



The Trails Homeowner's Association, Inc.

The Trails

Financial Reports February 2024

Managed by:
HOAM, LLC.



The Trails Homeowner's Association, Inc.

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Managed by:
HOAM, LLC.

Cash Flow Statement

Cash basis, From 2/1/2024 to 2/29/2024, By Month

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

The Trails Homeowner's Association, Inc.

Account 02-2024

Operating activities

Income	
4000 Assessment Fee	624.00
4000 Assessment Fee - 4001 Master Association Assessment Fee	8,512.74
Total Income	\$9,136.74
Expense	
5100 Professional - 5101 Association Management Fee	2,081.50
5100 Professional - 5104 Legal	280.00
5100 Professional - 5106 Reserve Transfer	100.00
5200 Office Expenses - 5201 Postage	194.04
5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	3,500.00
5400 Landscape/Grounds Expenses - 5408 Lawn Services	2,900.00
5600 Sub Association Gate Access Systems - 5601 Sub-Association Gate Access System Fees	175.80
5701 Snow Removal	2,250.00
6500 Utilities - 6501 Electricity	489.39
6700 Taxes - 6703 Sales Taxes	309.00
Total Expense	\$12,279.73
Net Income	(\$3,142.99)
Net cash provided - Operating activities	(\$3,142.99)
Net increase (decrease) in cash	(\$3,142.99)
Cash as of period start	\$29,931.13
Cash as of period end	\$26,788.14

Balance Sheet

As of 2/29/2024, 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	26,403.23
The Trails Operating - Pending EFTs	420.66
Total Current Asset	\$26,823.89

Total Assets	\$26,823.89
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Liabilities

Total Liabilities	\$0.00
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Equity

Opening Balance Equity	15,330.28
Retained Earnings	(3,237.50)
Net Income	14,731.11
Total Equity	\$26,823.89

Total Liabilities & Equity	\$26,823.89
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Income Statement

2/1/2024 - 2/29/2024, 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	02-2024	Total
Income		
4000 Assessment Fee		
4000 Assessment Fee - Other	624.00	624.00
4001 Master Association Assessment Fee	8,512.74	8,512.74
Total for 4000 Assessment Fee	\$9,136.74	\$9,136.74
Total Income	\$9,136.74	\$9,136.74
Expense		
5100 Professional		
5101 Association Management Fee	2,081.50	2,081.50
5104 Legal	280.00	280.00
5106 Reserve Transfer	100.00	100.00
Total for 5100 Professional	\$2,461.50	\$2,461.50
5200 Office Expenses		
5201 Postage	194.04	194.04
Total for 5200 Office Expenses	\$194.04	\$194.04
5400 Landscape/Grounds Expenses		
5401 Spring/Fall Cleanup	3,500.00	3,500.00
5408 Lawn Services	2,900.00	2,900.00
Total for 5400 Landscape/Grounds Expenses	\$6,400.00	\$6,400.00
5600 Sub Association Gate Access Systems		
5601 Sub-Association Gate Access System Fees	175.80	175.80
Total for 5600 Sub Association Gate Access Systems	\$175.80	\$175.80
5701 Snow Removal	2,250.00	2,250.00
6500 Utilities		
6501 Electricity	489.39	489.39
Total for 6500 Utilities	\$489.39	\$489.39
6700 Taxes		
6703 Sales Taxes	309.00	309.00
Total for 6700 Taxes	\$309.00	\$309.00
Total Expense	\$12,279.73	\$12,279.73

Income Statement

2/1/2024 - 2/29/2024, By Month, Cash basis

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

Amount	02-2024	Total
Net Operating Income	(\$3,142.99)	(\$3,142.99)
Net Income	(\$3,142.99)	(\$3,142.99)



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

Statement of Account

Statement Start	February 1, 2024
Statement End	February 29, 2024
Account Number	1000419240
Total Days in Statement Period	29
Page	1 of 6



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

 **Thank you**
for being a valued Washington Trust Bank client.

SUMMARY OF ACCOUNTS

Product Name	Account Number	Ending Balance
SMART BUSINESS CHECKING	1000419240	\$27,245.98

CHECKING ACCOUNTS

SMART BUSINESS CHECKING Account #1000419240

Beginning Balance	\$29,310.24	Average Ledger	\$26,892.79
+ Deposits/Credits (24)	\$10,231.17	Average Collected	\$26,741.30
- Checks/Debits (10)	\$12,295.43		
- Service Charge	\$0.00		
+ Interest Paid	\$0.00		
Ending Balance	\$27,245.98		

