



Foxtail Addition South Owner's Association, Inc.

Foxtail

Financial Reports

December 2024

FYE 2024

Managed by:
HOAM, LLC.



Foxtail Addition South Owner's Association, Inc.

Table of Contents

Balance Sheet..... 3

Bank Statement(s)..... 4 – 11

Budget Comparison Report..... 12 – 13

Cash Flow Report(s)..... 14 – 16

Income Statement(s)..... 17 – 20

Invoices Paid..... 21 – 36

Recurring Vendors:

Alpine Landscape (Landscape Maintenance)..... 20 – 35

Avista (Electricity)

City of Post Falls (Sanitation)

HOAM (HOA Management)..... 36

Kootenai Electric Cooperative (Electricity)

Ross Point Water District (Water)

Managed by:
HOAM, LLC.

Balance Sheet

As of 12/31/2024, Cash Basis

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

Foxtail Addition South Owner's Association, Inc.

Assets

Current Asset

Foxtail Operating	7,995.06
Foxtail Operating - Pending EFTs	700.78

Total Current Asset **\$8,695.84**

Total Assets

\$8,695.84

Liabilities

Current Liability

Prepayments	1,716.00
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Total Current Liability **\$1,716.00**

Total Liabilities

\$1,716.00

Equity

Opening Balance Equity	20,848.25
Retained Earnings	(9,307.22)
Net Income	(4,561.19)

Total Equity **\$6,979.84**

Total Liabilities & Equity

\$8,695.84



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

Statement of Account

Statement Start	December 2, 2024
Statement End	December 31, 2024
Account Number	1000094381
Total Days in Statement Period	30
Page	1 of 8



FOXTAIL ADDITION SOUTH OWNERS ASSOC 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 or www.watrust.com.

SUMMARY OF ACCOUNTS

Product Name	Account Number	Ending Balance
SMART BUSINESS CHECKING	1000094381	\$7,705.06

CHECKING ACCOUNTS

SMART BUSINESS CHECKING

Account #1000094381

Beginning Balance	\$25,750.10	Average Ledger	\$47,635.33
+ Deposits/Credits (52)	\$86,149.71	Average Collected	\$47,530.49
- Checks/Debits (2)	\$104,194.75		
- Service Charge	\$0.00		
+ Interest Paid	\$0.00		
Ending Balance	\$7,705.06		

Activity in Date Order

Date	Description	Additions	Subtractions
12/02	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1129-16A56 CCD	33.99	
12/02	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1129-807A8 CCD	66.00	



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Page	2 of 8



Activity in Date Order

Date	Description	Additions	Subtractions
12/02	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1201-583D1 CCD	67.98	
12/02	MERCHANT RDC DEPOSIT	298.00	
12/02	MERCHANT RDC DEPOSIT	825.50	
12/03	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1202-F1F0B CCD	101.97	
12/03	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1202-7BF1E CCD	165.00	
12/03	MERCHANT RDC DEPOSIT	181.00	
12/04	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1203-C9E91 CCD	169.94	
12/04	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1203-5D385 CCD	2,325.00	
12/05	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1204-3736B CCD	132.00	
12/05	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1204-679A3 CCD	138.01	
12/06	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1205-82503 CCD	33.99	
12/06	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1205-EE897 CCD	99.00	
12/06	MERCHANT RDC DEPOSIT	131.00	
12/09	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1207-7795C CCD	135.95	
12/09	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1206-87B5F CCD	231.00	
12/10	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1209-7CB5C CCD	67.98	
12/10	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1209-127A7 CCD	264.00	
12/10	MERCHANT RDC DEPOSIT	396.00	
12/11	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1210-D638E CCD	101.96	
12/11	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1210-93E58 CCD	231.00	
12/12	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1211-E62A8 CCD	67.98	
12/12	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1211-EC7E3 CCD	198.00	
12/13	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1212-84208 CCD	99.00	
12/13	MERCHANT RDC DEPOSIT	1,745.00	



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Page	3 of 8



Activity in Date Order

Date	Description	Additions	Subtractions
12/16	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1213-40E55 CCD	33.00	
12/16	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1213-F34DB CCD	33.99	
12/16	MERCHANT RDC DEPOSIT	33.00	
12/16	MERCHANT RDC DEPOSIT	13,134.00	
12/17	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1216-279FE CCD	99.00	
12/18	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1217-3B80B CCD	33.99	
12/18	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1217-A383D CCD	264.00	
12/18	MERCHANT RDC DEPOSIT	440.00	
12/19	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1218-63641 CCD	33.00	
12/20	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1219-77307 CCD	33.00	
12/23	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1220-644D7 CCD	66.00	
12/23	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1222-A352E CCD	154.49	
12/23	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1220-29A1F CCD	169.94	
12/23	MERCHANT RDC DEPOSIT	430.00	
12/23	MERCHANT RDC DEPOSIT	6,151.75	
12/24	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1223-A6D01 CCD	275.00	
12/26	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1224-EB70B CCD	77.24	
12/26	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1224-B1A88 CCD	393.00	
12/26	MERCHANT RDC DEPOSIT	577.00	
12/27	Internet Transfer From/To: 1003572963-D/1000094381-D	54,221.36	
12/27	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1226-CC81F CCD	42.00	
12/30	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1227-B6CA7 CCD	77.24	
12/30	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1229-76147 CCD	86.52	
12/30	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1227-60D3C CCD	117.00	



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Page	4 of 8



Activity in Date Order

Date	Description	Additions	Subtractions
12/30	XXXXXXXXXX BUILDIUM FOXTAIL ADDITION SOUTH CC-1228-E2CF7 CCD	720.94	
12/31	FUNDING BUILDIUM FOXTAIL ADDITION SOUTH ACH-1230-CC0CE CCD	147.00	

Checks Posted

Check No	Date	Amount	Check No	Date	Amount
632	12/31	101,017.76	633	12/26	3,176.99
					Total Checks = \$104,194.75

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/02	27,041.57	12/11	31,946.37	12/20	48,193.33
12/03	27,489.54	12/12	32,212.35	12/23	55,165.51
12/04	29,984.48	12/13	34,056.35	12/24	55,440.51
12/05	30,254.49	12/16	47,290.34	12/26	53,310.76
12/06	30,518.48	12/17	47,389.34	12/27	107,574.12
12/09	30,885.43	12/18	48,127.33	12/30	108,575.82
12/10	31,613.41	12/19	48,160.33	12/31	7,705.06

