



The Trails Homeowner's Association, Inc.

# The Trails

Financial Reports

November 2024

Managed by:  
HOAM, LLC.



The Trails Homeowner's Association, Inc.

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Managed by:  
HOAM, LLC.

# Balance Sheet

As of 11/30/2024, 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	16,527.70
The Trails Operating - Pending EFTs	1,043.10

**Total Current Asset** **\$17,570.80**

**Total Assets** **\$17,570.80**

### Liabilities

**Total Liabilities** **\$0.00**

### Equity

7000 Reserves - 7008 Monument Signs	(44.57)
7000 Reserves - 7023 Steel Fencing	(650.00)
Opening Balance Equity	15,330.28
Retained Earnings	(3,237.50)
Net Income	6,172.59

**Total Equity** **\$17,570.80**

**Total Liabilities & Equity** **\$17,570.80**



P.O. Box 2127, Spokane, WA 99210-2127  
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## Statement of Account

Statement Start	November 1, 2024
Statement End	December 1, 2024
Account Number	1000419240
Total Days in Statement Period	31
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THE TRAILS HOMEOWNERS ASSOCIATION INC  
1221 W EMMA AVE FL 3  
COEUR D ALENE ID 83814-2577

### Beneficial Ownership Reporting Deadline Approaching — January 1, 2025.

As a reminder, The Corporate Transparency Act requires certain entities, including many small businesses, to report beneficial ownership information. If your company was created or registered prior to January 1, 2024, you have until January 1, 2025, to report.

Learn more at [www.fincen.gov/boi](http://www.fincen.gov/boi) or [www.watrust.com](http://www.watrust.com).

## SUMMARY OF ACCOUNTS

Product Name	Account Number	Ending Balance
SMART BUSINESS CHECKING	1000419240	\$16,319.70

## CHECKING ACCOUNTS

### SMART BUSINESS CHECKING

Account #1000419240

Beginning Balance	\$7,415.47	Average Ledger	\$13,427.63
+ Deposits/Credits (29)	\$11,469.53	Average Collected	\$13,254.82
- Checks/Debits (3)	\$2,565.30		
- Service Charge	\$0.00		
+ Interest Paid	\$0.00		
Ending Balance	\$16,319.70		

### Activity in Date Order

Date	Description	Additions	Subtractions
11/01	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1031-058F0 CCD	208.00	
11/04	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1102-C5AB3 CCD	160.65	



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**Activity in Date Order**

Date	Description	Additions	Subtractions
11/04	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1101-D5BB8 CCD	312.00	
11/04	MERCHANT RDC DEPOSIT	3,440.00	
11/05	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1104-6FC03 CCD	53.55	
11/05	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1104-16AA8 CCD	1,716.00	
11/06	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1105-55239 CCD	624.00	
11/07	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1106-C9392 CCD	53.55	
11/08	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1107-2DAE5 CCD	53.55	
11/12	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1109-6EC74 CCD	53.55	
11/12	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1108-92767 CCD	260.00	
11/12	MERCHANT RDC DEPOSIT	944.00	
11/13	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1112-E7BF9 CCD	53.55	
11/13	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1112-11728 CCD	312.00	
11/14	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1113-2F3D7 CCD	156.00	
11/14	MERCHANT RDC DEPOSIT	260.00	
11/15	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1114-26521 CCD	52.00	
11/18	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1116-AD8C3 CCD	53.55	
11/18	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1115-A2C2D CCD	156.00	
11/19	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1118-B3078 CCD	53.55	
11/19	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1118-64E08 CCD	156.00	
11/19	MERCHANT RDC DEPOSIT	210.50	
11/19	MERCHANT RDC DEPOSIT	568.00	
11/21	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1120-E513D CCD	52.00	
11/22	BILL PAY AVISTA RES REGIS THE TRAILS 20527888701 WEB		335.40



