



The Trails Homeowner's Association, Inc.

# **The Trails**

Financial Reports

December 2024

FYE 2024

Managed by:  
HOAM, LLC.



The Trails Homeowner's Association, Inc.

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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

## The Trails Homeowner's Association, Inc.

### Assets

#### Current Asset

The Trails Operating	11,455.51
The Trails Operating - Pending EFTs	611.00

**Total Current Asset** **\$12,066.51**

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#### Total Assets

**\$12,066.51**

### 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	668.30

**Total Equity** **\$12,066.51**

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#### Total Liabilities & Equity

**\$12,066.51**

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**The Trails 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
<b>INCOME</b>							
<u>Assessments</u>							
4001 - Master Association Assessment Fee	\$11,466.00	\$14,092.00	(\$2,626.00)	\$131,558.87	\$169,104.00	(\$37,545.13)	\$169,104.00
4003 - Enclave Sub-Association Assessment Fee	\$456.00	\$11,552.00	(\$11,096.00)	\$3,496.00	\$138,624.00	(\$135,128.00)	\$138,624.00
<u>Contribution</u>							
4101 - Developer's Contribution	\$50,220.40	\$3,000.00	\$47,220.40	\$70,694.79	\$36,000.00	\$34,694.79	\$36,000.00
<u>Other Income</u>							
4201 - Late Fee/Non-Payment Fee	\$0.00	\$0.00	\$0.00	\$37.70	\$0.00	\$37.70	\$0.00
<u>Pass thru Costs</u>							
4301 - Delinquent Letter Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL INCOME</b>	<b>\$62,142.40</b>	<b>\$28,644.00</b>	<b>\$33,498.40</b>	<b>\$205,787.36</b>	<b>\$343,728.00</b>	<b>(\$137,940.64)</b>	<b>\$343,728.00</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
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	\$1,391.00	\$1,761.50	\$370.50	\$15,031.48	\$21,138.00	\$6,106.52	\$21,138.00
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	\$500.00	\$150.00	\$500.00
5104 - Legal	\$0.00	\$0.00	\$0.00	\$932.19	\$0.00	(\$932.19)	\$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	\$1,391.00	\$1,761.50	\$370.50	\$16,413.67	\$21,638.00	\$5,224.33	\$21,638.00
<u>Office Expenses</u>							
5201 - Postage	\$281.86	\$166.67	(\$115.19)	\$2,125.24	\$2,000.00	(\$125.24)	\$2,000.00
5202 - Copies	\$0.00	\$13.33	\$13.33	\$0.00	\$160.00	\$160.00	\$160.00
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	\$281.86	\$192.17	(\$89.69)	\$2,125.24	\$2,306.00	\$180.76	\$2,306.00
<u>Insurance Expenses</u>							
5301 - Liability/Property	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
Total Insurance Expenses	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
<u>The Trails - Landscape/Grounds Expenses</u>							
5401 - Spring/Fall Cleanup	\$3,000.00	\$0.00	(\$3,000.00)	\$6,500.00	\$4,000.00	(\$2,500.00)	\$4,000.00
5402 - Turf Fertilizer/Weed Control	\$7,300.00	\$0.00	(\$7,300.00)	\$18,250.00	\$25,000.00	\$6,750.00	\$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	\$1,110.00	\$0.00	(\$1,110.00)	\$2,440.00	\$2,500.00	\$60.00	\$2,500.00
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	\$1,500.00	\$1,500.00	\$1,500.00
5407 - Shrub/Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5408 - Lawn Services	\$24,750.00	\$0.00	(\$24,750.00)	\$62,000.00	\$60,000.00	(\$2,000.00)	\$60,000.00
5409 - Dethatch	\$0.00	\$0.00	\$0.00	\$1,450.00	\$2,000.00	\$550.00	\$2,000.00
Total Landscape/Grounds Expenses	\$36,160.00	\$0.00	(\$36,160.00)	\$90,640.00	\$95,000.00	\$4,360.00	\$95,000.00
<u>The Enclave - Landscape/Grounds Expenses</u>							
5501 - Spring/Fall Cleanup (Enclave)	\$1,600.00	\$0.00	(\$1,600.00)	\$1,600.00	\$2,000.00	\$400.00	\$2,000.00
5502 - Turf Fertilizer/Weed Control (Enclave)	\$1,987.00	\$0.00	(\$1,987.00)	\$4,399.00	\$10,000.00	\$5,601.00	\$10,000.00
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
5504 - Irrigation Services (Enclave)	\$645.00	\$0.00	(\$645.00)	\$835.00	\$1,000.00	\$165.00	\$1,000.00
5505 - Trees - Deep Root Feed (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
5506 - Lawn Aeration (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00	\$1,850.00	\$1,850.00
5507 - Shrub/Tree Trimming (Enclave)	\$1,200.00	\$0.00	(\$1,200.00)	\$1,200.00	\$0.00	(\$1,200.00)	\$0.00
5508 - Lawn Services (Enclave)	\$13,995.00	\$0.00	(\$13,995.00)	\$28,589.00	\$30,000.00	\$1,411.00	\$30,000.00
5509 - Dethatch (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$1,400.00	\$1,400.00
5510 - Janitorial (Enclave)	\$0.00	\$216.67	\$216.67	\$0.00	\$2,600.00	\$2,600.00	\$2,600.00
5511 - Common Area Blow-Down (Enclave)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
5512 - Dog Waste Bags (Enclave)	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00	\$300.00	\$300.00
Total Landscape/Grounds Expenses	\$19,427.00	\$241.67	(\$19,185.33)	\$38,610.00	\$54,150.00	\$15,540.00	\$54,150.00
<u>The Enclave - Access Expenses</u>							
5601 - Gate Access System Fees	\$0.00	\$263.70	\$263.70	\$1,054.80	\$3,164.40	\$2,109.60	\$3,164.40
5602 - Gate Access Hardware	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00
5603 - Gate Repair Fees	\$0.00	\$208.33	\$208.33	\$2,142.00	\$2,500.00	\$358.00	\$2,500.00
Total Enclave Access Expenses	\$0.00	\$472.03	\$472.03	\$3,196.80	\$5,864.40	\$2,667.60	\$5,864.40
<u>The Trails - Roads/Trails/Parking Lots/Driveways</u>							
5701 - Snow Removal	\$0.00	\$1,437.50	\$1,437.50	\$3,200.00	\$8,625.00	\$5,425.00	\$8,625.00
Total The Trails - Roads/Trails/Parking Lots/ Driveways	\$0.00	\$1,437.50	\$1,437.50	\$3,200.00	\$8,625.00	\$5,425.00	\$8,625.00
<u>The Enclave - Roads/Trails/Parking Lots/Driveways</u>							