12022024 11:52:42

Amount: \$825.50

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241202

User: bcollins

Location: HOAM LLC

Item Count: 2

**Deposit
Ticket**

12/02/2024

\$825.50

12/02/2024

\$825.50

12022024 10:32:05

Amount: \$298.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241202

User: bcollins

Location: HOAM LLC

Item Count: 6

**Deposit
Ticket**

12/02/2024

\$298.00

12/02/2024

\$298.00

12032024 14:53:57

Amount: \$181.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241203

User: bcollins

Location: HOAM LLC

Item Count: 3

**Deposit
Ticket**

12/03/2024

\$181.00

12/03/2024

\$181.00

12062024 10:36:20

Amount: \$131.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241206

User: bcollins

Location: HOAM LLC

Item Count: 3

**Deposit
Ticket**

12/06/2024

\$131.00

12/06/2024

\$131.00

12102024 13:51:16

Amount: \$396.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241210

User: bcollins

Location: HOAM LLC

Item Count: 12

**Deposit
Ticket**

12/10/2024

\$396.00

12/10/2024

\$396.00

12132024 12:43:15

Amount: \$1,745.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241213

User: bcollins

Location: HOAM LLC

Item Count: 17

**Deposit
Ticket**

12/13/2024

\$1,745.00

9

12/13/2024

\$1,745.00

12162024 13:34:11

Amount: \$33.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241216

User: bcollins

Location: HOAM LLC

Item Count: 1

Deposit Ticket

12/16/2024

\$33.00

12/16/2024

\$33.00

12162024 16:01:58

Amount: \$13,134.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241216

User: bcollins

Location: HOAM LLC

Item Count: 1

Deposit Ticket

12/16/2024

\$13,134.00

12/16/2024

\$13,134.00

12182024 12:09:28

Amount: \$440.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241218

User: bcollins

Location: HOAM LLC

Item Count: 8

Deposit Ticket

12/18/2024

\$440.00

12/18/2024

\$440.00

12232024 09:53:03

Amount: \$6,151.75

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241223

User: bcollins

Location: HOAM LLC

Item Count: 1

Deposit Ticket

12/23/2024

\$6,151.75

12/23/2024

\$6,151.75

12232024 09:59:04

Amount: \$430.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241223

User: bcollins

Location: HOAM LLC

Item Count: 2

Deposit Ticket

12/23/2024

\$430.00

12/23/2024

\$430.00

12262024 12:10:28

Amount: \$577.00

Account #: 1000094381

Account Desc: FOXTAIL ADDITION SOUTH OWNERS ASSOC INC

Credit Date: 20241226

User: bcollins

Location: HOAM LLC

Item Count: 6

Deposit Ticket

12/26/2024

\$577.00

10

12/26/2024

\$577.00

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

Washington Trust Bank 0632
12/8/2024

Foxtail Addition South Owners Assoc Inc
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814

12/8/2024

PAY TO THE ORDER OF Alpine Landscape & Maintenance \$ 101,017.76

***** ONE HUNDRED ONE THOUSAND SEVENTEEN AND 76/100 ***** DOLLARS

Alpine Landscape & Maintenance
PO Box 625
Hayden ID 83835

MEMO Multiple bills

VALID VALID
VALID VALID
VALID VALID
AUTHORIZED SIGNATURE

⑆000632⑆ ⑆125100089⑆ 1000094381⑆

632 12/31/2024 \$101,017.76

292970825< 20241230
GLACIER BANK
Power of Attorney: 08044/0004
PIN: 912831136000009

12/30/24

PAY TO THE ACCOUNT OF
THE ACCOUNT OF
INDOOR WEST BANK
DIVISION OF GLACIER BANK

⑆292970825⑆ > 8044 4 12/30/24

632 12/31/2024 \$101,017.76

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

Washington Trust Bank 0633
12/8/2024

Foxtail Addition South Owners Assoc Inc
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814

12/8/2024

PAY TO THE ORDER OF HOAM, LLC \$ 3,176.99

***** THREE THOUSAND ONE HUNDRED SEVENTY SIX AND 99/100 ***** DOLLARS

HOAM, LLC

MEMO 072 - Foxtail - October Management Fees 11.2024

VALID VALID
VALID VALID
VALID VALID
AUTHORIZED SIGNATURE

⑆000633⑆ ⑆125100089⑆ 1000094381⑆

633 12/26/2024 \$3,176.99

292970825< 20241230
GLACIER BANK
Power of Attorney: 08044/0004
PIN: 912831136000009