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Statement of Account

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Total Days in Statement Period	31
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Activity in Date Order

Date	Description	Additions	Subtractions
11/25	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1124-0DB81 CCD	205.98	
11/26	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1125-B94E5 CCD	624.00	
11/27	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1126-48C80 CCD	53.55	
11/27	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1126-EC004 CCD	468.00	
11/29	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1127-EB11B CCD	156.00	

Checks Posted

Check No	Date	Amount	Check No	Date	Amount
629	11/06	87.90	630	11/06	2,142.00
					Total Checks = \$2,229.90

\* Denotes gap in check sequence

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
11/01	7,623.47	11/12	13,064.42	11/21	15,147.57
11/04	11,536.12	11/13	13,429.97	11/22	14,812.17
11/05	13,305.67	11/14	13,845.97	11/25	15,018.15
11/06	11,699.77	11/15	13,897.97	11/26	15,642.15
11/07	11,753.32	11/18	14,107.52	11/27	16,163.70
11/08	11,806.87	11/19	15,095.57	11/29	16,319.70

### 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

11042024 12:12:44  
 Amount: \$3,440.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241104  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 19

Deposit Ticket

11/04/2024 \$3,440.00 11/04/2024 \$3,440.00

11112024 12:31:19  
 Amount: \$944.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241111  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 12

Deposit Ticket

11/12/2024 \$944.00 11/12/2024 \$944.00

11142024 11:43:31  
 Amount: \$260.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241114  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 5

Deposit Ticket

11/14/2024 \$260.00 11/14/2024 \$260.00

11192024 14:47:55  
 Amount: \$568.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241119  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 7

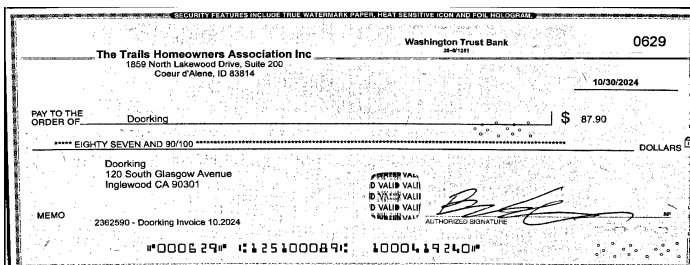
Deposit Ticket

11/19/2024 \$568.00 11/19/2024 \$568.00

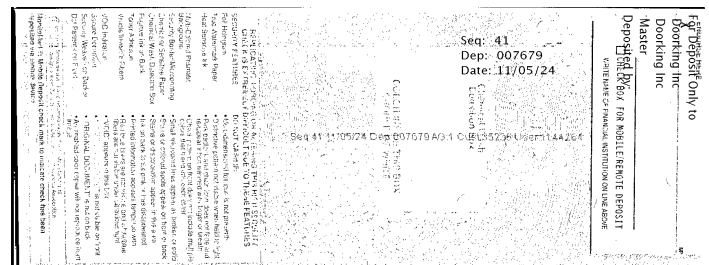
11192024 15:46:29  
 Amount: \$210.50  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241119  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 1

Deposit Ticket

11/19/2024 \$210.50 11/19/2024 \$210.50



629 11/06/2024 \$87.90



629 11/06/2024 \$87.90



SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOLIO HOLOGRAM

**The Trails Homeowners Association Inc**  
1850 North Lakeswood Drive, Suite 200  
Coeur d'Alene, ID 83814

Washington Trust Bank  
26-4121

0630

10/30/2024

PAY TO THE ORDER OF Ornamental Gate & Fence \$ 2,142.00

\*\*\*\*\* TWO THOUSAND ONE HUNDRED FORTY TWO \*\*\*\*\* DOLLARS

Ornamental Gate & Fence  
11901 E. Midway Road  
Mead WA 99021

MEMO 111760 - Ornamental Gate & Fence 10.2024 Gate Repa

0 VALU VALI  
5 VALU VALI  
0 VALU VALI  
0 VALU VALI

APPROVED SIGNATURE

000030 1251000891 1000419240

630 11/06/2024 \$2,142.00

>325182577<  
SAFEWAY FCU  
SPOKANE, WA  
11/5/2024

630 11/06/2024 \$2,142.00

Ornamental Gate & Fence  
Sewa, acct #8779 Ch.