Activity in Date Order

Date	Description	Additions	Subtractions
2/01	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0131-69078 CCD	52.00	
2/02	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0201-59587 CCD	260.00	



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Statement of Account

Statement Start	February 1, 2024
Statement End	February 29, 2024
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Total Days in Statement Period	29
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Activity in Date Order

Date	Description	Additions	Subtractions
2/05	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0202-A90C2 CCD	1,196.00	
2/06	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0205-C6725 CCD	642.74	
2/07	333200 BUILDIUM THE TRAILS HOMEOWNERS CC-0206-4B432 CCD	107.11	
2/07	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0206-AC7DC CCD	416.00	
2/08	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0207-E0991 CCD	208.00	
2/09	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0208-B3081 CCD	104.00	
2/12	333200 BUILDIUM THE TRAILS HOMEOWNERS CC-0209-A86F0 CCD	160.66	
2/12	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0209-880A0 CCD	254.00	
2/12	DEPOSIT	3,384.00	
2/13	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0212-6E292 CCD	104.00	
2/13	Telephone transfer debit to Acct No. 1000094381-D		1,172.00
2/14	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0213-148AB CCD	104.00	
2/16	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0215-BBB61 CCD	104.00	
2/20	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0216-8E5E6 CCD	104.00	
2/20	DEPOSIT	364.00	
2/20	BILL PAY AVISTA RES REGIS THE TRAILS 18227369371 WEB		242.04
2/21	333200 BUILDIUM THE TRAILS HOMEOWNERS CC-0220-9E2A6 CCD	642.66	
2/22	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0221-1436E CCD	208.00	
2/26	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0223-88A33 CCD	624.00	
2/26	DEPOSIT	416.00	
2/26	Internet Transfer From/To: 1000419240-D/2301513715-D Reserve Transfer		100.00
2/27	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0226-80D9C CCD	52.00	
2/27	BILL PAY AVISTA RES AUTOP THE TRAILS 19502096181 WEB		247.35



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Statement of Account

Statement Start	February 1, 2024
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Account Number	1000419240
Total Days in Statement Period	29
Page	3 of 6



Activity in Date Order

Date	Description	Additions	Subtractions
2/28	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0227-2C888 CCD	156.00	
2/28	DEPOSIT	412.00	
2/29	333200 BUILDIUM THE TRAILS HOMEOWNERS ACH-0228-E851B CCD	156.00	

Checks Posted

Check No	Date	Amount	Check No	Date	Amount
584	2/05	6,574.00	587	2/23	210.00
585	2/05	1,404.50	589*	2/26	788.00
586	2/23	70.00	590	2/26	1,487.54

* Denotes gap in check sequence

Total Checks = \$10,534.04

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/01	29,362.24	2/12	28,116.25	2/23	28,052.87
2/02	29,622.24	2/13	27,048.25	2/26	26,717.33
2/05	22,839.74	2/14	27,152.25	2/27	26,521.98
2/06	23,482.48	2/16	27,256.25	2/28	27,089.98
2/07	24,005.59	2/20	27,482.21	2/29	27,245.98
2/08	24,213.59	2/21	28,124.87		
2/09	24,317.59	2/22	28,332.87		

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 Home

DATE: 02/12/2024

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

SIGN HERE ONLY IF CASH RECEIVED FROM DEPOSIT

ACCOUNT NUMBER: 1000419240

PRINT BALANCE ON RECEIPT ☐

\$ 3384.00

500 1 000 1 11

02/12/2024

\$3,384.00

Credit

Bank: Washington Trust Bank
Branch #: 262
Branch Name: Post Falls Branch
Teller ID: SCABBAGE
Drawer #: 26203
Trans #: 11
Misc: Ten Deposit CK/MMKT,

Checking/MMKT Dep

Date/Time: 2/20/2024 1:12 PM
Workstation: BRPF7K2Z7B3-W10
HIN #: 881611850000031
Owner: THE TRAILS HOMEOWNERS

SUBSTITUTE IMAGE / VIRTUAL DOCUMENT

AUXILIARY	R/T	ACCOUNT	PC/TC	AMOUNT
	125100089	1000419240	10	\$364.00

02/20/2024

\$364.00

Credit

Bank: Washington Trust Bank
Branch #: 262
Branch Name: Post Falls Branch
Teller ID: JBROKSON
Drawer #: 26201
Trans #: 57
Misc: Ten Deposit CK/MMKT,

