1 of 4



THE TRAILS HOMEOWNERS ASSOCIATION INC
1221 W EMMA AVE FL 3
COEUR D ALENE ID 83814-2577

IMPORTANT NOTIFICATIONS

- Washington Trust Bank charges a monthly \$6 Dormant Account Fee on accounts with no customer-initiated activity (deposits, withdrawals, transfers) within the past 30 consecutive months. You may be charged even if you have not been charged in the past.
- Effective January 13, 2024** - Washington Trust Bank will no longer offer Foreign Bank Drafts. If you have any questions, please call Priority Service at **800.788.4578**.

SUMMARY OF ACCOUNTS

Product Name	Account Number	Ending Balance
SMART BUSINESS CHECKING	1000419240	\$11,416.78

CHECKING ACCOUNTS

SMART BUSINESS CHECKING Account #1000419240

Beginning Balance	\$15,330.28	Average Ledger	\$17,931.22
+ Deposits/Credits (7)	\$9,007.50	Average Collected	\$17,799.32
- Checks/Debits (3)	\$12,921.00		
- Service Charge	\$0.00		
+ Interest Paid	\$0.00		
Ending Balance	\$11,416.78		

Activity in Date Order

Date	Description	Additions	Subtractions
12/07	Telephone transfer debit to Acct No. 1000094381-D		403.00
12/08	PAYMENT ARCHITERRA HOMES THE TRAILS HOMEOWNER'S 10549 CCD	543.75	
12/08	PAYMENT RUNWAY ID LLC THE TRAILS HOMEOWNER'S 10549 CCD	4,518.75	



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Statement of Account

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Total Days in Statement Period	31
Page	2 of 4



Activity in Date Order

Date	Description	Additions	Subtractions
12/15	DEPOSIT	750.00	
12/22	DEPOSIT	758.25	
12/27	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-1226-02C22 CCD	1,818.75	
12/28	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-1227-B0EC0 CCD	514.00	
12/29	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-1228-BAB78 CCD	104.00	

Checks Posted

Check No	Date	Amount	Check No	Date	Amount
579	12/27	3,973.00	580	12/27	8,545.00
				Total Checks = \$12,518.00	

* Denotes gap in check sequence

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	15,330.28	12/15	20,739.78	12/28	11,312.78
12/07	14,927.28	12/22	21,498.03	12/29	11,416.78
12/08	19,989.78	12/27	10,798.78		

To Reconcile Your Account

List outstanding transactions (checks, ATM transactions, automatic payments and other withdrawals not shown on your statement).					
Transactions	Amount	Transactions	Amount		
Total					

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

CHECKING/MONEY MARKET DEPOSIT ☐ CASH ☐ COIN ☐ CHECKS

Washington Trust Bank 1-800-788-4578

Name The Trails
DATE 12/15/2023
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

SIGN HERE ONLY IF CASH RECEIVED FROM DEPOSIT

ACCOUNT NUMBER 1000419240 PRINT BALANCE ON RECEIPT ☐

\$ 750.00

500 1000 111

12/15/2023

\$750.00

>125100089< 20231215
Washington Trust Bank
Drawer #1 Trans: 26101/0036
PIN: 874911780000110

< 125100089 > 26101 36 12/15/23

LIST ADDITIONAL CHECKS

CHECKS

THIS TOTAL MUST BE ENTERED ON OTHER SET

ACCOUNT NUMBER 1000419240

12/15/2023

\$750.00

CHECKING/MONEY MARKET DEPOSIT ☐ CASH ☐ COIN ☐ CHECKS

Washington Trust Bank 1-800-788-4578

Name Trails
DATE 12/21/2023
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

SIGN HERE ONLY IF CASH RECEIVED FROM DEPOSIT

ACCOUNT NUMBER 1000419240 PRINT BALANCE ON RECEIPT ☐

\$ 758.25

500 1000 111

12/22/2023

\$758.25

>125100089< 20231222
Washington Trust Bank
Drawer #1 Trans: 26103/0023
PIN: 875611800000056

< 125100089 > 26103 23 12/22/23

LIST ADDITIONAL CHECKS

CHECKS

THIS TOTAL MUST BE ENTERED ON OTHER SET

ACCOUNT NUMBER 1000419240

12/22/2023

\$758.25

The Trails Homeowners Association Inc
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814