The Trails Homeowner's Association  
Budget Comparison Report - Cash Basis  
11/1/2024 - 11/30/2024

	11/1/2024 to 11/30/2024			1/1/2024 to 11/30/2024			1/1/2024 - 12/31/2024	
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Forecasted Year-End Actual
<b>INCOME</b>								
<u>Assessments</u>								
4001 - Master Association Assessment Fee	\$11,460.00	\$14,092.00	(\$2,632.00)	\$120,092.87	\$155,012.00	(\$34,919.13)	\$169,104.00	\$134,184.87
4003 - Enclave Sub-Association Assessment Fee	\$504.00	\$11,552.00	(\$11,048.00)	\$3,040.00	\$127,072.00	(\$124,032.00)	\$138,624.00	\$14,592.00
<u>Contribution</u>								
4101 - Developer's Contribution	\$210.50	\$3,000.00	(\$2,789.50)	\$20,474.39	\$33,000.00	(\$12,525.61)	\$36,000.00	\$23,474.39
<u>Other Income</u>								
4201 - Late Fee/Non-Payment Fee	\$0.00	\$0.00	\$0.00	\$37.70	\$0.00	\$37.70	\$0.00	\$37.70
<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
<b>TOTAL INCOME</b>	<b>\$12,174.50</b>	<b>\$28,644.00</b>	<b>(\$16,469.50)</b>	<b>\$143,644.96</b>	<b>\$315,084.00</b>	<b>(\$171,439.04)</b>	<b>\$343,728.00</b>	<b>\$172,288.96</b>
<b>EXPENSES</b>								
<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	\$13,640.48
Total Pass thru Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,640.48
<u>Professional</u>								
5101 - Association Management Fee	\$0.00	\$1,761.50	\$1,761.50	\$13,640.48	\$19,376.50	\$5,736.02	\$21,138.00	\$15,401.98
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	\$550.00	\$500.00	\$150.00	\$500.00	\$932.19
5104 - Legal	\$0.00	\$0.00	\$0.00	\$932.19	\$0.00	(\$932.19)	\$0.00	\$932.19
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	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00	\$100.00
Total Professional Expenses	\$0.00	\$1,761.50	\$1,761.50	\$15,022.67	\$19,876.50	\$4,853.83	\$21,638.00	\$17,366.36
<u>Office Expenses</u>								
5201 - Postage	\$0.00	\$166.67	\$166.67	\$1,843.38	\$1,833.33	(\$10.05)	\$2,000.00	\$2,010.05
5202 - Copies	\$0.00	\$13.33	\$13.33	\$0.00	\$146.67	\$146.67	\$160.00	\$13.33
5203 - Office Supplies	\$0.00	\$4.17	\$4.17	\$0.00	\$45.83	\$45.83	\$50.00	\$4.17
5204 - Bank Service Fee	\$0.00	\$8.00	\$8.00	\$0.00	\$88.00	\$88.00	\$96.00	\$8.00
5205 - Storage of Records	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Office Expenses	\$0.00	\$192.17	\$192.17	\$1,843.38	\$2,113.83	\$270.45	\$2,306.00	\$2,035.55
<u>Insurance Expenses</u>								
5301 - Liability/Property	\$0.00	\$100.00	\$100.00	\$0.00	\$1,100.00	\$1,100.00	\$1,200.00	\$100.00
Total Insurance Expenses	\$0.00	\$100.00	\$100.00	\$0.00	\$1,100.00	\$1,100.00	\$1,200.00	\$100.00
<u>The Trails - Landscape/Grounds Expenses</u>								