Checking/MMKT Dep

Date/Time: 2/26/2024 3:13 PM
Workstation: BRPF7K318B3-W10
HIN #: 882211830000103
Owner: THE TRAILS HOMEOWNERS

SUBSTITUTE IMAGE / VIRTUAL DOCUMENT

AUXILIARY	R/T	ACCOUNT	PC/TC	AMOUNT
	125100089	1000419240	10	\$416.00

02/26/2024

\$416.00

DEPOSIT TICKET

THE TRAILS HOMEOWNERS Washington Trust Bank

1221 W EMMA AVE FL 3

COUR D ALENE, ID 83814

DATE: 2/28/2024

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

BE SURE EACH ITEM IS PROPERLY ENDORSED

SIGN HERE FOR CASH RECEIVED

CURRENCY		
COIN		
CHECKS	412	00
TOTAL OTHER		
TOTAL	412	00
CASH		
NET DEPOSIT	412	00

125100089 1000419240 600

02/28/2024

\$412.00

>125100089< 20240212
Washington Trust Bank
Drawer/Trans: 26203/0034
HIN: 880811780000103

< 125100089 > 26101 34 02/12/24

LIST ADDITIONAL CHECKS

CHECKS

AMOUNT

DATE

INITIALS

REMARKS

02/12/2024

\$3,384.00

>125100089< 20240220
Washington Trust Bank
Drawer/Trans: 26203/0011
HIN: 881611850000031

02/20/2024

\$364.00

>125100089< 20240226
Washington Trust Bank
Drawer/Trans: 26203/0057
HIN: 882211830000103

02/26/2024

\$416.00

>125100089< 20240228
Washington Trust Bank
Drawer/Trans: 26203/0007
HIN: 882211850000014