5801 - Snow Removal (Enclave)	\$0.00	\$1,437.50	\$1,437.50	\$0.00	\$8,625.00	\$8,625.00	\$8,625.00
5802 - De-Icer (Enclave)	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$17,000.00	\$17,000.00	\$17,000.00
Total The Enclave - Roads/Trials/Parking Lots/ Driveways	\$0.00	\$4,270.83	\$4,270.83	\$0.00	\$25,625.00	\$25,625.00	\$25,625.00
<u>The Trails - Utilities</u>							
6501 - Electricity	\$0.00	\$145.83	\$145.83	\$2,099.54	\$1,750.00	(\$349.54)	\$1,750.00
6502 - Water	\$8,581.14	\$4,166.67	(\$4,414.47)	\$42,797.26	\$50,000.00	\$7,202.74	\$50,000.00
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
Total Utilities	\$8,581.14	\$4,342.50	(\$4,238.64)	\$44,896.80	\$52,110.00	\$7,213.20	\$52,110.00
<u>The Enclave - Utilities</u>							
6601 - Enclave Electricity	\$0.00	\$145.83	\$145.83	\$1,036.58	\$1,750.00	\$713.42	\$1,750.00
6602 - Enclave Water	\$1,627.53	\$0.00	(\$1,627.53)	\$9,705.26	\$15,000.00	\$5,294.74	\$15,000.00
6603 - Irrigation Rate Adjustment (Enclave)	\$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	\$360.00	\$360.00	\$360.00
Total Utilities	\$1,627.53	\$175.83	(\$1,451.70)	\$10,741.84	\$17,110.00	\$6,368.16	\$17,110.00
<u>The Trails - Taxes</u>							
6701 - Property Taxes	\$0.00	\$100.00	\$100.00	\$147.90	\$200.00	\$52.10	\$200.00
6702 - State Taxes	\$0.00	\$37.50	\$37.50	\$10.00	\$75.00	\$65.00	\$75.00
6703 - Sales Taxes	\$219.00	\$83.33	(\$135.67)	\$1,189.58	\$1,000.00	(\$189.58)	\$1,000.00
Total Taxes	\$219.00	\$220.83	\$1.83	\$1,347.48	\$1,275.00	(\$72.48)	\$1,275.00
<u>The Enclave - Taxes</u>							
6801 - Property Taxes (Enclave)	\$0.00	\$100.00	\$100.00	\$10.86	\$200.00	\$189.14	\$200.00
6802 - State Taxes (Enclave)	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$50.00
6803 - Sales Taxes (Enclave)	\$0.00	\$83.33	\$83.33	\$263.94	\$1,000.00	\$736.06	\$1,000.00
Total Taxes	\$0.00	\$208.33	\$208.33	\$274.80	\$1,250.00	\$975.20	\$1,250.00
<b>TOTAL EXPENSES</b>	<b>\$67,687.53</b>	<b>\$13,423.20</b>	<b>(\$54,264.33)</b>	<b>\$211,446.63</b>	<b>\$147,154.00</b>	<b>\$22,685.77</b>	<b>\$286,153.40</b>
<b>NET INCOME</b>	<b>(\$5,545.13)</b>	<b>\$15,220.80</b>	<b>\$87,762.73</b>	<b>(\$5,659.27)</b>	<b>\$196,574.00</b>	<b>(\$160,626.41)</b>	<b>\$57,574.60</b>

# 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

## The Trails Homeowner's Association, Inc.

Account	12-2024
<b>Operating activities</b>	
<b>Income</b>	
4000 Assessment Fee	65.00
4000 Assessment Fee - 4001 Master Association Assessment Fee	11,401.00
4000 Assessment Fee - 4003 Enclave Sub-Association Assessment Fee	456.00
4101 Developer's Contribution	50,220.40
<b>Total Income</b>	<b>\$62,142.40</b>
<b>Expense</b>	
5100 Professional - 5101 Association Management Fee	1,391.00
5200 Office Expenses - 5201 Postage	281.86
5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	3,000.00
5400 Landscape/Grounds Expenses - 5402 Turf Fertilizer/Weed Control	7,300.00
5400 Landscape/Grounds Expenses - 5404 Irrigation Services	1,110.00
5400 Landscape/Grounds Expenses - 5408 Lawn Services	24,750.00
5500 Sub-Association Landscape/Grounds Expenses - 5501 Sub-Association Spring/Fall Cleanup	1,600.00
5500 Sub-Association Landscape/Grounds Expenses - 5502 Sub-Association Turf Fertilizer/Weed Control	1,987.00
5500 Sub-Association Landscape/Grounds Expenses - 5504 Sub-Association Irrigation Services	645.00
5500 Sub-Association Landscape/Grounds Expenses - 5507 Sub-Association Shrub/Tree Trimming	1,200.00
5500 Sub-Association Landscape/Grounds Expenses - 5508 Sub-Association Lawn Services	13,995.00
6500 Utilities - 6502 Water	8,581.14

# 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
6600 Sub-Association Utilities - 6602 Sub-Association Water	1,627.53
6700 Taxes - 6703 Sales Taxes	219.00
<b>Total Expense</b>	<b>\$67,687.53</b>
<b>Net Income</b>	<b>(\$5,545.13)</b>
<b>Net cash provided - Operating activities</b>	<b>(\$5,545.13)</b>
<b>Net increase (decrease) in cash</b>	<b>(\$5,545.13)</b>
<b>Cash as of period start</b>	<b>\$17,240.84</b>
<b>Cash as of period end</b>	<b>\$11,695.71</b>