Washington Trust Bank 26-41231

12/20/2023

PAY TO THE ORDER OF Alpine Landscape & Maintenance \$ 3,973.00

***** THREE THOUSAND NINE HUNDRED SEVENTY THREE ***** DOLLARS

Alpine Landscape & Maintenance
1709 North Compton Street
Post Falls ID 83854

MEMO Invoice #2152042 - Enclave Landscape Services for

000579 125100089 1000419240

0579

579

12/27/2023

\$3,973.00

>292970825< 20231226
GLACIER BANK
Drawer #1 Trans: 8063/0044
PIN: 876030840000098

< 292970825 > 8063 44 12/26/23

CREDIT TO THE ACCOUNT OF
THE TRAILS HOMEOWNERS ASSOCIATION
MEMBERSHIP GUARANTEED
DIVISION OF GLACIER BANK
CHECK BOX FOR MOBILE DEPOSIT 082011
Processed at Portland, OR 97208-4544

0579

579

12/27/2023

\$3,973.00

The Trails Homeowners Association Inc
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814

Washington Trust Bank 26-41231

12/20/2023

PAY TO THE ORDER OF Alpine Landscape & Maintenance \$ 8,545.00

***** EIGHT THOUSAND FIVE HUNDRED FORTY FIVE ***** DOLLARS

Alpine Landscape & Maintenance
1709 North Compton Street
Post Falls ID 83854

MEMO Invoice #2152039 - The Trails Landscape Services O

000580 125100089 1000419240

0580

580

12/27/2023

\$8,545.00

>292970825< 20231226
GLACIER BANK
Drawer #1 Trans: 8063/0044
PIN: 876030840000098

< 292970825 > 8063 44 12/26/23

CREDIT TO THE ACCOUNT OF
THE TRAILS HOMEOWNERS ASSOCIATION
MEMBERSHIP GUARANTEED
DIVISION OF GLACIER BANK
CHECK BOX FOR MOBILE DEPOSIT 082011
Processed at Portland, OR 97208-4544

0580

580

12/27/2023

\$8,545.00

The Trails Homeowner's Association
Budget Comparison Report - Cash Basis
12/1/2023 - 12/31/2023