12/26/24

PAY TO THE ORDER OF
WASHINGTON TRUST BANK
FOR DEPOSIT ONLY
FOR HOAM, LLC ONLY
1001239999

⑆292970825⑆ > 8044 4 12/26/24

633 12/26/2024 \$3,176.99

**Foxtail Homeowner's Association
Budget Comparison Report - Cash Basis
12/1/2024 - 12/31/2024**

	12/1/2024 to 12/31/2024			1/1/2024 to 12/31/2024			1/1/2024 - 12/31/2024
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
INCOME							
<u>Assessments</u>							
4001 - Master Association Assessment Fee	\$17,818.50	\$12,540.00	\$5,278.50	\$165,781.35	\$150,480.00	\$15,301.35	\$150,480.00
4002 - Parklyn Sub-Association Assessment Fee	\$8,558.00	\$6,765.00	\$1,793.00	\$88,803.00	\$81,180.00	\$7,623.00	\$81,180.00
<u>Contribution</u>							
4101 - Developer's Contribution	\$60,373.11	\$1,500.00	\$58,873.11	\$72,577.53	\$18,000.00	\$54,577.53	\$18,000.00
<u>Other Income</u>							
4201 - Late Fee/Non-Payment Fee	\$0.00	\$0.00	\$0.00	\$120.59	\$0.00	\$120.59	\$0.00
<u>Pass thru Costs</u>							
4301 - Delinquent Letter Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$86,749.61	\$20,805.00	\$65,944.61	\$327,282.47	\$249,660.00	\$77,622.47	\$249,660.00
EXPENSES							
<u>Pass thru Expenses</u>							
5001 - Delinquent Letter Generation	\$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
5003 - Non-Compliance Letter Generation	\$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
Total Pass thru Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Professional</u>							
5101 - Association Management Fee	\$2,829.84	\$2,470.00	(\$359.84)	\$30,126.55	\$29,640.00	(\$486.55)	\$29,640.00
5102 - Administrative Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5103 - CPA/Audits	\$0.00	\$0.00	\$0.00	\$350.00	\$400.00	\$50.00	\$400.00
5104 - Legal	\$372.00	\$0.00	(\$372.00)	\$1,235.50	\$0.00	(\$1,235.50)	\$0.00
5105 - Site Review: Non-Compliance and Common Areas	\$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
Total Professional Expenses	\$3,201.84	\$2,470.00	(\$731.84)	\$31,812.05	\$30,040.00	(\$1,772.05)	\$30,040.00
<u>Office Expenses</u>							
5201 - Postage	\$347.15	\$333.33	(\$13.82)	\$3,206.42	\$4,000.00	\$793.58	\$4,000.00
5202 - Copies	\$0.00	\$20.83	\$20.83	\$0.00	\$250.00	\$250.00	\$250.00
5203 - Office Supplies	\$0.00	\$4.17	\$4.17	\$0.00	\$50.00	\$50.00	\$50.00
5204 - Bank Service Fee	\$0.00	\$8.00	\$8.00	\$0.00	\$96.00	\$96.00	\$96.00
5205 - Storage of Records	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Office Expenses	\$347.15	\$366.33	\$19.18	\$3,206.42	\$4,396.00	\$1,189.58	\$4,396.00
<u>Insurance Expenses</u>							
5301 - Liability/Property	\$0.00	\$100.00	\$100.00	\$1,751.25	\$1,200.00	(\$551.25)	\$1,200.00
Total Insurance Expenses	\$0.00	\$100.00	\$100.00	\$1,751.25	\$1,200.00	(\$551.25)	\$1,200.00
<u>Landscape/Grounds Expenses</u>							
5401 - Spring/Fall Cleanup	\$3,300.00	\$0.00	(\$3,300.00)	\$7,850.00	\$12,000.00	\$4,150.00	\$12,000.00
5402 - Turf Fertilizer/Weed Control	\$7,400.00	\$0.00	(\$7,400.00)	\$19,775.00	\$25,000.00	\$5,225.00	\$25,000.00
5403 - Shrub Beds/Non-Turf Weed Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5404 - Irrigation Services	\$925.00	\$0.00	(\$925.00)	\$1,875.00	\$3,000.00	\$1,125.00	\$3,000.00
5405 - Trees - Deep Root Feed	\$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	\$1,250.00	\$1,250.00	\$1,250.00
5407 - Shrub/Tree Trimming	\$700.00	\$0.00	(\$700.00)	\$1,480.00	\$10,000.00	\$8,520.00	\$10,000.00
5408 - Lawn Services	\$27,694.96	\$0.00	(\$27,694.96)	\$64,827.64	\$85,000.00	\$20,172.36	\$85,000.00
5409 - Dethatch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5410 - Janitorial	\$0.00	\$0.00	\$0.00	\$0.00	\$2,800.00	\$2,800.00	\$2,800.00
Total Landscape/Grounds Expenses	\$40,019.96	\$0.00	(\$40,019.96)	\$95,807.64	\$139,050.00	\$43,242.36	\$139,050.00
<u>Landscape/Grounds Expenses - Sub-Association</u>							
5501 - Spring/Fall Cleanup (Sub-Association)	\$3,300.00	\$0.00	(\$3,300.00)	\$7,900.00	\$0.00	(\$7,900.00)	\$0.00
5502 - Turf Fertilizer/Weed Control (Sub-Association)	\$12,895.00	\$0.00	(\$12,895.00)	\$28,237.50	\$0.00	(\$28,237.50)	\$0.00
5503 - Shrub Beds/Non-Turf Weed Control (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5504 - Irrigation Services (Sub-Association)	\$2,355.00	\$0.00	(\$2,355.00)	\$3,115.00	\$0.00	(\$3,115.00)	\$0.00
5505 - Trees - Deep Root Feed (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5506 - Lawn Aeration (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5507 - Shrub/Tree Trimming (Sub-Association)	\$1,710.00	\$0.00	(\$1,710.00)	\$3,560.00	\$0.00	(\$3,560.00)	\$0.00
5508 - Lawn Services (Sub-Association)	\$39,722.96	\$0.00	(\$39,722.96)	\$81,069.91	\$0.00	(\$81,069.91)	\$0.00
5509 - Dethatch (Sub-Association)	\$0.00	\$0.00	\$0.00	\$1,850.00	\$0.00	(\$1,850.00)	\$0.00
5510 - Janitorial (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5511 - Common Area Blow-Down (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5512 - Dog Waste Bags (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Landscape/Grounds Expenses - Sub-Association	\$59,982.96	\$0.00	(\$59,982.96)	\$125,732.41	\$0.00	(\$125,732.41)	\$0.00
<u>Roads/Trails/Parking Lots/Driveways</u>							
5701 - Snow Removal	\$0.00	\$2,500.00	\$2,500.00	\$5,005.80	\$15,000.00	\$9,994.20	\$15,000.00
Total Roads/Trails/Parking Lots/ Driveways	\$0.00	\$2,500.00	\$2,500.00	\$5,005.80	\$15,000.00	\$9,994.20	\$15,000.00

<u>Roads/Trails/Parking Lots/Driveways - Sub-Association</u>							
5801 - Snow Removal (Sub-Association)	\$0.00	\$0.00	\$0.00	\$11,075.00	\$0.00	(\$11,075.00)	\$0.00
5802 - De-Icer (Sub-Association)	\$0.00	\$0.00	\$0.00	\$17,000.00	\$0.00	(\$17,000.00)	\$0.00
Total Roads/Trails/Parking Lots/ Driveways - Sub-Association	\$0.00	\$0.00	\$0.00	\$28,075.00	\$0.00	(\$28,075.00)	\$0.00
<u>Utilities</u>							
6501 - Electricity	\$0.00	\$833.33	\$833.33	\$5,710.60	\$10,000.00	\$4,289.40	\$10,000.00
6502 - Water	\$0.00	\$2,500.00	\$2,500.00	\$15,379.19	\$0.00	(\$15,379.19)	\$30,000.00
6503 - Irrigation Rate Adjustment	\$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	\$360.00	\$360.00	\$360.00
6505 - Electric for Parkllyn Restroom Structure	\$0.00	\$0.00	\$0.00	\$108.65	\$3,000.00	\$2,891.35	\$3,000.00
6506 - Winterization for Restroom Structure	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
Total Utilities	\$0.00	\$3,363.33	\$3,363.33	\$21,198.44	\$13,460.00	(\$7,738.44)	\$43,460.00
<u>Utilities - Sub-Association</u>							
6601 - Electricity (Sub-Association)	\$0.00	\$0.00	\$0.00	\$4,598.07	\$0.00	(\$4,598.07)	\$0.00
6602 - Water (Sub-Association)	\$0.00	\$0.00	\$0.00	\$11,788.24	\$0.00	(\$11,788.24)	\$0.00
6603 - Irrigation Rate Adjustment (Sub-Association)	\$0.00	\$0.00	\$0.00	\$405.99	\$0.00	(\$405.99)	\$0.00
6604 - Irrigation Controller Data Plan (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Utilities	\$0.00	\$0.00	\$0.00	\$16,792.30	\$0.00	(\$16,792.30)	\$0.00
<u>Taxes</u>							
6701 - Property Taxes	\$0.00	\$500.00	\$500.00	\$361.38	\$1,000.00	\$638.62	\$1,000.00
6702 - State Taxes	\$0.00	\$0.00	\$0.00	\$10.00	\$50.00	\$40.00	\$50.00
6703 - Sales Taxes	\$222.00	\$416.67	\$194.67	\$2,065.56	\$5,000.00	\$2,934.44	\$5,000.00
Total Taxes	\$222.00	\$916.67	\$694.67	\$2,436.94	\$6,050.00	\$3,613.06	\$6,050.00
<u>Taxes - Sub-Association</u>							
6801 - Property Taxes (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6802 - State Taxes (Sub-Association)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6803 - Sales Taxes (Sub-Association)	\$792.84	\$0.00	(\$792.84)	\$2,229.54	\$0.00	(\$2,229.54)	\$0.00
Total Taxes - Sub-Association	\$792.84	\$0.00	(\$792.84)	\$2,229.54	\$0.00	(\$2,229.54)	\$0.00
TOTAL EXPENSES	\$104,566.75	\$9,716.33	(\$94,850.42)	\$334,047.79	\$209,196.00	(\$124,851.79)	\$239,196.00
NET INCOME	(\$17,817.14)	\$11,088.67	\$160,795.03	(\$6,765.32)	\$40,464.00	\$202,474.26	\$10,464.00

Cash Flow Statement

Cash basis, From 12/1/2024 to 12/31/2024, By Month

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

Foxtail Addition South Owner's Association, Inc.