# 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

**The Trails Homeowner'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
<b>Operating activities</b>												
<b>Income</b>												
4000 Assessment Fee	1,288.00	624.00	0.00	52.00	0.00	0.00	0.00	364.00	52.00	0.00	1,932.00	65.00
4000 Assessment Fee - 4001 Master Association Assessment Fee	12,018.39	8,512.74	9,785.74	9,354.25	11,622.00	13,121.00	12,189.00	9,932.00	10,489.75	10,400.00	9,528.00	11,401.00
4000 Assessment Fee - 4003 Enclave Sub-Association Assessment Fee	0.00	0.00	0.00	152.00	304.00	356.00	152.00	608.00	0.00	964.00	504.00	456.00
4101 Developer's Contribution	4,987.50	0.00	443.98	10,463.91	0.00	0.00	3,712.00	0.00	5,223.00	421.00	210.50	50,220.40
4201 Late Fee/Non-Payment Fee	2.25	0.00	2.25	0.00	0.00	24.20	6.75	0.00	2.25	0.00	0.00	0.00
<b>Total Income</b>	<b>\$18,296.14</b>	<b>\$9,136.74</b>	<b>\$10,231.97</b>	<b>\$20,022.16</b>	<b>\$11,926.00</b>	<b>\$13,501.20</b>	<b>\$16,059.75</b>	<b>\$10,904.00</b>	<b>\$15,767.00</b>	<b>\$11,785.00</b>	<b>\$12,174.50</b>	<b>\$62,142.40</b>
<b>Expense</b>												
5100 Professional - 5101 Association Management Fee	0.00	2,081.50	2,080.00	1,321.48	1,326.00	0.00	1,358.50	2,717.00	1,378.00	1,378.00	0.00	1,391.00
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	280.00	0.00	0.00	0.00	0.00	0.00	652.19	0.00	0.00	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	194.04	196.02	200.97	201.96	0.00	216.81	413.82	209.88	209.88	0.00	281.86
5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5400 Landscape/Grounds Expenses - 5402 Turf Fertilizer/Weed Control	0.00	0.00	0.00	0.00	3,650.00	0.00	3,650.00	0.00	3,650.00	0.00	0.00	7,300.00
5400 Landscape/Grounds Expenses - 5404 Irrigation Services	0.00	0.00	0.00	0.00	0.00	1,330.00	0.00	0.00	0.00	0.00	0.00	1,110.00
5400 Landscape/Grounds Expenses - 5408 Lawn Services	0.00	2,900.00	0.00	0.00	3,300.00	6,600.00	8,250.00	7,200.00	9,000.00	0.00	0.00	24,750.00
5400 Landscape/Grounds Expenses - 5409 Dethatch	0.00	0.00	0.00	0.00	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5500 Sub-Association Landscape/Grounds Expenses - 5501 Sub-Association Spring/Fall Cleanup	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
5500 Sub-Association Landscape/Grounds Expenses - 5502 Sub-Association Turf Fertilizer/Weed Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,412.00	0.00	0.00	1,987.00
5500 Sub-Association Landscape/Grounds Expenses - 5503 Sub-Association Shrub Beds/Non-Turf Weed Control	0.00	0.00	0.00	0.00	0.00	0.00	1,987.00	0.00	0.00	0.00	0.00	0.00
5500 Sub-Association Landscape/Grounds Expenses - 5504 Sub-Association Irrigation Services	0.00	0.00	0.00	0.00	0.00	190.00	0.00	0.00	0.00	0.00	0.00	645.00
5500 Sub-Association Landscape/Grounds Expenses - 5507 Sub-Association Shrub/Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
5500 Sub-Association Landscape/Grounds Expenses - 5508 Sub-Association Lawn Services	0.00	0.00	0.00	0.00	0.00	2,496.00	4,160.00	3,328.00	4,610.00	0.00	0.00	13,995.00
5600 Sub Association Gate Access Systems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.90	0.00	0.00
5600 Sub Association Gate Access Systems - 5601 Sub-Association Gate Access System Fees	175.80	175.80	175.80	0.00	0.00	0.00	175.80	87.90	175.80	0.00	0.00	0.00
5600 Sub Association Gate Access Systems - 5603 Sub-Association Gate Repair Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,142.00	0.00	0.00
5701 Snow Removal	0.00	2,250.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500 Utilities - 6501 Electricity	0.00	489.39	112.51	0.00	259.08	0.00	222.48	182.27	507.28	192.35	134.18	0.00
6500 Utilities - 6502 Water	0.00	0.00	0.00	0.00	16.91	0.00	8,318.87	1,081.56	8,313.13	16,203.66	0.00	8,581.14
6600 Sub-Association Utilities - 6601 Sub-Association Electricity	0.00	0.00	0.00	0.00	0.00	0.00	202.73	226.51	406.06	202.79	201.22	0.00
6600 Sub-Association Utilities - 6602 Sub-Association Water	281.99	0.00	0.00	0.00	3.03	0.00	1,769.72	565.79	477.91	5,261.28	0.00	1,627.53
6700 Taxes - 6701 Property Taxes	0.00	0.00	147.90	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	309.00	0.00	0.00	219.00	0.00	219.00	0.00	223.58	0.00	0.00	219.00
6800 Sub-Association Taxes - 6801 Sub-Association Property Taxes	0.00	0.00	10.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6800 Sub-Association Taxes - 6803 Sub-Association Sales Taxes	0.00	0.00	0.00	0.00	0.00	0.00	119.22	0.00	144.72	0.00	0.00	0.00
<b>Total Expense</b>	<b>\$457.79</b>	<b>\$12,279.73</b>	<b>\$2,723.09</b>	<b>\$1,882.45</b>	<b>\$11,375.98</b>	<b>\$10,616.00</b>	<b>\$30,650.13</b>	<b>\$16,455.04</b>	<b>\$31,508.36</b>	<b>\$25,677.86</b>	<b>\$335.40</b>	<b>\$67,687.53</b>
<b>Net Income</b>	<b>\$17,838.35</b>	<b>(\$3,142.99)</b>	<b>\$7,508.88</b>	<b>\$18,139.71</b>	<b>\$550.02</b>	<b>\$2,885.20</b>	<b>(\$14,590.38)</b>	<b>(\$5,551.04)</b>	<b>(\$15,741.36)</b>	<b>(\$13,892.86)</b>	<b>\$11,839.10</b>	<b>(\$5,545.13)</b>
<b>Adjustments to Net Income</b>												
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net cash provided - Operating activities</b>	<b>\$17,838.35</b>	<b>(\$3,142.99)</b>	<b>\$7,508.88</b>	<b>\$18,139.71</b>	<b>\$550.02</b>	<b>\$2,885.20</b>	<b>(\$14,590.38)</b>	<b>(\$5,551.04)</b>	<b>(\$15,741.36)</b>	<b>(\$13,892.86)</b>	<b>\$11,839.10</b>	<b>(\$5,545.13)</b>



# 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

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
<b>Financing activities</b>												
7000 Reserves - 7008 Monument Signs	0.00	0.00	0.00	0.00	0.00	(44.57)	0.00	0.00	0.00	0.00	0.00	0.00
7000 Reserves - 7023 Steel Fencing	0.00	0.00	0.00	(200.00)	0.00	0.00	(450.00)	0.00	0.00	0.00	0.00	0.00
<b>Net cash provided - Financing activities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$200.00)</b>	<b>\$0.00</b>	<b>(\$44.57)</b>	<b>(\$450.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net increase (decrease) in cash</b>	<b>\$17,838.35</b>	<b>(\$3,142.99)</b>	<b>\$7,508.88</b>	<b>\$17,939.71</b>	<b>\$550.02</b>	<b>\$2,840.63</b>	<b>(\$15,040.38)</b>	<b>(\$5,551.04)</b>	<b>(\$15,741.36)</b>	<b>(\$13,892.86)</b>	<b>\$11,839.10</b>	<b>(\$5,545.13)</b>
<b>Cash as of period start</b>	<b>\$12,092.78</b>	<b>\$29,931.13</b>	<b>\$26,788.14</b>	<b>\$34,297.02</b>	<b>\$52,236.73</b>	<b>\$52,786.75</b>	<b>\$55,627.38</b>	<b>\$40,587.00</b>	<b>\$35,035.96</b>	<b>\$19,294.60</b>	<b>\$5,401.74</b>	<b>\$17,240.84</b>
<b>Cash as of period end</b>	<b>\$29,931.13</b>	<b>\$26,788.14</b>	<b>\$34,297.02</b>	<b>\$52,236.73</b>	<b>\$52,786.75</b>	<b>\$55,627.38</b>	<b>\$40,587.00</b>	<b>\$35,035.96</b>	<b>\$19,294.60</b>	<b>\$5,401.74</b>	<b>\$17,240.84</b>	<b>\$11,695.71</b>