< 125100089 > 26203 7 02/28/24

02/28/2024

\$412.00

Washington Trust Bank 0584

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

2/2/2024

PAY TO THE ORDER OF: Alpine Landscape & Maintenance \$ 6,574.00

***** SIX THOUSAND FIVE HUNDRED SEVENTY FOUR ***** DOLLARS

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

MEMO: 2152143 - Alpine Landscape Bill 2152143 - The Trail

000584 125100089 1000419240

584

02/05/2024

\$6,574.00

GLACIER BANK 0584

20240202
Drawer/Trans: 000340071
HIN: 879837200000185

20240202
Drawer/Trans: 0034 7 02/02/24

000584 125100089 1000419240

584

02/05/2024

\$6,574.00

Washington Trust Bank 0585

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

2/2/2024

PAY TO THE ORDER OF: Alpine Landscape & Maintenance \$ 1,404.50

***** ONE THOUSAND FOUR HUNDRED FOUR AND 50/100 ***** DOLLARS

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

MEMO: 2152128 - Alpine Landscape Bill 2152128 - The Trail

000585 125100089 1000419240

585

02/05/2024

\$1,404.50

GLACIER BANK 0585

20240202
Drawer/Trans: 000340071
HIN: 879837200000185

20240202
Drawer/Trans: 0034 7 02/02/24

000585 125100089 1000419240

585

02/05/2024

\$1,404.50

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0586

2/16/2024

PAY TO THE ORDER OF Lake City Law \$ 70.00

***** SEVENTY ***** DOLLARS

Lake City Law
435 West Hanley Avenue
Suite 101
Coeur d'Alene ID 83815

MEMO Invoice #35198

125100089 2620156 02/26/24

1000419240

586

02/23/2024

\$70.00

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0586

2/16/2024

PAY TO THE ORDER OF Lake City Law \$ 70.00

***** SEVENTY ***** DOLLARS

Lake City Law
435 West Hanley Avenue
Suite 101
Coeur d'Alene ID 83815

MEMO Invoice #35198

125100089 2620156 02/26/24

1000419240

586

02/23/2024

\$70.00

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0587

2/16/2024

PAY TO THE ORDER OF Lake City Law \$ 210.00

***** TWO HUNDRED TEN ***** DOLLARS

Lake City Law
435 West Hanley Avenue
Suite 101
Coeur d'Alene ID 83815

MEMO Invoice # 34814

125100089 2620156 02/26/24

1000419240

587

02/23/2024

\$210.00

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0587

2/16/2024

PAY TO THE ORDER OF Lake City Law \$ 210.00

***** TWO HUNDRED TEN ***** DOLLARS

Lake City Law
435 West Hanley Avenue
Suite 101
Coeur d'Alene ID 83815

MEMO Invoice # 34814

125100089 2620156 02/26/24

1000419240

587

02/23/2024

\$210.00

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0589

2/26/2024

PAY TO THE ORDER OF HOAM, LLC \$ 788.00

***** SEVEN HUNDRED EIGHTY EIGHT ***** DOLLARS

HOAM, LLC

MEMO 051 - December 2023 Management Fees

125100089 2620156 02/26/24

1000419240

589

02/26/2024

\$788.00

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0589

2/26/2024

PAY TO THE ORDER OF HOAM, LLC \$ 788.00

***** SEVEN HUNDRED EIGHTY EIGHT ***** DOLLARS

HOAM, LLC

MEMO 051 - December 2023 Management Fees

125100089 2620156 02/26/24

1000419240

589

02/26/2024

\$788.00

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0590

2/26/2024

PAY TO THE ORDER OF HOAM, LLC \$ 1,487.54

***** ONE THOUSAND FOUR HUNDRED EIGHTY SEVEN AND 54/100 ***** DOLLARS

HOAM, LLC

MEMO 054 - The Trails - Jan 2024 Management Fees

125100089 2620156 02/26/24

1000419240

590

02/26/2024

\$1,487.54

SECURITY FEATURES INCLUDE: YOUR WATERMARK PAPER, REAL SECURITY INK AND FOLIO PROTECTION

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

Washington Trust Bank
28-01231

0590

2/26/2024

PAY TO THE ORDER OF HOAM, LLC \$ 1,487.54

***** ONE THOUSAND FOUR HUNDRED EIGHTY SEVEN AND 54/100 ***** DOLLARS

HOAM, LLC

MEMO 054 - The Trails - Jan 2024 Management Fees

125100089 2620156 02/26/24

1000419240

590

02/26/2024

\$1,487.54

**The Trails Homeowner's Association
Budget Comparison Report - Cash Basis
2/1/2024 - 2/29/2024**

	2/1/2024 to 2/29/2024			1/1/2024 to 2/29/2024			1/1/2024 - 12/31/2024	
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Forecasted Year-End Actual
INCOME								
<u>Assessments</u>								
4001 - Master Association Assessment Fee	\$9,136.74	\$14,092.00	(\$4,955.26)	\$21,271.13	\$28,184.00	(\$6,912.87)	\$169,104.00	\$162,191.13
4003 - Enclave Sub-Association Assessment Fee	\$0.00	\$11,552.00	(\$11,552.00)	\$0.00	\$23,104.00	(\$23,104.00)	\$138,624.00	\$115,520.00
<u>Contribution</u>								
4101 - Developer's Contribution	\$0.00	\$3,000.00	(\$3,000.00)	\$0.00	\$6,000.00	(\$6,000.00)	\$36,000.00	\$30,000.00
<u>Other Income</u>								
4201 - Late Fee/Non-Payment Fee	\$0.00	\$0.00	\$0.00	\$2.25	\$0.00	\$2.25	\$0.00	\$2.25
<u>Pass thru Costs</u>								
4301 - Delinquent Letter Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$9,136.74	\$28,644.00	(\$19,507.26)	\$21,273.38	\$57,288.00	(\$36,014.62)	\$343,728.00	\$307,713.38
EXPENSES								
<u>Pass thru Expenses</u>								
5001 - Delinquent Letter Generation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5002 - Recorded Lien Generation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5003 - Non-Compliance Letter Generation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5004 - Collection Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,081.50
Total Pass thru Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,081.50
<u>Professional</u>								
5101 - Association Management Fee	\$2,081.50	\$1,761.50	(\$320.00)	\$2,081.50	\$3,523.00	\$1,441.50	\$21,138.00	\$19,696.50
5102 - Administrative Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5103 - CPA/Audits	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00	\$280.00
5104 - Legal	\$280.00	\$0.00	(\$280.00)	\$280.00	\$0.00	(\$280.00)	\$0.00	\$280.00
5105 - Site Review: Non-Compliance and Common Areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5106 - Reserve Transfer	\$100.00	\$0.00	(\$100.00)	\$100.00	\$0.00	(\$100.00)	\$0.00	\$100.00
Total Professional Expenses	\$2,461.50	\$1,761.50	(\$700.00)	\$2,461.50	\$4,023.00	\$1,561.50	\$21,638.00	\$20,356.50
<u>Office Expenses</u>								