Account 12-2024

Operating activities

Income	
4000 Assessment Fee	881.00
4000 Assessment Fee - 4001 Master Association Assessment Fee	16,937.50
4000 Assessment Fee - 4002 Parkllyn Sub-Association Assessment Fee	8,558.00
4101 Developer's Contribution	60,373.11
Total Income	\$86,749.61
Expense	
5100 Professional - 5101 Association Management Fee	2,829.84
5200 Office Expenses - 5201 Postage	347.15
5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	3,300.00
5400 Landscape/Grounds Expenses - 5402 Turf Fertilizer/Weed Control	7,400.00
5400 Landscape/Grounds Expenses - 5404 Irrigation Services	925.00
5400 Landscape/Grounds Expenses - 5407 Shrub/Tree Trimming	700.00
5400 Landscape/Grounds Expenses - 5408 Lawn Services	27,694.96
5500 Sub-Association Landscape/Grounds Expenses - 5501 Sub-Association Spring/Fall Cleanup	3,300.00
5500 Sub-Association Landscape/Grounds Expenses - 5502 Sub-Association Turf Fertilizer/Weed Control	12,895.00
5500 Sub-Association Landscape/Grounds Expenses - 5504 Sub-Association Irrigation Services	2,355.00
5500 Sub-Association Landscape/Grounds Expenses - 5507 Sub-Association Shrub/Tree Trimming	1,710.00
5500 Sub-Association Landscape/Grounds Expenses - 5508 Sub-Association Lawn Services	39,722.96

Cash Flow Statement

Cash basis, From 12/1/2024 to 12/31/2024, By Month

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

Account	12-2024
6700 Taxes - 6703 Sales Taxes	222.00
6800 Sub-Association Taxes - 6803 Sub-Association Sales Taxes	792.84
Legal and Professional Fees	372.00
Total Expense	\$104,566.75
Net Income	(\$17,817.14)
Net cash provided - Operating activities	(\$17,817.14)
Net increase (decrease) in cash	(\$17,817.14)
Cash as of period start	\$26,128.89
Cash as of period end	\$8,311.75

Cash Flow Statement
Cash basis, From 1/1/2024 to 12/31/2024, By Month

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

Foxtail Addition South Owner's Association, Inc.