# 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

## The Trails Homeowner's Association, Inc.

Amount	12-2024	Total
<b>Income</b>		
4000 Assessment Fee		
4000 Assessment Fee - Other	65.00	65.00
4001 Master Association Assessment Fee	11,401.00	11,401.00
4003 Enclave Sub-Association Assessment Fee	456.00	456.00
<b>Total for 4000 Assessment Fee</b>	<b>\$11,922.00</b>	<b>\$11,922.00</b>
4101 Developer's Contribution	50,220.40	50,220.40
<b>Total Income</b>	<b>\$62,142.40</b>	<b>\$62,142.40</b>
<b>Expense</b>		
5100 Professional		
5101 Association Management Fee	1,391.00	1,391.00
<b>Total for 5100 Professional</b>	<b>\$1,391.00</b>	<b>\$1,391.00</b>
5200 Office Expenses		
5201 Postage	281.86	281.86
<b>Total for 5200 Office Expenses</b>	<b>\$281.86</b>	<b>\$281.86</b>
5400 Landscape/Grounds Expenses		
5401 Spring/Fall Cleanup	3,000.00	3,000.00
5402 Turf Fertilizer/Weed Control	7,300.00	7,300.00
5404 Irrigation Services	1,110.00	1,110.00
5408 Lawn Services	24,750.00	24,750.00
<b>Total for 5400 Landscape/Grounds Expenses</b>	<b>\$36,160.00</b>	<b>\$36,160.00</b>
5500 Sub-Association Landscape/Grounds Expenses		
5501 Sub-Association Spring/Fall Cleanup	1,600.00	1,600.00
5502 Sub-Association Turf Fertilizer/Weed Control	1,987.00	1,987.00
5504 Sub-Association Irrigation Services	645.00	645.00
5507 Sub-Association Shrub/Tree Trimming	1,200.00	1,200.00
5508 Sub-Association Lawn Services	13,995.00	13,995.00
<b>Total for 5500 Sub-Association Landscape/Grounds Expenses</b>	<b>\$19,427.00</b>	<b>\$19,427.00</b>
6500 Utilities		

# 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
6502 Water	8,581.14	8,581.14
<b>Total for 6500 Utilities</b>	<b>\$8,581.14</b>	<b>\$8,581.14</b>
6600 Sub-Association Utilities		
6602 Sub-Association Water	1,627.53	1,627.53
<b>Total for 6600 Sub-Association Utilities</b>	<b>\$1,627.53</b>	<b>\$1,627.53</b>
6700 Taxes		
6703 Sales Taxes	219.00	219.00
<b>Total for 6700 Taxes</b>	<b>\$219.00</b>	<b>\$219.00</b>
<b>Total Expense</b>	<b>\$67,687.53</b>	<b>\$67,687.53</b>
<b>Net Operating Income</b>	<b>(\$5,545.13)</b>	<b>(\$5,545.13)</b>
<b>Net Income</b>	<b>(\$5,545.13)</b>	<b>(\$5,545.13)</b>