5401 - Spring/Fall Cleanup	\$0.00	\$0.00	\$0.00	\$3,500.00	\$4,000.00	\$500.00	\$4,000.00	\$3,500.00
5402 - Turf Fertilizer/Weed Control	\$0.00	\$0.00	\$0.00	\$10,950.00	\$25,000.00	\$14,050.00	\$25,000.00	\$10,950.00
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	\$1,330.00	\$2,500.00	\$1,170.00	\$2,500.00	\$1,330.00
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	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
5407 - Shrub/Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5408 - Lawn Services	\$0.00	\$0.00	\$0.00	\$37,350.00	\$60,000.00	\$22,650.00	\$60,000.00	\$0.00
5409 - Dethatch	\$0.00	\$0.00	\$0.00	\$1,450.00	\$2,000.00	\$550.00	\$2,000.00	\$0.00
Total Landscape/Grounds Expenses	\$0.00	\$0.00	\$0.00	\$54,480.00	\$95,000.00	\$40,520.00	\$95,000.00	\$15,780.00
<u>The Enclave - Landscape/Grounds Expenses</u>								
5501 - Spring/Fall Cleanup (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,412.00
5502 - Turf Fertilizer/Weed Control (Enclave)	\$0.00	\$0.00	\$0.00	\$2,412.00	\$10,000.00	\$7,588.00	\$10,000.00	\$1,987.00
5503 - Shrub Beds/Non-Turf Weed Control (Enclave)	\$0.00	\$0.00	\$0.00	\$1,987.00	\$2,500.00	\$513.00	\$2,500.00	\$190.00
5504 - Irrigation Services (Enclave)	\$0.00	\$0.00	\$0.00	\$190.00	\$1,000.00	\$810.00	\$1,000.00	\$0.00
5505 - Trees - Deep Root Feed (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
5506 - Lawn Aeration (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00	\$1,850.00	\$1,850.00	\$0.00
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	\$14,594.00	\$30,000.00	\$15,406.00	\$30,000.00	\$14,594.00
5509 - Dethatch (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$1,400.00	\$1,400.00	\$0.00
5510 - Janitorial (Enclave)	\$0.00	\$216.67	\$216.67	\$0.00	\$2,383.33	\$2,383.33	\$2,600.00	\$216.67
5511 - Common Area Blow-Down (Enclave)	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00
5512 - Dog Waste Bags (Enclave)	\$0.00	\$25.00	\$25.00	\$0.00	\$275.00	\$275.00	\$300.00	\$25.00
Total Landscape/Grounds Expenses	\$0.00	\$366.67	\$366.67	\$19,183.00	\$53,908.33	\$34,725.33	\$54,150.00	\$19,424.67
<u>The Enclave - Access Expenses</u>								
5601 - Gate Access System Fees	\$0.00	\$263.70	\$263.70	\$1,054.80	\$2,900.70	\$1,845.90	\$3,164.40	\$1,318.50
5602 - Gate Access Hardware	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$0.00
5603 - Gate Repair Fees	\$0.00	\$208.33	\$208.33	\$2,142.00	\$2,291.67	\$149.67	\$2,500.00	\$2,350.33
Total Enclave Access Expenses	\$0.00	\$472.03	\$472.03	\$3,196.80	\$5,392.37	\$2,195.57	\$5,864.40	\$3,668.83
<u>The Trails - Roads/Traffic/Parking Lots/Driveways</u>								