Account	01-2024	02-2024	03-2024	04-2024	05-2024	06-2024	07-2024	08-2024	09-2024	10-2024	11-2024	12-2024
Operating activities												
Income												
4000 Assessment Fee	730.00	330.00	67.00	0.00	33.00	496.00	66.00	297.00	100.00	66.00	99.00	881.00
4000 Assessment Fee - 4001 Master Association Assessment Fee	10,209.48	16,154.00	13,745.83	9,111.00	8,399.50	20,218.65	9,836.50	21,980.67	7,407.00	15,381.55	13,234.67	16,937.50
4000 Assessment Fee - 4002 Parkllyn Sub-Association Assessment Fee	110.00	13,640.00	7,205.00	55.00	11,407.00	55.00	275.00	21,395.00	110.00	17,798.00	8,195.00	8,558.00
4101 Developer's Contribution	2,770.00	0.00	370.32	2,038.60	0.00	0.00	1,845.25	0.00	3,987.50	2,013.00	2,013.00	60,373.11
4201 Late Fee/Non-Payment Fee	25.94	6.00	7.50	45.30	1.50	12.24	0.04	7.33	0.00	10.28	4.50	0.00
Total Income	\$13,845.42	\$30,130.00	\$21,395.65	\$11,249.90	\$19,841.00	\$20,781.89	\$12,022.79	\$43,680.00	\$11,604.50	\$35,205.58	\$23,546.17	\$86,749.61
Expense												
5100 Professional - 5101 Association Management Fee	0.00	4,080.00	4,117.50	2,620.49	2,671.50	0.00	2,704.00	5,440.50	2,900.22	2,762.50	0.00	2,829.84
5100 Professional - 5103 CPA/Audits	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100 Professional - 5104 Legal	0.00	412.50	0.00	0.00	0.00	0.00	0.00	302.50	0.00	148.50	0.00	0.00
5100 Professional - 5106 Reserve Transfer	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5200 Office Expenses - 5201 Postage	0.00	699.09	255.42	261.36	266.31	0.00	275.22	548.46	275.22	278.19	0.00	347.15
5301 Liability/Property Insurance	389.25	0.00	388.40	0.00	0.00	0.00	395.00	0.00	578.60	0.00	0.00	0.00
5400 Landscape/Grounds Expenses	0.00	0.00	0.00	0.00	237.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	0.00	3,500.00	0.00	0.00	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00
5400 Landscape/Grounds Expenses - 5402 Turf Fertilizer/Weed Control	0.00	0.00	0.00	0.00	4,450.00	0.00	3,700.00	0.00	4,225.00	0.00	0.00	7,400.00
5400 Landscape/Grounds Expenses - 5404 Irrigation Services	0.00	0.00	0.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	0.00	925.00
5400 Landscape/Grounds Expenses - 5407 Shrub/Tree Trimming	0.00	780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
5400 Landscape/Grounds Expenses - 5408 Lawn Services	0.00	3,150.00	0.00	0.00	3,350.00	6,700.00	8,375.00	7,699.95	7,619.96	0.00	0.00	27,694.96
5500 Sub-Association Landscape/Grounds Expenses - 5501 Sub-Association Spring/Fall Cleanup	0.00	2,400.00	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00
5500 Sub-Association Landscape/Grounds Expenses - 5502 Sub-Association Turf Fertilizer/Weed Control	0.00	0.00	0.00	0.00	4,635.00	0.00	4,260.00	0.00	0.00	6,447.50	0.00	12,895.00
5500 Sub-Association Landscape/Grounds Expenses - 5504 Sub-Association Irrigation Services	0.00	0.00	0.00	0.00	0.00	760.00	0.00	0.00	0.00	0.00	0.00	2,355.00
5500 Sub-Association Landscape/Grounds Expenses - 5507 Sub-Association Shrub/Tree Trimming	0.00	1,850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,710.00
5500 Sub-Association Landscape/Grounds Expenses - 5508 Sub-Association Lawn Services	0.00	1,836.00	0.00	0.00	1,836.00	5,508.00	7,529.00	8,743.95	0.00	15,894.00	0.00	39,722.96
5500 Sub-Association Landscape/Grounds Expenses - 5509 Sub-Association Dethatch	0.00	0.00	0.00	0.00	1,850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5701 Snow Removal	0.00	5,005.80	0.00	0.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5800 Sub-Association Roads/Trails/Parking Lots/Driveway - 5801 Sub-Association Snow Removal	0.00	8,875.00	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5800 Sub-Association Roads/Trails/Parking Lots/Driveway - 5802 Sub-Association De-Icer	0.00	11,900.00	0.00	0.00	5,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500 Utilities - 6501 Electricity	1,161.72	753.31	291.95	247.13	304.66	0.00	846.30	594.88	611.30	486.62	412.73	0.00
6500 Utilities - 6502 Water	2,013.72	218.49	0.00	0.00	0.00	0.00	1,906.57	4,536.25	0.00	6,534.53	0.00	0.00
6500 Utilities - 6505 Electricity for Restroom Structure	0.00	0.00	145.83	108.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6600 Sub-Association Utilities - 6601 Sub-Association Electricity	0.00	0.00	297.40	338.94	420.11	0.00	1,059.42	581.15	744.80	657.53	498.72	0.00
6600 Sub-Association Utilities - 6602 Sub-Association Water	23.80	39.00	0.00	34.00	0.00	0.00	651.07	4,937.00	0.00	5,972.00	155.17	0.00
6700 Taxes - 6701 Property Taxes	0.00	0.00	361.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6700 Taxes - 6702 State Taxes	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6700 Taxes - 6703 Sales Taxes	0.00	994.86	0.00	0.00	330.00	0.00	222.00	24.00	272.70	0.00	0.00	222.00
6800 Sub-Association Taxes - 6803 Sub-Association Sales Taxes	0.00	463.50	0.00	0.00	693.60	0.00	255.60	24.00	0.00	405.99	0.00	792.84
Legal and Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	372.00
Total Expense	\$3,588.49	\$47,057.55	\$5,857.88	\$3,970.57	\$32,544.95	\$13,918.00	\$32,179.18	\$33,432.64	\$17,227.80	\$39,587.36	\$1,066.62	\$104,566.75
Net Income	\$10,256.93	(\$16,927.55)	\$15,537.77	\$7,279.33	(\$12,703.95)	\$6,863.89	(\$20,156.39)	\$10,247.36	(\$5,623.30)	(\$4,381.78)	\$22,479.55	(\$17,817.14)
Adjustments to Net Income												
Prepayments	1,782.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(66.00)	0.00	0.00
Net cash provided - Operating activities	\$12,038.93	(\$16,927.55)	\$15,537.77	\$7,279.33	(\$12,703.95)	\$6,863.89	(\$20,156.39)	\$10,247.36	(\$5,623.30)	(\$4,447.78)	\$22,479.55	(\$17,817.14)
Net increase (decrease) in cash	\$12,038.93	(\$16,927.55)	\$15,537.77	\$7,279.33	(\$12,703.95)	\$6,863.89	(\$20,156.39)	\$10,247.36	(\$5,623.30)	(\$4,447.78)	\$22,479.55	(\$17,817.14)
Cash as of period start	\$11,541.03	\$23,579.96	\$6,652.41	\$22,190.18	\$29,469.51	\$16,765.56	\$23,629.45	\$3,473.06	\$13,720.42	\$8,097.12	\$3,649.34	\$26,128.89
Cash as of period end	\$23,579.96	\$6,652.41	\$22,190.18	\$29,469.51	\$16,765.56	\$23,629.45	\$3,473.06	\$13,720.42	\$8,097.12	\$3,649.34	\$26,128.89	\$8,311.75

Income Statement

12/1/2024 - 12/31/2024, By Month, Cash basis

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

Foxtail Addition South Owner's Association, Inc.

Amount	12-2024	Total
Income		
4000 Assessment Fee		
4000 Assessment Fee - Other	881.00	881.00
4001 Master Association Assessment Fee	16,937.50	16,937.50
4002 Parkllyn Sub-Association Assessment Fee	8,558.00	8,558.00
Total for 4000 Assessment Fee	\$26,376.50	\$26,376.50
4101 Developer's Contribution	60,373.11	60,373.11
Total Income	\$86,749.61	\$86,749.61
Expense		
5100 Professional		
5101 Association Management Fee	2,829.84	2,829.84
Total for 5100 Professional	\$2,829.84	\$2,829.84
5200 Office Expenses		
5201 Postage	347.15	347.15
Total for 5200 Office Expenses	\$347.15	\$347.15
5400 Landscape/Grounds Expenses		
5401 Spring/Fall Cleanup	3,300.00	3,300.00
5402 Turf Fertilizer/Weed Control	7,400.00	7,400.00
5404 Irrigation Services	925.00	925.00
5407 Shrub/Tree Trimming	700.00	700.00
5408 Lawn Services	27,694.96	27,694.96
Total for 5400 Landscape/Grounds Expenses	\$40,019.96	\$40,019.96
5500 Sub-Association Landscape/Grounds Expenses		
5501 Sub-Association Spring/Fall Cleanup	3,300.00	3,300.00
5502 Sub-Association Turf Fertilizer/Weed Control	12,895.00	12,895.00
5504 Sub-Association Irrigation Services	2,355.00	2,355.00
5507 Sub-Association Shrub/Tree Trimming	1,710.00	1,710.00
5508 Sub-Association Lawn Services	39,722.96	39,722.96
Total for 5500 Sub-Association Landscape/Grounds Expenses	\$59,982.96	\$59,982.96

Income Statement

12/1/2024 - 12/31/2024, By Month, Cash basis

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

Amount	12-2024	Total
6700 Taxes		
6703 Sales Taxes	222.00	222.00
Total for 6700 Taxes	\$222.00	\$222.00
6800 Sub-Association Taxes		
6803 Sub-Association Sales Taxes	792.84	792.84
Total for 6800 Sub-Association Taxes	\$792.84	\$792.84
Legal and Professional Fees	372.00	372.00
Total Expense	\$104,566.75	\$104,566.75
Net Operating Income	(\$17,817.14)	(\$17,817.14)
Net Income	(\$17,817.14)	(\$17,817.14)

Income Statement

1/1/2024 - 12/31/2024, By Month, Cash basis

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

Foxtail Addition South Owner's Association, Inc.