**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

**The Trails Homeowner'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
<b>Income</b>													
4000 Assessment Fee													
4000 Assessment Fee - Other	1,288.00	624.00		52.00				364.00	52.00		1,932.00	65.00	4,377.00
4001 Master Association Assessment Fee	12,088.39	8,512.74	9,785.74	9,354.25	11,622.00	13,121.00	12,189.00	9,932.00	10,489.75	10,400.00	9,528.00	11,401.00	128,353.87
4003 Enclave Sub-Association Assessment Fee				152.00	304.00	356.00	152.00	608.00		964.00	504.00	456.00	3,496.00
<b>Total for 4000 Assessment Fee</b>	<b>\$13,306.39</b>	<b>\$9,136.74</b>	<b>\$9,785.74</b>	<b>\$9,558.25</b>	<b>\$11,926.00</b>	<b>\$13,477.00</b>	<b>\$12,341.00</b>	<b>\$10,904.00</b>	<b>\$10,541.75</b>	<b>\$11,364.00</b>	<b>\$11,964.00</b>	<b>\$11,922.00</b>	<b>\$136,226.87</b>
4101 Developer's Contribution	4,987.50		443.98	10,463.91			3,712.00		5,223.00	421.00	210.50	50,220.40	75,682.29
4201 Late Fee/Non-Payment Fee	2.25		2.25			24.20	6.75		2.25				37.70
<b>Total Income</b>	<b>\$18,296.14</b>	<b>\$9,136.74</b>	<b>\$10,231.97</b>	<b>\$20,022.16</b>	<b>\$11,926.00</b>	<b>\$13,501.20</b>	<b>\$16,059.75</b>	<b>\$10,904.00</b>	<b>\$15,767.00</b>	<b>\$11,785.00</b>	<b>\$12,174.50</b>	<b>\$62,142.40</b>	<b>\$211,946.86</b>
<b>Expense</b>													
5100 Professional													
5101 Association Management Fee		2,081.50	2,080.00	1,321.48	1,326.00		1,358.50	2,717.00	1,378.00	1,378.00		1,391.00	15,031.48
5103 CPA/Audits				350.00									350.00
5104 Legal		280.00						652.19					932.19
5106 Reserve Transfer		100.00											100.00
<b>Total for 5100 Professional</b>	<b>\$0.00</b>	<b>\$2,461.50</b>	<b>\$2,080.00</b>	<b>\$1,671.48</b>	<b>\$1,326.00</b>	<b>\$0.00</b>	<b>\$1,358.50</b>	<b>\$3,369.19</b>	<b>\$1,378.00</b>	<b>\$1,378.00</b>	<b>\$0.00</b>	<b>\$1,391.00</b>	<b>\$16,413.67</b>
5200 Office Expenses													
5201 Postage		194.04	196.02	200.97	201.96		216.81	413.82	209.88	209.88		281.86	2,125.24
<b>Total for 5200 Office Expenses</b>	<b>\$0.00</b>	<b>\$194.04</b>	<b>\$196.02</b>	<b>\$200.97</b>	<b>\$201.96</b>	<b>\$0.00</b>	<b>\$216.81</b>	<b>\$413.82</b>	<b>\$209.88</b>	<b>\$209.88</b>	<b>\$0.00</b>	<b>\$281.86</b>	<b>\$2,125.24</b>
5400 Landscape/Grounds Expenses													
5401 Spring/Fall Cleanup		3,500.00										3,000.00	6,500.00
5402 Turf Fertilizer/Weed Control					3,650.00		3,650.00		3,650.00			7,300.00	18,250.00
5404 Irrigation Services						1,330.00						1,110.00	2,440.00
5408 Lawn Services		2,900.00			3,300.00	6,600.00	8,250.00	7,200.00	9,000.00			24,750.00	62,000.00
5409 Dethatch						1,450.00							1,450.00
<b>Total for 5400 Landscape/Grounds Expenses</b>	<b>\$0.00</b>	<b>\$6,400.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,400.00</b>	<b>\$7,930.00</b>	<b>\$11,900.00</b>	<b>\$7,200.00</b>	<b>\$12,650.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$36,160.00</b>	<b>\$90,640.00</b>
5500 Sub-Association Landscape/Grounds Expenses													
5501 Sub-Association Spring/Fall Cleanup												1,600.00	1,600.00
5502 Sub-Association Turf Fertilizer/Weed Control									2,412.00			1,987.00	4,399.00
5503 Sub-Association Shrub Beds/Non-Turf Weed Control							1,987.00						1,987.00
5504 Sub-Association Irrigation Services						190.00						645.00	835.00
5507 Sub-Association Shrub/Tree Trimming												1,200.00	1,200.00
5508 Sub-Association Lawn Services						2,496.00	4,160.00	3,328.00	4,610.00			13,995.00	28,589.00
<b>Total for 5500 Sub-Association Landscape/Grounds Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,686.00</b>	<b>\$6,147.00</b>	<b>\$3,328.00</b>	<b>\$7,022.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$19,427.00</b>	<b>\$38,610.00</b>
5600 Sub Association Gate Access Systems													
5600 Sub Association Gate Access Systems - Other										87.90			87.90
5601 Sub-Association Gate Access System Fees	175.80	175.80	175.80				175.80	87.90	175.80				966.90
5603 Sub-Association Gate Repair Fees										2,142.00			2,142.00
<b>Total for 5600 Sub Association Gate Access Systems</b>	<b>\$175.80</b>	<b>\$175.80</b>	<b>\$175.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$175.80</b>	<b>\$87.90</b>	<b>\$175.80</b>	<b>\$2,229.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,196.80</b>
5701 Snow Removal		2,250.00			950.00								3,200.00
6500 Utilities													
6501 Electricity		489.39	112.51		259.08		222.48	182.27	507.28	192.35	134.18		2,099.54
6502 Water					16.91		8,318.87	1,081.56	8,313.13	16,203.66		8,581.14	42,515.27
<b>Total for 6500 Utilities</b>	<b>\$0.00</b>	<b>\$489.39</b>	<b>\$112.51</b>	<b>\$0.00</b>	<b>\$275.99</b>	<b>\$0.00</b>	<b>\$8,541.35</b>	<b>\$1,263.83</b>	<b>\$8,820.41</b>	<b>\$16,396.01</b>	<b>\$134.18</b>	<b>\$8,581.14</b>	<b>\$44,614.81</b>
6600 Sub-Association Utilities													
6601 Sub-Association Electricity							202.73	226.51	406.06	202.79	201.22		1,239.31
6602 Sub-Association Water	281.99				3.03		1,769.72	565.79	477.91	5,261.28		1,627.53	9,987.25
<b>Total for 6600 Sub-Association Utilities</b>	<b>\$281.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3.03</b>	<b>\$0.00</b>	<b>\$1,972.45</b>	<b>\$792.30</b>	<b>\$883.97</b>	<b>\$5,464.07</b>	<b>\$201.22</b>	<b>\$1,627.53</b>	<b>\$11,226.56</b>
6700 Taxes													
6701 Property Taxes			147.90										147.90
6702 State Taxes				10.00									10.00
6703 Sales Taxes		309.00			219.00		219.00		223.58			219.00	1,189.58
<b>Total for 6700 Taxes</b>	<b>\$0.00</b>	<b>\$309.00</b>	<b>\$147.90</b>	<b>\$10.00</b>	<b>\$219.00</b>	<b>\$0.00</b>	<b>\$219.00</b>	<b>\$0.00</b>	<b>\$223.58</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$219.00</b>	<b>\$1,347.48</b>
6800 Sub-Association Taxes													
6801 Sub-Association Property Taxes			10.86										10.86
6803 Sub-Association Sales Taxes							119.22		144.72				263.94
<b>Total for 6800 Sub-Association Taxes</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10.86</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$119.22</b>	<b>\$0.00</b>	<b>\$144.72</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$274.80</b>
<b>Total Expense</b>	<b>\$457.79</b>	<b>\$12,279.73</b>	<b>\$2,723.09</b>	<b>\$1,882.45</b>	<b>\$11,375.98</b>	<b>\$10,616.00</b>	<b>\$30,650.13</b>	<b>\$16,455.04</b>	<b>\$31,508.36</b>	<b>\$25,677.86</b>	<b>\$335.40</b>	<b>\$67,687.53</b>	<b>\$211,649.36</b>
<b>Net Operating Income</b>	<b>\$17,838.35</b>	<b>(\$3,142.99)</b>	<b>\$7,508.88</b>	<b>\$18,139.71</b>	<b>\$550.02</b>	<b>\$2,885.20</b>	<b>(\$14,590.38)</b>	<b>(\$5,551.04)</b>	<b>(\$15,741.36)</b>	<b>(\$13,892.86)</b>	<b>\$11,839.10</b>	<b>(\$5,545.13)</b>	<b>\$297.50</b>
<b>Net Income</b>	<b>\$17,838.35</b>	<b>(\$3,142.99)</b>	<b>\$7,508.88</b>	<b>\$18,139.71</b>	<b>\$550.02</b>	<b>\$2,885.20</b>	<b>(\$14,590.38)</b>	<b>(\$5,551.04)</b>	<b>(\$15,741.36)</b>	<b>(\$13,892.86)</b>	<b>\$11,839.10</b>	<b>(\$5,545.13)</b>	<b>\$297.50</b>



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

Statement Start	December 2, 2024
Statement End	December 31, 2024
Account Number	1000419240
Total Days in Statement Period	30
Page	1 of 7



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	\$11,104.51

## CHECKING ACCOUNTS

### SMART BUSINESS CHECKING

Account #1000419240

Beginning Balance	\$16,319.70	Average Ledger	\$23,621.74
+ Deposits/Credits (40)	\$62,472.34	Average Collected	\$23,449.50
- Checks/Debits (3)	\$67,687.53		
- Service Charge	\$0.00		
+ Interest Paid	\$0.00		
Ending Balance	\$11,104.51		

### Activity in Date Order

Date	Description	Additions	Subtractions
12/02	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1201-F4E8E CCD	107.10	
12/02	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1129-3F4F8 CCD	208.00	
12/02	MERCHANT RDC DEPOSIT	156.00	



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Statement of Account

Statement Start	December 2,2024
Statement End	December 31,2024
Account Number	1000419240
Total Days in Statement Period	30
Page	2 of 7



**Activity in Date Order**

Date	Description	Additions	Subtractions
12/03	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1202-2878A CCD	107.10	
12/03	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1202-14D10 CCD	364.00	
12/03	MERCHANT RDC DEPOSIT	728.00	
12/04	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1203-4A8E0 CCD	2,496.00	
12/05	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1204-933E7 CCD	312.00	
12/05	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1204-4B9B5 CCD	321.32	
12/06	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1205-EBF4B CCD	52.00	
12/06	PAYMENT ARCHITERRA HOMES THE TRAILS HOMEOWNER'S 300011 CCD	210.50	
12/06	MERCHANT RDC DEPOSIT	751.00	
12/09	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1207-5371F CCD	53.55	
12/09	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1206-CBB5D CCD	214.21	
12/10	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1209-0286B CCD	53.55	
12/10	MERCHANT RDC DEPOSIT	1,808.00	
12/11	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1210-B07FE CCD	364.00	
12/12	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1211-16DEF CCD	104.00	
12/12	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1211-41174 CCD	364.58	
12/13	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1212-6855F CCD	53.55	
12/13	MERCHANT RDC DEPOSIT	312.00	
12/16	MERCHANT RDC DEPOSIT	208.00	
12/17	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1216-A953E CCD	52.00	
12/17	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1216-0AE99 CCD	53.55	
12/18	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1217-8C34C CCD	260.00	
12/18	MERCHANT RDC DEPOSIT	364.00	
12/19	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1218-DFA67 CCD	52.00	