	12/1/2023	to	12/31/2023	1/1/2023	to	12/31/2023	1/1/2023 - 12/31/2023	
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Forecasted Year-End Actual
INCOME								
<u>Assessments</u>								
4001 - Operating Assessment Fee	\$4,455.25	\$0.00	\$4,455.25	\$120,230.69	\$112,800.00	\$7,430.69	\$112,800.00	\$120,230.69
<u>Contribution</u>								
4101 - Developer's Contribution	\$0.00	\$0.00	\$0.00	\$45,925.00	\$0.00	\$45,925.00	\$0.00	\$45,925.00
<u>Other Income</u>								
4202 - Late Fee/Non-Payment Fee	\$165.75	\$0.00	\$165.75	\$338.22	\$0.00	\$338.22	\$0.00	\$338.22
<u>Pass thru Costs</u>								
4302 - Delinquent Letter Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4303 - Recorded Lien Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$4,621.00	\$0.00	\$4,621.00	\$166,493.91	\$112,800.00	\$53,693.91	\$112,800.00	\$166,493.91
EXPENSES								
<u>Pass thru Expenses</u>								
5002 - Delinquent Letter Generation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5003 - Recorded Lien Generation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5007 - Non-Compliance Letter Generation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Pass thru Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Professional</u>								
5101 - Association Management Fee	\$0.00	\$1,056.00	\$1,056.00	\$8,388.75	\$12,672.00	\$4,283.25	\$12,672.00	\$8,388.75
5104 - Administrative Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5105 - Reserve Transfer	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	(\$1,500.00)	\$0.00	\$0.00
5108 - CPA/Audits	\$0.00	\$0.00	\$0.00	\$340.00	\$310.00	(\$30.00)	\$310.00	\$340.00
5109 - Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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	\$0.00	\$1,056.00	\$1,056.00	\$10,228.75	\$12,982.00	\$2,753.25	\$12,982.00	\$8,728.75
<u>Office Expenses</u>								
5201 - Postage	\$0.00	\$0.00	\$0.00	\$807.56	\$5,600.00	\$4,792.44	\$5,600.00	\$807.56
5202 - Copies	\$0.00	\$0.00	\$0.00	\$0.00	\$160.00	\$160.00	\$160.00	\$0.00
5203 - Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$0.00
5204 - Bank Service Fee	\$0.00	\$8.00	\$8.00	\$0.00	\$96.00	\$96.00	\$96.00	\$0.00
5206 - Storage of Records	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Office Expenses	\$0.00	\$8.00	\$8.00	\$807.56	\$5,906.00	\$5,098.44	\$5,906.00	\$807.56
<u>Insurance Expenses</u>								
5301 - Liability/Property	\$0.00	\$83.37	\$83.37	\$781.52	\$1,000.00	\$218.48	\$1,000.00	\$781.52
Total Insurance Expenses	\$0.00	\$83.37	\$83.37	\$781.52	\$1,000.00	\$218.48	\$1,000.00	\$781.52
<u>Landscape/Grounds Expenses</u>								
5403 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$1,050.00	\$4,860.00	\$3,810.00	\$4,860.00	\$1,050.00
5404 - Turf Fertilizer/Weed Control	\$0.00	\$0.00	\$0.00	\$21,867.00	\$16,330.00	(\$5,537.00)	\$16,330.00	\$21,867.00
5405 - Shrub Beds/Non-Turf Weed Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5406 - Irrigation Services	\$1,940.00	\$0.00	(\$1,940.00)	\$4,008.95	\$1,000.00	(\$3,008.95)	\$1,000.00	\$4,008.95
5407 - Trees - Deep Root Feed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5416 - Lawn Services	\$10,578.00	\$0.00	(\$10,578.00)	\$60,636.00	\$36,400.00	(\$24,236.00)	\$36,400.00	\$1,250.00
5417 - Janitorial	\$0.00	\$0.00	\$0.00	\$41.79	\$0.00	(\$41.79)	\$0.00	\$0.00
5418 - Gate Access System	\$0.00	\$0.00	\$0.00	\$263.70	\$0.00	(\$263.70)	\$0.00	\$0.00
5419 - Gate Access Hardware	\$0.00	\$0.00	\$0.00	\$762.00	\$0.00	(\$762.00)	\$0.00	\$0.00
Total Landscape/Grounds Expenses	\$12,518.00	\$0.00	(\$12,518.00)	\$87,561.95	\$58,590.00	(\$28,971.95)	\$58,590.00	\$28,175.95
<u>Roads/Trails/Parking Lots/Driveways</u>								
5708 - Road Snow Removal	\$0.00	\$1,437.50	\$1,437.50	\$4,705.00	\$8,625.00	\$3,920.00	\$8,625.00	\$2,400.00
Total Roads/Trials/Parking Lots/ Driveways	\$0.00	\$1,437.50	\$1,437.50	\$4,705.00	\$8,625.00	\$3,920.00	\$8,625.00	\$2,400.00
<u>Utilities</u>								
6502 - Electricity	\$0.00	\$145.87	\$145.87	\$1,644.26	\$1,750.00	\$105.74	\$1,750.00	\$60,636.00
6515 - Water	\$0.00	\$0.00	\$0.00	\$72,350.09	\$24,000.00	(\$48,350.09)	\$24,000.00	\$4,705.00
6518 - Irrigation Rate Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,644.26
Total Utilities	\$0.00	\$145.87	\$145.87	\$73,994.35	\$25,750.00	(\$48,244.35)	\$25,750.00	\$66,985.26
<u>Taxes</u>								
6701 - Property Taxes	\$0.00	\$0.00	\$0.00	\$265.44	\$200.00	(\$65.44)	\$200.00	\$72,350.09
6702 - State Taxes	\$0.00	\$0.00	\$0.00	\$3,865.84	\$15.00	(\$3,850.84)	\$15.00	\$0.00
Total Taxes	\$0.00	\$0.00	\$0.00	\$4,131.28	\$215.00	(\$3,916.28)	\$215.00	\$72,350.09
TOTAL EXPENSES	\$12,518.00	\$2,730.74	(\$9,787.26)	\$182,210.41	\$113,068.00	(\$69,142.41)	\$113,068.00	\$180,229.13
NET INCOME	(\$7,897.00)	(\$2,730.74)	\$14,408.26	(\$15,716.50)	(\$268.00)	\$122,836.32	(\$268.00)	(\$13,735.22)