Amount	01-2024	02-2024	03-2024	04-2024	05-2024	06-2024	07-2024	08-2024	09-2024	10-2024	11-2024	12-2024	Total
Income													
4000 Assessment Fee													
4000 Assessment Fee - Other	730.00	330.00	67.00		33.00	496.00	66.00	297.00	100.00	66.00	99.00	881.00	3,165.00
4001 Master Association Assessment Fee	10,209.48	16,154.00	13,745.83	9,111.00	8,399.50	20,218.65	9,836.50	21,980.67	7,407.00	15,381.55	13,234.67	16,937.50	162,616.35
4002 Parklyn Sub-Association Assessment Fee	110.00	13,640.00	7,205.00	55.00	11,407.00	55.00	275.00	21,395.00	110.00	17,798.00	8,195.00	8,558.00	88,803.00
Total for 4000 Assessment Fee	\$11,049.48	\$30,124.00	\$21,017.83	\$9,166.00	\$19,839.50	\$20,769.65	\$10,177.50	\$43,672.67	\$7,617.00	\$33,245.55	\$21,528.67	\$26,376.50	\$254,584.35
4101 Developer's Contribution	2,770.00		370.32	2,038.60				1,845.25	3,987.50	1,949.75	2,013.00	60,373.11	75,347.53
4201 Late Fee/Non-Payment Fee	25.94	6.00	7.50	45.30	1.50	12.24	0.04	7.33		10.28	4.50		120.63
Total Income	\$13,845.42	\$30,130.00	\$21,395.65	\$11,249.90	\$19,841.00	\$20,781.89	\$12,022.79	\$43,680.00	\$11,604.50	\$35,205.58	\$23,546.17	\$86,749.61	\$330,052.51
Expense													
5100 Professional													
5101 Association Management Fee		4,080.00	4,117.50	2,620.49	2,671.50		2,704.00	5,440.50	2,900.22	2,762.50		2,829.84	30,126.55
5103 CPA/Audits				350.00									350.00
5104 Legal		412.50						302.50		148.50			863.50
5106 Reserve Transfer		100.00											100.00
Total for 5100 Professional	\$0.00	\$4,592.50	\$4,117.50	\$2,970.49	\$2,671.50	\$0.00	\$2,704.00	\$5,743.00	\$2,900.22	\$2,911.00	\$0.00	\$2,829.84	\$31,440.05
5200 Office Expenses													
5201 Postage		699.09	255.42	261.36	266.31		275.22	548.46	275.22	278.19		347.15	3,206.42
Total for 5200 Office Expenses	\$0.00	\$699.09	\$255.42	\$261.36	\$266.31	\$0.00	\$275.22	\$548.46	\$275.22	\$278.19	\$0.00	\$347.15	\$3,206.42
5301 Liability/Property Insurance	389.25		388.40				395.00		578.60				1,751.25
5400 Landscape/Grounds Expenses													
5400 Landscape/Grounds Expenses - Other					237.77								237.77
5401 Spring/Fall Cleanup		3,500.00			1,050.00							3,300.00	7,850.00
5402 Turf Fertilizer/Weed Control					4,450.00		3,700.00		4,225.00			7,400.00	19,775.00
5404 Irrigation Services						950.00						925.00	1,875.00
5407 Shrub/Tree Trimming		780.00										700.00	1,480.00
5408 Lawn Services		3,150.00			3,350.00	6,700.00	8,375.00	7,699.95	7,619.96			27,694.96	64,589.87
Total for 5400 Landscape/Grounds Expenses	\$0.00	\$7,430.00	\$0.00	\$0.00	\$9,087.77	\$7,650.00	\$12,075.00	\$7,699.95	\$11,844.96	\$0.00	\$0.00	\$40,019.96	\$95,807.64
5500 Sub-Association Landscape/Grounds Expenses													
5501 Sub-Association Spring/Fall Cleanup		2,400.00			2,200.00							3,300.00	7,900.00
5502 Sub-Association Turf Fertilizer/Weed Control					4,635.00		4,260.00			6,447.50		12,895.00	28,237.50
5504 Sub-Association Irrigation Services						760.00						2,355.00	3,115.00
5507 Sub-Association Shrub/Tree Trimming		1,850.00										1,710.00	3,560.00
5508 Sub-Association Lawn Services		1,836.00			1,836.00	5,508.00	7,529.00	8,743.95		15,894.00		39,722.96	81,069.91
5509 Sub-Association Dethatch					1,850.00								1,850.00
Total for 5500 Sub-Association Landscape/Grounds Expenses	\$0.00	\$6,086.00	\$0.00	\$0.00	\$10,521.00	\$6,268.00	\$11,789.00	\$8,743.95	\$0.00	\$22,341.50	\$0.00	\$59,982.96	\$125,732.41
5701 Snow Removal		5,005.80				950.00							5,955.80
5800 Sub-Association Roads/Trails/Parking Lots/Driveway													
5801 Sub-Association Snow Removal		8,875.00				2,200.00							11,075.00

Income Statement

1/1/2024 - 12/31/2024, By Month, Cash basis

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

Amount	01-2024	02-2024	03-2024	04-2024	05-2024	06-2024	07-2024	08-2024	09-2024	10-2024	11-2024	12-2024	Total
5802 Sub-Association De-Icer		11,900.00			5,100.00								17,000.00
Total for 5800 Sub-Association Roads/Trails/Parking Lots/Driveway	\$0.00	\$20,775.00	\$0.00	\$0.00	\$7,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,075.00
6500 Utilities													
6501 Electricity	1,161.72	753.31	291.95	247.13	304.66		846.30	594.88	611.30	486.62	412.73		5,710.60
6502 Water	2,013.72	218.49					1,906.57	4,536.25		6,534.53			15,209.56
6505 Electricity for Restroom Structure			145.83	108.65									254.48
Total for 6500 Utilities	\$3,175.44	\$971.80	\$437.78	\$355.78	\$304.66	\$0.00	\$2,752.87	\$5,131.13	\$611.30	\$7,021.15	\$412.73	\$0.00	\$21,174.64
6600 Sub-Association Utilities													
6601 Sub-Association Electricity			297.40	338.94	420.11		1,059.42	581.15	744.80	657.53	498.72		4,598.07
6602 Sub-Association Water	23.80	39.00		34.00			651.07	4,937.00		5,972.00	155.17		11,812.04
Total for 6600 Sub-Association Utilities	\$23.80	\$39.00	\$297.40	\$372.94	\$420.11	\$0.00	\$1,710.49	\$5,518.15	\$744.80	\$6,629.53	\$653.89	\$0.00	\$16,410.11
6700 Taxes													
6701 Property Taxes			361.38										361.38
6702 State Taxes				10.00									10.00
6703 Sales Taxes		994.86			330.00		222.00	24.00	272.70			222.00	2,065.56
Total for 6700 Taxes	\$0.00	\$994.86	\$361.38	\$10.00	\$330.00	\$0.00	\$222.00	\$24.00	\$272.70	\$0.00	\$0.00	\$222.00	\$2,436.94
6800 Sub-Association Taxes													
6803 Sub-Association Sales Taxes		463.50			693.60		255.60	24.00		405.99		792.84	2,635.53
Total for 6800 Sub-Association Taxes	\$0.00	\$463.50	\$0.00	\$0.00	\$693.60	\$0.00	\$255.60	\$24.00	\$0.00	\$405.99	\$0.00	\$792.84	\$2,635.53
Legal and Professional Fees													
Total Expense	\$3,588.49	\$47,057.55	\$5,857.88	\$3,970.57	\$32,544.95	\$13,918.00	\$32,179.18	\$33,432.64	\$17,227.80	\$39,587.36	\$1,066.62	\$104,566.75	\$334,997.79
Net Operating Income	\$10,256.93	(\$16,927.55)	\$15,537.77	\$7,279.33	(\$12,703.95)	\$6,863.89	(\$20,156.39)	\$10,247.36	(\$5,623.30)	(\$4,381.78)	\$22,479.55	(\$17,817.14)	(\$4,945.28)
Net Income	\$10,256.93	(\$16,927.55)	\$15,537.77	\$7,279.33	(\$12,703.95)	\$6,863.89	(\$20,156.39)	\$10,247.36	(\$5,623.30)	(\$4,381.78)	\$22,479.55	(\$17,817.14)	(\$4,945.28)