5701 - Snow Removal	\$0.00	\$1,437.50	\$1,437.50	\$3,200.00	\$7,187.50	\$3,987.50	\$8,625.00	\$4,637.50
Total The Trails - Roads/Traffic/Parking Lots/ Driveways	\$0.00	\$1,437.50	\$1,437.50	\$3,200.00	\$7,187.50	\$3,987.50	\$8,625.00	\$4,637.50
<u>The Enclave - Roads/Traffic/Parking Lots/Driveways</u>								
5801 - Snow Removal (Enclave)	\$0.00	\$1,437.50	\$1,437.50	\$0.00	\$7,187.50	\$7,187.50	\$8,625.00	\$1,437.50
5802 - De-icer (Enclave)	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$14,166.67	\$14,166.67	\$17,000.00	\$2,833.33
Total The Enclave - Roads/Traffic/Parking Lots/ Driveways	\$0.00	\$4,270.83	\$4,270.83	\$0.00	\$21,354.17	\$21,354.17	\$25,625.00	\$4,270.83
<u>The Trails - Utilities</u>								
6501 - Electricity	\$134.18	\$145.83	\$11.65	\$2,099.54	\$1,604.17	(\$495.37)	\$1,750.00	\$2,245.37
6502 - Water	\$0.00	\$4,166.67	\$4,166.67	\$34,216.12	\$45,833.33	\$11,617.21	\$50,000.00	\$38,382.79
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	\$330.00	\$330.00	\$360.00	\$30.00
Total Utilities	\$134.18	\$4,342.50	\$4,208.32	\$36,315.66	\$47,767.50	\$11,451.84	\$52,110.00	\$40,658.16
<u>The Enclave - Utilities</u>								
6601 - Enclave Electricity	\$201.22	\$145.83	(\$55.39)	\$1,036.58	\$1,604.17	\$567.59	\$1,750.00	\$1,182.41
6602 - Enclave Water	\$0.00	\$0.00	\$0.00	\$8,077.73	\$15,000.00	\$6,922.27	\$15,000.00	\$8,077.73
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	\$330.00	\$330.00	\$360.00	\$8,107.73
Total Utilities	\$201.22	\$175.83	(\$25.39)	\$9,114.31	\$16,934.17	\$7,819.86	\$17,110.00	\$17,367.87
<u>The Trails - Taxes</u>								
6701 - Property Taxes	\$0.00	\$0.00	\$0.00	\$147.90	\$100.00	(\$47.90)	\$200.00	\$110.00
6702 - State Taxes	\$0.00	\$0.00	\$0.00	\$10.00	\$37.50	\$27.50	\$75.00	\$1,008.08
6703 - Sales Taxes	\$0.00	\$83.33	\$83.33	\$970.58	\$916.67	(\$53.91)	\$1,000.00	\$94.19
Total Taxes	\$0.00	\$83.33	\$83.33	\$1,128.48	\$1,054.17	(\$74.31)	\$1,275.00	\$1,212.27
<u>The Enclave - Taxes</u>								
6801 - Property Taxes (Enclave)	\$0.00	\$0.00	\$0.00	\$10.86	\$100.00	\$89.14	\$200.00	\$100.00
6802 - State Taxes (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$50.00	\$288.94
6803 - Sales Taxes (Enclave)	\$0.00	\$83.33	\$83.33	\$263.94	\$916.67	\$652.73	\$1,000.00	\$83.33
Total Taxes	\$0.00	\$83.33	\$83.33	\$274.80	\$1,041.67	\$766.87	\$1,250.00	\$472.27
<b>TOTAL EXPENSES</b>	<b>\$335.40</b>	<b>\$13,285.70</b>	<b>\$12,950.30</b>	<b>\$143,759.10</b>	<b>\$143,266.17</b>	<b>\$58,477.33</b>	<b>\$286,153.40</b>	<b>\$140,634.80</b>
<b>NET INCOME</b>	<b>\$11,839.10</b>	<b>\$15,358.30</b>	<b>(\$29,419.80)</b>	<b>(\$114.14)</b>	<b>\$171,817.83</b>	<b>(\$229,916.37)</b>	<b>\$57,574.60</b>	<b>\$31,654.16</b>