5201 - Postage	\$194.04	\$166.67	(\$27.37)	\$194.04	\$333.33	\$139.29	\$2,000.00	\$1,860.71
5202 - Copies	\$0.00	\$13.33	\$13.33	\$0.00	\$26.67	\$26.67	\$160.00	\$133.33
5203 - Office Supplies	\$0.00	\$4.17	\$4.17	\$0.00	\$8.33	\$8.33	\$50.00	\$41.67
5204 - Bank Service Fee	\$0.00	\$8.00	\$8.00	\$0.00	\$16.00	\$16.00	\$96.00	\$80.00
5205 - Storage of Records	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Office Expenses	\$194.04	\$192.17	(\$1.87)	\$194.04	\$384.33	\$190.29	\$2,306.00	\$2,115.71
<u>Insurance Expenses</u>								
5301 - Liability/Property	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00	\$1,000.00
Total Insurance Expenses	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00	\$1,000.00
<u>The Trails - Landscape/Grounds Expenses</u>								
5401 - Spring/Fall Cleanup	\$3,500.00	\$0.00	(\$3,500.00)	\$3,500.00	\$0.00	(\$3,500.00)	\$4,000.00	\$7,500.00
5402 - Turf Fertilizer/Weed Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00
5403 - Shrub Beds/Non-Turf Weed Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5404 - Irrigation Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
5405 - Trees - Deep Root Feed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5406 - Lawn Aeration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
5407 - Shrub/ Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5408 - Lawn Services	\$2,900.00	\$0.00	(\$2,900.00)	\$2,900.00	\$0.00	(\$2,900.00)	\$60,000.00	\$60,000.00
5409 - Dethatch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
Total Landscape/Grounds Expenses	\$6,400.00	\$0.00	(\$6,400.00)	\$6,400.00	\$0.00	(\$6,400.00)	\$95,000.00	\$98,500.00
<u>The Enclave - Landscape/Grounds Expenses</u>								
5501 - Spring/Fall Cleanup (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
5502 - Turf Fertilizer/Weed Control (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
5503 - Shrub Beds/Non-Turf Weed Control (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
5504 - Irrigation Services (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
5505 - Trees - Deep Root Feed (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
5506 - Lawn Aeration (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00	\$1,850.00
5507 - Shrub/Tree Trimming (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5508 - Lawn Services (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00
5509 - Dethatch (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$1,400.00
5510 - Janitorial (Enclave)	\$0.00	\$216.67	\$216.67	\$0.00	\$433.33	\$433.33	\$2,600.00	\$2,166.67
5511 - Common Area Blow-Down (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
5512 - Dog Waste Bags (Enclave)	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00	\$250.00
Total Landscape/Grounds Expenses	\$0.00	\$241.67	\$241.67	\$0.00	\$483.33	\$483.33	\$54,150.00	\$53,666.67
<u>The Enclave - Access Expenses</u>								
5601 - Gate Access System Fees	\$175.80	\$263.70	\$87.90	\$351.60	\$527.40	\$175.80	\$3,164.40	\$2,988.60
5602 - Gate Access Hardware	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
5603 - Gate Repair Fees	\$0.00	\$208.33	\$208.33	\$0.00	\$416.67	\$416.67	\$2,500.00	\$2,083.33
Total Enclave Access Expenses	\$175.80	\$472.03	\$296.23	\$351.60	\$944.07	\$592.47	\$5,864.40	\$5,271.93
<u>The Trails - Roads/Trails/Parking Lots/Driveways</u>								
5701 - Snow Removal	\$2,250.00	\$1,437.50	(\$812.50)	\$2,250.00	\$2,875.00	\$625.00	\$8,625.00	\$8,000.00
Total The Trails - Roads/Trails/Parking Lots/ Driveways	\$2,250.00	\$1,437.50	(\$812.50)	\$2,250.00	\$2,875.00	\$625.00	\$8,625.00	\$8,000.00
<u>The Enclave - Roads/Trails/Parking Lots/Driveways</u>								
5801 - Snow Removal (Enclave)	\$0.00	\$1,437.50	\$1,437.50	\$0.00	\$2,875.00	\$2,875.00	\$8,625.00	\$5,750.00
5802 - De-Icer (Enclave)	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$5,666.67	\$5,666.67	\$17,000.00	\$11,333.33
Total The Enclave - Roads/Trails/Parking Lots/ Driveways	\$0.00	\$4,270.83	\$4,270.83	\$0.00	\$8,541.67	\$8,541.67	\$25,625.00	\$17,083.33
<u>The Trails - Utilities</u>								
6501 - Electricity	\$489.39	\$145.83	(\$343.56)	\$489.39	\$291.67	(\$197.72)	\$1,750.00	\$1,947.72
6502 - Water	\$0.00	\$4,166.67	\$4,166.67	\$281.99	\$8,333.33	\$8,051.34	\$50,000.00	\$41,948.66
6503 - Irrigation Rate Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6504 - Irrigation Controller Data Plan	\$0.00	\$30.00	\$30.00	\$0.00	\$60.00	\$60.00	\$360.00	\$300.00
Total Utilities	\$489.39	\$4,342.50	\$3,853.11	\$771.38	\$8,685.00	\$7,913.62	\$52,110.00	\$44,196.38
<u>The Enclave - Utilities</u>								
6601 - Enclave Electricity	\$0.00	\$145.83	\$145.83	\$0.00	\$291.67	\$291.67	\$1,750.00	\$1,458.33
6602 - Enclave Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
6603 - Irrigation Rate Adjustment (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6604 - Irrigation Controller Data Plan (Enclave)	\$0.00	\$30.00	\$30.00	\$0.00	\$60.00	\$60.00	\$360.00	\$300.00
Total Utilities	\$0.00	\$175.83	\$175.83	\$0.00	\$351.67	\$351.67	\$17,110.00	\$16,758.33
<u>The Trails - Taxes</u>								
6701 - Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
6702 - State Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$384.00
6703 - Sales Taxes	\$309.00	\$83.33	(\$225.67)	\$309.00	\$166.67	(\$142.33)	\$1,000.00	\$833.33
Total Taxes	\$309.00	\$83.33	(\$225.67)	\$309.00	\$166.67	(\$142.33)	\$1,275.00	\$1,417.33
<u>The Enclave - Taxes</u>								
6801 - Property Taxes (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
6802 - State Taxes (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
6803 - Sales Taxes (Enclave)	\$0.00	\$83.33	\$83.33	\$0.00	\$166.67	\$166.67	\$1,000.00	\$833.33
Total Taxes	\$0.00	\$83.33	\$83.33	\$0.00	\$166.67	\$166.67	\$1,250.00	\$1,083.33
TOTAL EXPENSES	\$12,279.73	\$13,160.70	\$880.97	\$12,737.52	\$8,000.67	(\$3,613.87)	\$286,153.40	\$271,531.02
NET INCOME	(\$3,142.99)	\$15,483.30	(\$20,388.23)	\$8,535.86	\$49,287.33	(\$32,400.75)	\$57,574.60	\$36,182.36