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	1000419240
Total Days in Statement Period	30
Page	3 of 7



**Activity in Date Order**

Date	Description	Additions	Subtractions
12/19	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1218-150D3 CCD	53.55	
12/23	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1220-8620C CCD	52.00	
12/23	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1220-86209 CCD	53.55	
12/23	MERCHANT RDC DEPOSIT	104.00	
12/23	MERCHANT RDC DEPOSIT	10,122.00	
12/24	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1223-D563A CCD	13.39	
12/26	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1224-5FC1B CCD	936.00	
12/26	MERCHANT RDC DEPOSIT	312.00	
12/27	Internet Transfer From/To: 1003572963-D/1000419240-D	39,887.90	
12/27	XXXXXXXXXX BUILDIUM THE TRAILS HOMEOWNERS CC-1226-91830 CCD	66.94	
12/27	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1226-659DF CCD	130.00	
12/30	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1227-F61D5 CCD	377.00	
12/31	FUNDING BUILDIUM THE TRAILS HOMEOWNERS ACH-1230-25FF9 CCD	234.00	

**Checks Posted**

Check No	Date	Amount	Check No	Date	Amount
631	12/06	10,208.67	634	12/26	1,672.86
633*	12/31	55,806.00			

\* Denotes gap in check sequence

Total Checks = \$67,687.53

**Daily Balance Information**

Date	Balance	Date	Balance	Date	Balance
12/02	16,790.80	12/11	14,417.36	12/23	26,626.14
12/03	17,989.90	12/12	14,885.94	12/24	26,639.53
12/04	20,485.90	12/13	15,251.49	12/26	26,214.67
12/05	21,119.22	12/16	15,459.49	12/27	66,299.51
12/06	11,924.05	12/17	15,565.04	12/30	66,676.51
12/09	12,191.81	12/18	16,189.04	12/31	11,104.51
12/10	14,053.36	12/19	16,294.59		

**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



12022024 10:28:54

Amount: \$156.00

Account #: 1000419240

Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC

Credit Date: 20241202

User: bcollins

Location: HOAM LLC

Item Count: 3

Deposit Ticket

12/02/2024

\$156.00

12/02/2024

\$156.00

12032024 14:58:12

Amount: \$728.00

Account #: 1000419240

Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC

Credit Date: 20241203

User: bcollins

Location: HOAM LLC

Item Count: 9

Deposit Ticket

12/03/2024

\$728.00

12/03/2024

\$728.00

12062024 10:40:31

Amount: \$751.00

Account #: 1000419240

Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC

Credit Date: 20241206

User: bcollins

Location: HOAM LLC

Item Count: 10

Deposit Ticket

12/06/2024

\$751.00

12/06/2024

\$751.00

12102024 14:11:12

Amount: \$1,808.00

Account #: 1000419240

Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC

Credit Date: 20241210

User: bcollins

Location: HOAM LLC

Item Count: 14

Deposit Ticket

12/10/2024

\$1,808.00

12/10/2024

\$1,808.00

12132024 12:45:57

Amount: \$312.00

Account #: 1000419240

Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC

Credit Date: 20241213

User: bcollins

Location: HOAM LLC

Item Count: 4

Deposit Ticket

12/13/2024

\$312.00

12/13/2024

\$312.00

12162024 13:32:49

Amount: \$208.00

Account #: 1000419240

Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC

Credit Date: 20241216

User: bcollins

Location: HOAM LLC

Item Count: 3

Deposit Ticket

12/16/2024

\$208.00

12/16/2024

\$208.00

12182024 12:11:01  
 Amount: \$364.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241218  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 2

Deposit Ticket

12/18/2024 \$364.00 12/18/2024 \$364.00

12232024 09:49:53  
 Amount: \$10,122.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241223  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 1

Deposit Ticket

12/23/2024 \$10,122.00 12/23/2024 \$10,122.00

12232024 10:00:34  
 Amount: \$104.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241223  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 2

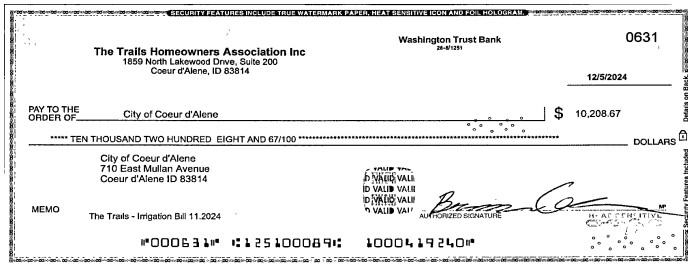
Deposit Ticket

12/23/2024 \$104.00 12/23/2024 \$104.00

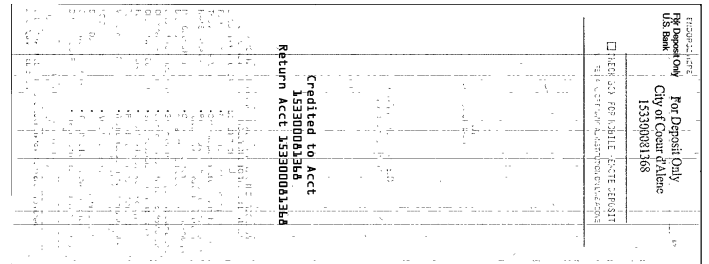
12262024 12:05:30  
 Amount: \$312.00  
 Account #: 1000419240  
 Account Desc: THE TRAILS HOMEOWNERS ASSOCIATION INC  
 Credit Date: 20241226  
 User: bcollins  
 Location: HOAM LLC  
 Item Count: 3