# Cash Flow Statement

Cash basis, From 11/1/2024 to 11/30/2024, By Month

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

## The Trails Homeowner's Association, Inc.

Account 11-2024

### Operating activities

<b>Income</b>	
4000 Assessment Fee	1,932.00
4000 Assessment Fee - 4001 Master Association Assessment Fee	9,528.00
4000 Assessment Fee - 4003 Enclave Sub-Association Assessment Fee	504.00
4101 Developer's Contribution	210.50
<b>Total Income</b>	<b>\$12,174.50</b>
<b>Expense</b>	
6500 Utilities - 6501 Electricity	134.18
6600 Sub-Association Utilities - 6601 Sub-Association Electricity	201.22
<b>Total Expense</b>	<b>\$335.40</b>
<b>Net Income</b>	<b>\$11,839.10</b>
<b>Net cash provided - Operating activities</b>	<b>\$11,839.10</b>
<b>Net increase (decrease) in cash</b>	<b>\$11,839.10</b>
<b>Cash as of period start</b>	<b>\$5,401.74</b>
<b>Cash as of period end</b>	<b>\$17,240.84</b>

# Income Statement

11/1/2024 - 11/30/2024, 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	11-2024	Total
<b>Income</b>		
4000 Assessment Fee		
4000 Assessment Fee - Other	1,932.00	1,932.00
4001 Master Association Assessment Fee	9,528.00	9,528.00
4003 Enclave Sub-Association Assessment Fee	504.00	504.00
<b>Total</b> for 4000 Assessment Fee	<b>\$11,964.00</b>	<b>\$11,964.00</b>
4101 Developer's Contribution	210.50	210.50
<b>Total</b> Income	<b>\$12,174.50</b>	<b>\$12,174.50</b>
<b>Expense</b>		
6500 Utilities		
6501 Electricity	134.18	134.18
<b>Total</b> for 6500 Utilities	<b>\$134.18</b>	<b>\$134.18</b>
6600 Sub-Association Utilities		
6601 Sub-Association Electricity	201.22	201.22
<b>Total</b> for 6600 Sub-Association Utilities	<b>\$201.22</b>	<b>\$201.22</b>
<b>Total</b> Expense	<b>\$335.40</b>	<b>\$335.40</b>
<b>Net Operating Income</b>	<b>\$11,839.10</b>	<b>\$11,839.10</b>
<b>Net Income</b>	<b>\$11,839.10</b>	<b>\$11,839.10</b>



The Trails Homeowners Association

myavista.com  
1 (800) 936-6629

Account Number: 5115786830  
Statement Date: 11/08/2024

# Monthly Statement

Total Amount Due	Due Date
<b>\$335.40</b>	<b>Dec 02, 2024</b> <small>(Applies to new charges only)</small>

## Bill at a Glance

<b>Previous Balance Due</b>	<b>\$395.14</b>
Payment Received on 10/23/2024 - Thank you.	<b>-395.14</b>
<b>Subtotal</b>	<b>0.00</b>
<b>New Charge(s)</b>	
Electric	<b>134.18</b>
Street Light	<b>201.22</b>
<b>Total Amount Due This Month</b> <b>\$335.40</b>	
<b>Due Date (Applies to new charges only):</b> <b>Dec 02, 2024</b>	

## 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-001498/001672 VG4CCZ S1-ET-MI-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).