Alpine Landscape & Maintenance

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

RECIPIENT:

Architerra Homes HOA

Fox Tail HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

SERVICE ADDRESS:

Fox Tail HOA / Post falls
 Enclave HOA / Coeur d'Alene

Fox Tail August Property Service

Invoice #2152369	
Issued	Aug 30, 2024
Due	Sep 14, 2024
Total	\$13,047.00
Account Balance	\$128,927.76

Product/Service	Description	Qty.	Unit Price	Total
Aug 01, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Aug 08, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Aug 15, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Aug 22, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Aug 29, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*



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Product/Service	Description	Qty.	Unit Price	Total
Aug 01, 2024				
Lawn treatment/weed control	Lawn care fertilizer program, this will include fertilizer with pre-emergent and post broadleaf weed killer, micronutrients, grub control, lawn Insect control and 2 fungus control. Both insect and fungus control will be applied in spring and fall.	1	\$3,700.00	\$3,700.00

PAST DUE

* Non-taxable

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

Subtotal	\$12,825.00
Idaho sales tax (6.0%)	\$222.00
Total	\$13,047.00
Account balance	\$128,927.76

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Alpine Landscape & Maintenance

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 208-818-7914 | jordan@alpinecda.com | https://www.alpinecda.com

RECIPIENT:

Architerra Homes HOA

Fox Tail HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

Invoice #2152411	
Issued	Oct 09, 2024
Due	Oct 24, 2024
Total	\$7,619.96
Account Balance	\$128,927.76

Foxtail September Weekly Maintenance

Product/Service	Description	Qty.	Unit Price	Total
Sep 05, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Sep 12, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Sep 19, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Sep 26, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Bait station for mice	Rodent Control Solution: Bait Station for Mice Monthly Fee	1	\$319.96	\$319.96



Alpine Landscape & Maintenance

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208-818-7914 | jordan@alpinecda.com | <https://www.alpinecda.com>

* Non-taxable

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

Total **\$7,619.96**

Account balance **\$128,927.76**

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PAST DUE



Alpine Landscape & Maintenance

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RECIPIENT:

Architerra Homes HOA

Fox Tail HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

Invoice #2152466	
Issued	Oct 30, 2024
Due	Nov 14, 2024
Total	\$11,925.00
Account Balance	\$128,927.76

Foxtail property service for October

Product/Service	Description	Qty.	Unit Price	Total
Oct 10, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Oct 17, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Oct 19, 2024				
Irrigation system winterization	Winterize sprinkler system to ensure all water is blown out before freeze.	5	\$185.00	\$925.00*
Oct 24, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Oct 31, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*



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Product/Service	Description	Qty.	Unit Price	Total
Lawn treatment/weed control	Lawn care fertilizer program, this will include fertilizer with pre-emergent and post broadleaf weed killer, micronutrients, grub control, lawn Insect control and 2 fungus control. Both insect and fungus control will be applied in spring and fall. This will also include planter-bed weed control.	1	\$3,700.00	\$3,700.00

PAST DUE

* Non-taxable

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

Total **\$11,925.00**

Account balance **\$128,927.76**

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RECIPIENT:

Architerra Homes HOA

Fox Tail HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

Invoice #2152508	
Issued	Nov 25, 2024
Due	Dec 10, 2024
Total	\$7,650.00
Account Balance	\$156,823.76

Fox Tail November Lawn Service & Fall Clean Up

Product/Service	Description	Qty.	Unit Price	Total
Nov 07, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
Nov 14, 2024				
Weekly property service	Weekly property service	1	\$1,675.00	\$1,675.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$150.00	\$150.00*
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	\$3,300.00	\$3,300.00*
Prune shrubs	Trim hedges to appropriate size/shape and remove clippings from the bed area.	1	\$700.00	\$700.00*

* Non-taxable

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

Subtotal	\$7,650.00
Idaho sales tax (6.0%)	\$0.00
Total	\$7,650.00
Account balance	\$156,823.76

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Alpine Landscape & Maintenance

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RECIPIENT:

Architerra Homes HOA

Parklyn HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

Invoice #2152368	
Issued	Aug 30, 2024
Due	Sep 14, 2024
Total	\$20,796.49
Account Balance	\$128,927.76

Parklyn August property service

Product/Service	Description	Qty.	Unit Price	Total
Aug 06, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$385.00	\$385.00*
Aug 13, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$385.00	\$385.00*
Aug 20, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Aug 27, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$385.00	\$385.00*
Aug 01, 2024				
Lawn treatment/weed control	Lawn care fertilizer program, this will include fertilizer with pre-emergent and post broadleaf weed killer, micronutrients, grub control, lawn insect control and 2 fungus control. Both insect and fungus control will be applied in spring and fall.	1	\$4,260.00	\$4,260.00



Alpine Landscape & Maintenance

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 208-818-7914 | jordan@alpinecda.com | https://www.alpinecda.com