Alpine Landscape & Maintenance

PO Box 625 | Hayden, Idaho 83835
208-818-7914 | jordan@alpinecda.com | https://www.alpinecda.com

RECIPIENT:

Architerra Homes

The Trails hoa
Hayden, Idaho 83835
Phone: 208-269-5446

Invoice #2152128

Issued Jan 02, 2024
Due Jan 17, 2024

Total \$1,404.50

Account Balance \$49,714.16

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Dec 01, 2023				
Snow removal for parking lot 1" to 3" per time	Snow removal for sidewalks 1" to 3" per time.	1	\$400.00	\$400.00
Dec 02, 2023				
Snow removal for parking lot 1" to 3" per time	Snow removal for sidewalks 1" to 3" per time.	1	\$400.00	\$400.00
Dec 10, 2023				
Snow removal for parking lot 3" to 6" per time	Snow removal for parking lot 3" to 6" per time	1	\$525.00	\$525.00

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal \$1,325.00

Idaho sales tax (6.0%) \$79.50

Total \$1,404.50

Account balance **\$49,714.16**

Pay Now



Alpine Landscape & Maintenance

PO Box 625 | Hayden, Idaho 83835
208-818-7914 | jordan@alpinecda.com | https://www.alpinecda.com

RECIPIENT:

Architerra Homes

The Trails hoa
Hayden, Idaho 83835
Phone: 208-269-5446

Invoice #2152143

Issued Dec 01, 2023
Due Dec 16, 2023

Total \$6,574.00

Account Balance \$49,714.16

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 07, 2023				
Weekly property service	Weekly property service	1	\$1,450.00	\$1,450.00
Nov 21, 2023				
Weekly property service	Weekly property service	1	\$1,450.00	\$1,450.00
Nov 30, 2023				
Fall clean-up	Remove leaves from site, remove fallen or dead branches from trees. Remove trash or other debris in lawn and bed areas Trim back annuals as needed.	1	\$3,500.00	\$3,500.00*

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal \$6,400.00

Idaho sales tax (6.0%) \$174.00

Total \$6,574.00

Account balance **\$49,714.16**

Pay Now



The Trails Homeowners Association

myavista.com
1 (800) 936-6629

Account Number: 5115786830
Statement Date: 02/14/2024

Monthly Statement

Total Amount Due	Due Date
\$489.39	Mar 05, 2024 (Applies to new charges only)

Bill at a Glance

Previous Balance Due	\$366.37
Payment(s) Received through 02/14/2024	0.00
Subtotal	366.37

Adjustment(s)

Late Payment Charge **3.66**

New Charge(s)

Electric **119.36**

Total Amount Due This Month **\$489.39**
Due Date (Applies to new charges only): **Mar 05, 2024**

\$247.35

Your Message Center

Customers like you are saving energy with Avista's business rebates. To learn more, visit us at myavista.com/bizrebates.