001498 1 AV 0.540 001498/001498/001672 007 002 VG4CCZ  
THE TRAILS HOMEOWNERS ASSOCIATION  
1221 W EMMA AVE # 3  
COEUR D ALENE ID 83814-2577



**Total Amount Due** **\$335.40**  
**Due Date (Applies to new charges only):** **Dec 02, 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

511578683010000039514000003354000000335407



The Trails Homeowners Association

Account Number: 5115786830  
Statement Date: 11/08/2024

**Service Address** 4382 W HOMEWARD BOUND BLVD SPRKLR  
COEUR D ALENE ID 83815 Address Total \$27.41



**Electric Detail**

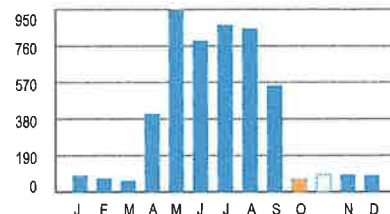
Read Dates: 10/10/24 to 11/08/24 - 29 Days

Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
12217108	Electric	37857.990	37925.020	Actual	Actual	1	67.030

Rate Schedule 011

Basic Charge \$20.00							\$20.00
First 3,650 kWh	67.03000 kWh		X \$0.09098				6.10
Franchise Fee 5%							1.31
<b>Charges</b>							<b>\$27.41</b>

**Your Monthly Energy Usage**



Current Period (67 KWH for 29 days of service)  
This Period Last Year (91 KWH for 29 days of service)

Daily Average	11/24	11/23
Electric (KWH)	2	3
Temperature (°F)	46	46

**Service Address** 6989 N DOWNING LN EAST SPRKLR  
COEUR D ALENE ID 83815 Address Total \$39.91



**Electric Detail**

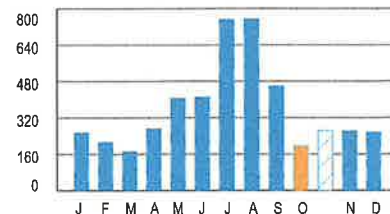
Read Dates: 10/10/24 to 11/08/24 - 29 Days

Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
12227801	Demand		4.331000		Actual	1	4.331000
12227801	Electric	7548.000	7746.000	Actual	Actual	1	198.000

Rate Schedule 011

Basic Charge \$20.00							\$20.00
First 20 KW	4.33100 KW		X \$0.00				0.00
First 3,650 kWh	198.00000 kWh		X \$0.09098				18.01
Franchise Fee 5%							1.90
<b>Charges</b>							<b>\$39.91</b>

**Your Monthly Energy Usage**



Current Period (198 KWH for 29 days of service)  
This Period Last Year (263 KWH for 29 days of service)

Daily Average	11/24	11/23
Electric (KWH)	7	9
Temperature (°F)	46	46



[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 #
<b>2362590</b>
INVOICE DATE
<b>October 25, 2024</b>

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

User ID:	<b>architerra_brandon</b>
Period Starts:	September 25, 2024
Period Ends:	October 24, 2024

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

### Payments

Date	Details	Amount
10/1/2024	Check received	(\$175.80)

### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/25/2024	10/24/2024	South Gate	208 699 5126	2461	33	1	\$43.95
9/25/2024	10/24/2024	North Gate	208 699 7037	2461	17	1	\$43.95

Summary	Total Amount Due
This amount is due upon receipt	\$87.90 USD

# Invoice



DATE	INVOICE #
10/24/2024	111760

<b>BILL TO</b>
The Trails Homeowners Association Enclave 1221 W. Emma Ave., Floor 3 Coeur d' Alene, ID 83814 Attn: Brandon Collins

P.O. NO.	TERMS	PROJECT
	Due on receipt	

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Service call. Troubleshoot north entrance exit gate system. Found circuit board access panel had been vandalized exposing circuit board to the elements and was not working. Replaced circuit board that had water damage. Tested gate system and it started working. Had to replace all three loop detectors. Re-attached lock assemble that tech found lying on the ground to put cover back on. Re-attached gate sensor that had been taken apart. Tested exit loop. It was functioning properly.	170.00	170.00
1	Additional time.	145.00	145.00
1	Parts: One Max circuit board.	1,272.00	1,272.00
3	Three EDI loop detectors.	185.00	555.00
	Out-of-state sale, exempt from sales tax	0.00%	0.00

Thank you for your business.	<b>Total</b>	\$2,142.00
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