Deposit Ticket

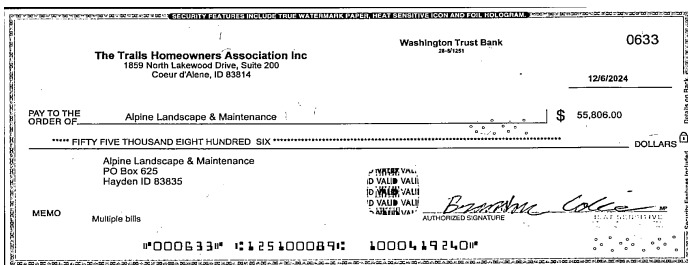
12/26/2024 \$312.00 12/26/2024 \$312.00



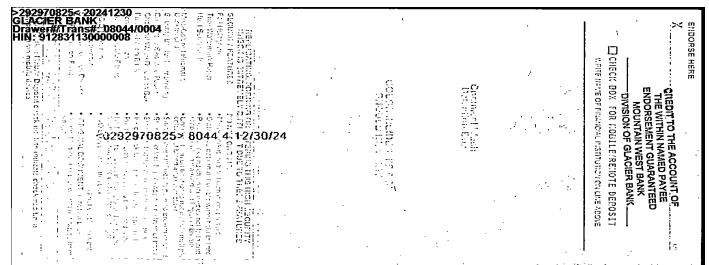
631 12/06/2024 \$10,208.67



631 12/06/2024 \$10,208.67



633 12/31/2024 \$55,806.00



633 12/31/2024 \$55,806.00

SECURITY FEATURES INCLUDE: TRUE WATERMARK PAPER, HEAT SENSITIVE INK AND FOLIO MICROFILM

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

**Washington Trust Bank**

0634

12/26/2024

PAY TO THE ORDER OF **HOAM, LLC** \$ **1,672.86**

\*\*\*\*\* ONE THOUSAND SIX HUNDRED SEVENTY TWO AND 86/100 \*\*\*\*\* DOLLARS

HOAM, LLC

MEMO 073 - The Trails - October Management Invoice 11.2

*Bonnie Cali*  
AUTHORIZED SIGNATURE

⑈000034⑈ ⑆125100089⑆ 1000419240⑈

634

12/26/2024

\$1,672.86

ENDORSE HERE TO HIGHLY PROTECT YOUR BANK ACCOUNT FROM FRAUD  
 WASHINGTON TRUST BANK  
 FOR DEPOSIT ONLY  
 CHECK NO. 001838888888  
 THE FEDERAL RESERVE WILL NOT CASH THIS CHECK

12/26/2024

⑈000034⑈ ⑆125100089⑆ 1000419240⑈

634

12/26/2024

\$1,672.86



# Alpine Landscape & Maintenance

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

**RECIPIENT:**

**Architerra Homes HOA**

Enclave HOA  
 Coeur d'Alene, Idaho 83815  
 Phone: 208-269-5446

Invoice #2152371	
Issued	Aug 30, 2024
Due	Sep 14, 2024
<b>Total</b>	<b>\$5,675.00</b>
Account Balance	\$128,927.76

**Property service for August for Enclave**

Product/Service	Description	Qty.	Unit Price	Total
<b>Aug 07, 2024</b>				
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	\$832.00	\$832.00*
<b>Aug 14, 2024</b>				
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	\$832.00	\$832.00*
<b>Aug 21, 2024</b>				
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	\$832.00	\$832.00*
<b>Aug 28, 2024</b>				



# 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	\$832.00	\$832.00*
<b>Aug 05, 2024</b>				
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	\$1,987.00	\$1,987.00*
Weekly property service	Weekly property service for 2 homes	4	\$90.00	\$360.00*

\* Non-taxable

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

Subtotal	\$5,675.00
Idaho sales tax (6.0%)	\$0.00
<b>Total</b>	<b>\$5,675.00</b>
Account balance	<b>\$128,927.76</b>

**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**

Enclave HOA  
 Coeur d'Alene, Idaho 83815  
 Phone: 208-269-5446

Invoice #2152410	
Issued	Oct 09, 2024
Due	Oct 24, 2024
<b>Total</b>	<b>\$3,328.00</b>
Account Balance	\$128,927.76

**Enclave September Weekly Maintenance**

Product/Service	Description	Qty.	Unit Price	Total
<b>Sep 04, 2024</b>				
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	\$832.00	\$832.00*
<b>Sep 11, 2024</b>				
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	\$832.00	\$832.00*
<b>Sep 18, 2024</b>				
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	\$832.00	\$832.00*
<b>Sep 25, 2024</b>				



# 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	\$832.00	\$832.00*

PAST DUE

\* Non-taxable

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

Subtotal	\$3,328.00
Idaho sales tax (6.0%)	\$0.00
<b>Total</b>	<b>\$3,328.00</b>
Account balance	<b>\$128,927.76</b>

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**

Enclave HOA  
 Coeur d'Alene, Idaho 83815  
 Phone: 208-269-5446

Invoice #2152468	
Issued	Oct 30, 2024
Due	Nov 14, 2024
<b>Total</b>	<b>\$5,960.00</b>
Account Balance	\$128,927.76

**Enclave HOA property service for October**

Product/Service	Description	Qty.	Unit Price	Total
<b>Oct 02, 2024</b>				
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	\$832.00	\$832.00*
<b>Oct 16, 2024</b>				
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	\$832.00	\$832.00*
<b>Oct 17, 2024</b>				
Irrigation system winterization	Winterize sprinkler system to ensure all water is blown out before freeze.	1	\$645.00	\$645.00*
<b>Oct 23, 2024</b>				
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	\$832.00	\$832.00*

**Oct 30, 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	\$832.00	\$832.00*
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	\$1,987.00	\$1,987.00

PAST DUE

\* Non-taxable

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

**Total** **\$5,960.00**

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**

Enclave HOA  
 Coeur d'Alene, Idaho 83815  
 Phone: 208-269-5446

Invoice #2152505	
Issued	Nov 25, 2024
Due	Dec 10, 2024
<b>Total</b>	<b>\$4,464.00</b>
Account Balance	\$156,823.76

**November Enclave Lawn Maintenance & Fall Clean up**

Product/Service	Description	Qty.	Unit Price	Total
<b>Nov 06, 2024</b>				
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	\$832.00	\$832.00*
<b>Nov 13, 2024</b>				
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	\$832.00	\$832.00*
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	\$1,600.00	\$1,600.00*
Prune shrubs	Trim hedges to appropriate size/shape and remove clippings from the bed area.	1	\$1,200.00	\$1,200.00*



# Alpine Landscape & Maintenance

PO Box 625 | Hayden , Idaho 83835  
208-818-7914 | [jordan@alpinecda.com](mailto:jordan@alpinecda.com) | <https://www.alpinecda.com>

\* Non-taxable

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

Subtotal	\$4,464.00
Idaho sales tax (6.0%)	\$0.00
<b>Total</b>	<b>\$4,464.00</b>
Account balance	<b>\$156,823.76</b>

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**

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

Invoice #2152370	
Issued	Aug 30, 2024
Due	Sep 14, 2024
<b>Total</b>	<b>\$11,069.00</b>
Account Balance	\$128,927.76

**The Trails Weekly Maintenance**

Product/Service	Description	Qty.	Unit Price	Total
<b>Aug 07, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*
<b>Aug 14, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*
<b>Aug 21, 2024</b>				



# 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	\$1,650.00	\$1,650.00*
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*
<b>Aug 28, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*
<b>Aug 01, 2024</b>				
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	\$3,650.00	\$3,650.00

\* Non-taxable

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

Subtotal	\$10,850.00
Idaho sales tax (6.0%)	\$219.00
<b>Total</b>	<b>\$11,069.00</b>
Account balance	<b>\$128,927.76</b>

**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**

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

Invoice #2152412	
Issued	Oct 09, 2024
Due	Oct 24, 2024
<b>Total</b>	<b>\$7,200.00</b>
Account Balance	\$128,927.76

**The Trails September Weekly Maintenance**

Product/Service	Description	Qty.	Unit Price	Total
<b>Sep 04, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*
<b>Sep 11, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*
<b>Sep 18, 2024</b>				