A late fee of 1% will be added to past due balances over \$50.

Contact Us

Customer Service: 1 (800) 936-6629
Monday through Friday 7 a.m. to 7 p.m.
Saturday 9 a.m. to 5 p.m.

TTY Service - Our service numbers
for the hearing impaired are:
Idaho . . . 7-1-1 or 1 (800) 377-3529

After Hours Emergencies: 1 (800) 227-9187

Send payments only to:
Avista
1411 E. Mission Ave.
Spokane WA 99252-0001

Send correspondence to:
Avista Customer Service MSC-34
PO Box 3727
Spokane WA 99220-3727

website: myavista.com

e-mail: ask@myavista.com

▼ Please detach and return the bottom portion with your payment. ▼

TRA3-D-006439/007358 VG3GNF S1-ET-M1-C00001 4 6

Account Number: 5115786830



1411 E. Mission Ave.
Spokane WA 99252-0001

Please check here and fill out reverse if you would
like to establish Automatic Payment Service (APS).



006439 1 AV 0.504 006439/006439/007358 025 002 VG3GNF
THE TRAILS HOMEOWNERS ASSOCIATION
1859 N LAKEWOOD DR STE 200
COEUR D ALENE ID 83814-2636



Total Amount Due **\$489.39**
Due Date (Applies to new charges only): **Mar 05, 2024**

Project Share Contribution ☐ \$2 ☐ \$5 ☐ \$10 ☐ Other _____
(Add to Total Amount Due)

Amount Enclosed \$

Thank you for your payment.



AVISTA
1411 E MISSION AVE.
SPOKANE WA 99252-0001

16
511578683010000036637000001193600000489393



The Trails Homeowners Association

Account Number: 5115786830
Statement Date: 02/14/2024

Service Address **6989 N DOWNING LN EAST SPRKLR**

COEUR D ALENE ID 83815

Address Total \$45.49



Electric Detail

Read Dates: 01/12/24 to 02/13/24 - 32 Days

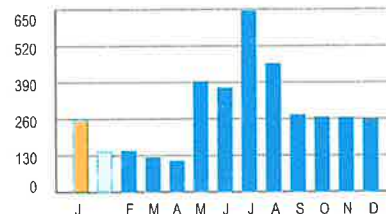
Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
12227801	Demand		0.516000		Actual	1	0.516000
12227801	Electric	3852.000	4107.000	Actual	Actual	1	255.000

Rate Schedule 011

Basic Charge \$18.00						\$18.00
First 20 KW	0.51600 KW	X \$0.00				0.00
First 3,650 kWh	255.00000 kWh	X \$0.0993				25.32
Franchise Fee 5%						2.17

Charges **\$45.49**

Your Monthly Energy Usage



Current Period (255 KWH for 32 days of service)
This Period Last Year (142 KWH for 32 days of service)

Daily Average		02/24	02/23
Electric (KWH)		8	4
Temperature (°F)		31	32

Service Address **7015 N NAMASTE WAY WEST SPRKLR**

COEUR D ALENE ID 83815

Address Total \$26.19



Electric Detail

Read Dates: 01/16/24 to 02/14/24 - 29 Days

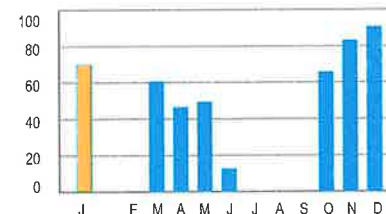
Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
12242687	Electric	406.810	476.690	Actual	Actual	1	69.880

Rate Schedule 011

Basic Charge \$18.00						\$18.00
First 3,650 kWh	69.88000 kWh	X \$0.0993				6.94
Franchise Fee 5%						1.25

Charges **\$26.19**

Your Monthly Energy Usage



Current Period (70 KWH for 29 days of service)
This Period Last Year (0 KWH for 32 days of service)