Product/Service	Description	Qty.	Unit Price	Total
Aug 07, 2024				
Lawn treatment/weed control	Lawn care fertilizer program, this will include fertilizer with pre-emergent and post broadleaf weed killer, micronutrients, grub control, lawn Insect control and 2 fungus control. Both insect and fungus control will be applied in spring and fall.	1	\$2,187.50	\$2,187.50
Aug 06, 2024				
Weekly maintenance service	Weekly regular service includes mowing, trimming and edging of all grass and turf areas. All hard surfaces will have grass clippings blown off weekly. Sidewalks will be edged bi-weekly unless it becomes unsightly. Clippings will be bagged or mulched at the discretion of the contractor. Observe sprinklers and report any dry area's to the office.	1	\$975.00	\$975.00*
Weekly maintenance service	Weekly regular service includes mowing, trimming and edging of all grass and turf areas. All hard surfaces will have grass clippings blown off weekly. Sidewalks will be edged bi-weekly unless it becomes unsightly. Clippings will be bagged or mulched at the discretion of the contractor. Observe sprinklers and report any dry area's to the office.	1	\$975.00	\$975.00*
Aug 13, 2024				
Weekly maintenance service	Weekly regular service includes mowing, trimming and edging of all grass and turf areas. All hard surfaces will have grass clippings blown off weekly. Sidewalks will be edged bi-weekly unless it becomes unsightly. Clippings will be bagged or mulched at the discretion of the contractor. Observe sprinklers and report any dry area's to the office.	1	\$975.00	\$975.00*
Aug 20, 2024				
Weekly maintenance service	Weekly regular service includes mowing, trimming and edging of all grass and turf areas. All hard surfaces will have grass clippings blown off weekly. Sidewalks will be edged bi-weekly unless it becomes unsightly. Clippings will be bagged or mulched at the discretion of the contractor. Observe sprinklers and report any dry area's to the office.	1	\$975.00	\$975.00*

Aug 27, 2024



Alpine Landscape & Maintenance

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

Product/Service	Description	Qty.	Unit Price	Total
Weekly maintenance service	Weekly regular service includes mowing, trimming and edging of all grass and turf areas. All hard surfaces will have grass clippings blown off weekly. Sidewalks will be edged bi-weekly unless it becomes unsightly. Clippings will be bagged or mulched at the discretion of the contractor. Observe sprinklers and report any dry area's to the office.	1	\$975.00	\$975.00*
Aug 30, 2024				
Bait station for mice	Rodent Control Solution: Bait Station for Mice	1	\$319.00	\$319.00

PAST DUE

* Non-taxable

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

Subtotal	\$20,390.50
Idaho sales tax (6.0%)	\$405.99
Total	\$20,796.49
Account balance	\$128,927.76

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Alpine Landscape & Maintenance

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RECIPIENT:

Architerra Homes HOA

Parklyn HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

Invoice #2152448	
Issued	Oct 09, 2024
Due	Oct 24, 2024
Total	\$13,263.96
Account Balance	\$128,927.76

Parklyn September Weekly Property service

Product/Service	Description	Qty.	Unit Price	Total
Sep 03, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Weekly property service	Weekly property service of new hydro seed	1	\$1,150.00	\$1,150.00*
Sep 10, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Weekly property service	Weekly property service of new hydro seed	1	\$1,150.00	\$1,150.00*
Sep 17, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Weekly property service	Weekly property service of new hydro seed	1	\$1,150.00	\$1,150.00*
Sep 24, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Weekly property service	Weekly property service of new hydro seed	1	\$1,150.00	\$1,150.00*



Alpine Landscape & Maintenance

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

Product/Service	Description	Qty.	Unit Price	Total
Bait station for mice	Rodent Control Solution: Bait Station for Mice	1	\$319.96	\$319.96

PAST DUE

* Non-taxable

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

Total **\$13,263.96**

Account balance **\$128,927.76**

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Alpine Landscape & Maintenance

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

RECIPIENT:

Architerra Homes HOA

Parklyn HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

Invoice #2152467	
Issued	Oct 30, 2024
Due	Nov 14, 2024
Total	\$17,533.35
Account Balance	\$128,927.76

Parklyn HOA for October service

Product/Service	Description	Qty.	Unit Price	Total
Oct 01, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Oct 15, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Oct 22, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Oct 29, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Irrigation system winterization	Winterize sprinkler system to ensure all water is blown out before freeze for dig out park.	1	\$1,065.00	\$1,065.00*
Irrigation system winterization	Winterize sprinkler system to ensure all water is blown out before freeze for big park.	1	\$795.00	\$795.00*
Irrigation system winterization	Winterize sprinkler system to ensure all water is blown out before freeze for Meyer road.	1	\$495.00	\$495.00*



Alpine Landscape & Maintenance

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 208-818-7914 | jordan@alpinecda.com | https://www.alpinecda.com

Product/Service	Description	Qty.	Unit Price	Total
Oct 06, 2024				
Lawn treatment/weed control	Lawn care fertilizer program, this will include fertilizer with pre-emergent and post broadleaf weed killer, micronutrients, grub control, lawn Insect control and 2 fungus control. Both insect and fungus control will be applied in spring and fall.	1	\$4,260.00	\$4,260.00
Oct 07, 2024				
Lawn treatment/weed control	Lawn care fertilizer program, this will include fertilizer with pre-emergent and post broadleaf weed killer, micronutrients, grub control, lawn Insect control and 2 fungus control. Both insect and fungus control will be applied in spring and fall. For all new aera in Parklyn.	1	\$2,187.50	\$2,187.50

PAID

* Non-taxable

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

Subtotal	\$17,146.50
Idaho sales tax (6.0%)	\$386.85
Total	\$17,533.35
Account balance	\$128,927.76

Pay Now



Alpine Landscape & Maintenance

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

RECIPIENT:

Architerra Homes HOA

Parklyn HOA
 Post falls, Idaho 83854
 Phone: 208-269-5446

Invoice #2152507	
Issued	Nov 25, 2024
Due	Dec 10, 2024
Total	\$9,182.00
Account Balance	\$156,823.76

Parklyn November Lawn Service & Fall Clean Up

Product/Service	Description	Qty.	Unit Price	Total
Nov 05, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
Nov 12, 2024				
Weekly property service	Weekly property service	1	\$1,836.00	\$1,836.00*
Trash removal	Trash or debris found on lawn areas will be picked up and removed by the contractor done with weekly lawn service.	1	\$250.00	\$250.00*
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	\$3,300.00	\$3,300.00*
Prune shrubs	Trim hedges to appropriate size/shape and remove clippings from the bed area.	1	\$1,710.00	\$1,710.00*

* Non-taxable

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

Subtotal	\$9,182.00
Idaho sales tax (6.0%)	\$0.00
Total	\$9,182.00
Account balance	\$156,823.76

Pay Now

Home Owner Association Management, LLC.
 1859 N. Lakewood Drive, Suite 200
 Coeur d'Alene, ID 83814
 Phone 208-269-5446



INVOICE NO. **DATE**

072

11/7/2024

BILL TO

Foxtail Addition South Owner's Association, Inc.
 1859 N. Lakewood Drive, Suite 200
 Coeur d'Alene, ID 83854

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
434 units	HOA Management Services for October 2024 (Rate Per 2024 Contract)	\$6.50	\$2,821.00
Mailings:			
285 units	November 2024 Statements	\$0.99	\$282.15
12 units	Violation Letters	\$5.00	\$60.00
1 unit	Returned Check Letter	\$5.00	5.00
Reimbursables:			
	Manager Mileage Reimbursement		\$8.84
TOTAL			\$3,176.99
OUTSTANDING BALANCE			\$0.00
TOTAL DUE BY DATE			\$3,176.99

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