Daily Average		02/24	02/23
Electric (KWH)		2	0
Temperature (°F)		35	32



[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

INVOICE

INVOICE #

2199331

INVOICE DATE

February 25, 2024

SUBSCRIBER

Brandon Collins
Architerra Homes
1859 North Lakewood Drive,
Suite 200
Coeur d'Alene, Idaho 83814

User ID: **architerra_brandon**

Period Starts: January 25, 2024
Period Ends: February 24, 2024

Previous Balance:	\$263.70	Note: All \$ amounts are in US
	Dollars.	
Payment Received:	(\$175.80)	
Amount Overdue:	\$87.90	
New Charges:	\$87.90	
Total Amount Due:	\$175.80 USD	Due upon receipt

Payments

Date	Details	Amount
1/29/2024	Check received	(\$175.80)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
1/25/2024	2/24/2024	South Gate	208 699 5126	2461	9	0	\$43.95
1/25/2024	2/24/2024	North Gate	208 699 7037	2461	33	0	\$43.95

Summary	Total Amount Due
This amount is due upon receipt	\$175.80 USD



DATE

1/1/2024

The Trails Homeowner's Association, Inc.
1859 N. Lakewood Drive, Suite 200
Coeur d'Alene, ID 83854

[illegible]

*Please remit payment in the form of a check to the address listed in the title block.



DATE

2/1/2024

The Trails Homeowner's Association, Inc.
1859 N. Lakewood Drive, Suite 200
Coeur d'Alene, ID 83854

[illegible]

*Please remit payment in the form of a check to the address listed in the title block.



435 W. Hanley Ste. 101
Coeur d'Alene, ID 83815
208-664-8115
www.lclattorneys.com

PAY ONLINE LCLATTORNEYS.COM

Invoice # 34814
Date: 11/29/2023
Due On: 12/15/2023

Trails Homeowner's Association, Inc. (The)
1859 N Lakewood Dr., Ste. 200
Coeur d'Alene, ID 83814-2636

12678-00001 Trails Homeowner's Association, Inc. (The)

**Trails Homeowner's Association, Inc. (The)/Brandon Collins, HOA
Manager/Client Contact (Architerra Homes LLC)**

Date	Time Keeper	Description	Quantity	Rate	Total
10/26/2023	Nathan Ohler	TCW with B. Collins in re scope of service and inchoate lien foreclosure actions (.2, split with Foxtail); review declarations and governing documents and draft memo re compliance with HOA and Idaho foreclosure statutes (1.0, split with the Foxtail).	0.60	\$350.00	\$210.00
Quantity Subtotal					0.6
Time Keeper		Quantity	Rate	Total	
Nathan Ohler		0.6	\$350.00	\$210.00	
Quantity Total					0.6
Subtotal					\$210.00
Total					\$210.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
34814	12/15/2023	\$210.00	\$0.00	\$210.00
Outstanding Balance				\$210.00
Amount in Trust				\$0.00
Total Amount Outstanding				\$210.00

Please make all amounts payable to: Lake City Law Group PLLC
Lake City Law Tax ID 47-2535330

Please pay within 16 days.



435 W. Hanley Ste. 101
Coeur d'Alene, ID 83815
208-664-8115
www.lclattorneys.com

PAY ONLINE LCLATTORNEYS.COM

Invoice # 35198
Date: 01/09/2024
Due On: 01/22/2024

Trails Homeowner's Association, Inc. (The)
1859 N Lakewood Dr., Ste. 200
Coeur d'Alene, ID 83814-2636

12678-00001 Trails Homeowner's Association, Inc. (The)

**Trails Homeowner's Association, Inc. (The)/Brandon Collins, HOA
Manager/Client Contact (Architerra Homes LLC)**

Date	Time Keeper	Description	Quantity	Rate	Total
11/01/2023	Nathan Ohler	Email to Brandon Collins re analysis following review of CCRs for Foxtail Addition South HOA (.2).	0.20	\$350.00	\$70.00

Quantity Subtotal 0.2

Time Keeper	Quantity	Rate	Total
Nathan Ohler	0.2	\$350.00	\$70.00

Quantity Total 0.2

Subtotal \$70.00

Total \$70.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
34814	12/15/2023	\$210.00	\$0.00	\$210.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
35198	01/22/2024	\$70.00	\$0.00	\$70.00
Outstanding Balance				\$280.00
Amount in Trust				\$0.00
Total Amount Outstanding				\$280.00

Please make all amounts payable to: Lake City Law Group PLLC
Lake City Law Tax ID 47-2535330

Please pay within 13 days.