# 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	\$1,650.00	\$1,650.00*
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*
<b>Sep 25, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*

\* Non-taxable

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

Subtotal	\$7,200.00
Idaho sales tax (6.0%)	\$0.00
<b>Total</b>	<b>\$7,200.00</b>
Account balance	<b>\$128,927.76</b>

**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**

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

**SERVICE ADDRESS:**

The Trails hoa / Hayden  
 Fox Tail HOA / Post falls

Invoice #2152465	
Issued	Oct 30, 2024
Due	Nov 14, 2024
<b>Total</b>	<b>\$11,510.00</b>
Account Balance	\$128,927.76

**October Trails property service**

Product/Service	Description	Qty.	Unit Price	Total
<b>Oct 02, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*
<b>Oct 16, 2024</b>				
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	\$1,650.00	\$1,650.00*
<b>Oct 23, 2024</b>				
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	\$1,650.00	\$1,650.00*

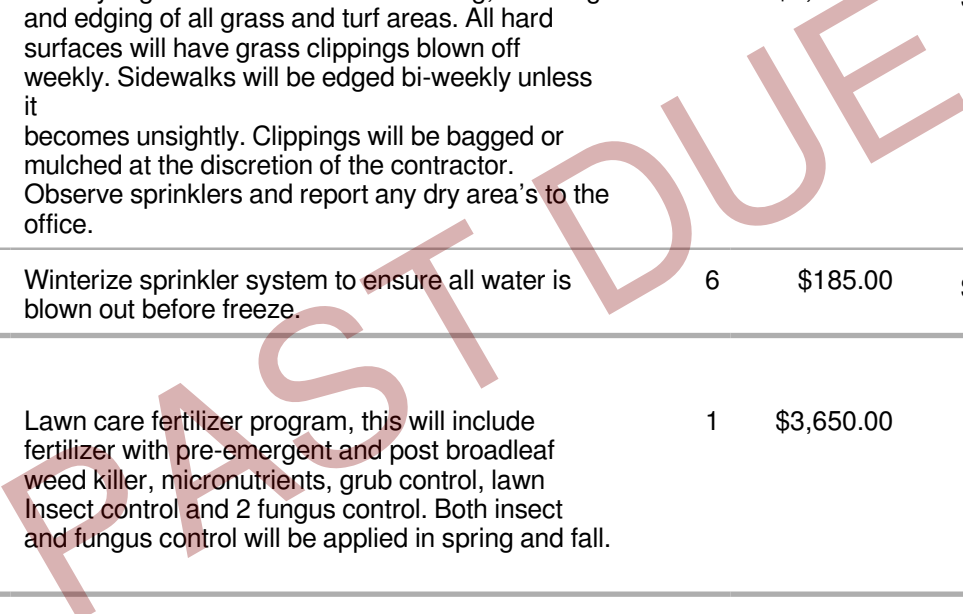




# Alpine Landscape & Maintenance

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

Product/Service	Description	Qty.	Unit Price	Total
<b>Oct 30, 2024</b>				
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	\$1,650.00	\$1,650.00*
Irrigation system winterization	Winterize sprinkler system to ensure all water is blown out before freeze.	6	\$185.00	\$1,110.00*
<b>Oct 05, 2024</b>				
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	\$3,650.00	\$3,650.00



\* Non-taxable

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

**Total** **\$11,510.00**

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**

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

Invoice #2152506	
Issued	Nov 25, 2024
Due	Dec 10, 2024
<b>Total</b>	<b>\$6,600.00</b>
Account Balance	\$156,823.76

**The Trails November Lawn Service & Fall Clean Up**

Product/Service	Description	Qty.	Unit Price	Total
<b>Nov 06, 2024</b>				
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	\$1,650.00	\$1,650.00*
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*
<b>Nov 13, 2024</b>				
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	\$1,650.00	\$1,650.00*
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	\$3,000.00	\$3,000.00*



# Alpine Landscape & Maintenance

PO Box 625 | Hayden , Idaho 83835  
208-818-7914 | [jordan@alpinecda.com](mailto:jordan@alpinecda.com) | <https://www.alpinecda.com>

\* Non-taxable

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

Subtotal	\$6,600.00
Idaho sales tax (6.0%)	\$0.00
<b>Total</b>	<b>\$6,600.00</b>
Account balance	<b>\$156,823.76</b>

Pay Now



# City of Coeur d'Alene Utility Bill

710 E. Mullan Ave  
Coeur d'Alene, ID 83814  
208-769-2300

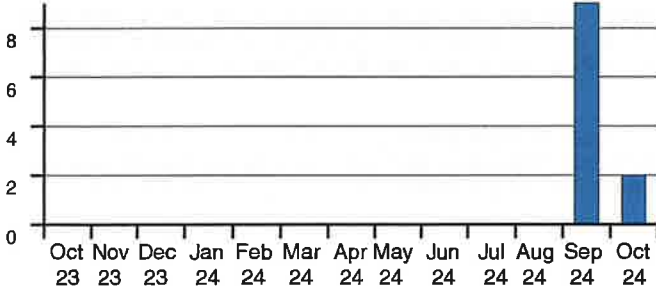
Office Hours  
8:00 am to 5:00 pm  
Monday - Friday

Customer Name & Service Address	Account Number	Statement Date	Due Date
THE TRAILS HOMEOWNERS ASSOC IRR482AA W HANLEY AV irrig	145186-000	10/30/2024	11/14/2024
Services		<b>Billing: 10/1/2024 - 10/30/2024</b>	<b>Total</b>
Previous Balance			42.73
Payments			- 42.73
Water			19.21
Current Charges			19.21
<b>Total Due</b>			<b>\$19.21</b>



### Meter Readings

Current	11	10/3/2024
Previous	9	9/5/2024
Usage (K Gal)	2	



Water Usage Summary

### Message Center

Leaf Pick-up begins November 12, 2024.  
Go to <https://www.cdaid.org/streets/leafpickup> for information and to follow the progress online.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH PAYMENT



City of Coeur d'Alene  
710 E. Mullan Ave  
Coeur d'Alene, ID 83814  
208-769-2300

Pay online at <https://cdaid.billingdoc.net> OR pay by automatedphonesystem 208-415-1908

Address: IRR482AA W HANLEY AV irrig

14518600000019218

Account Number	145186-000
Due Date	11/14/2024
Current Charges	19.21
<b>Total Due</b>	<b>\$19.21</b>

Homeless Donation   
Donation Amount: \$ \_\_\_\_\_ Amount Enclosed: \$ \_\_\_\_\_

1\*1\*270\*\*\*\*\*AUTO\*\*5-DIGIT 83814



THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D ALENE ID 83814-2636

CITY OF COEUR D'ALENE  
710 E. MULLAN AVE  
COEUR D'ALENE, ID 83814



CITY OF COEUR D'ALENE  
 710 E. Mullan Ave  
 Coeur d'Alene, ID 83814  
 208 769-2300

THE TRAILS HOMEOWNERS ASSOC  
 1859 N LAKEWOOD DR STE 200  
 COEUR D ALENE, ID 83814

# Account Statement

## ACCOUNT INFORMATION

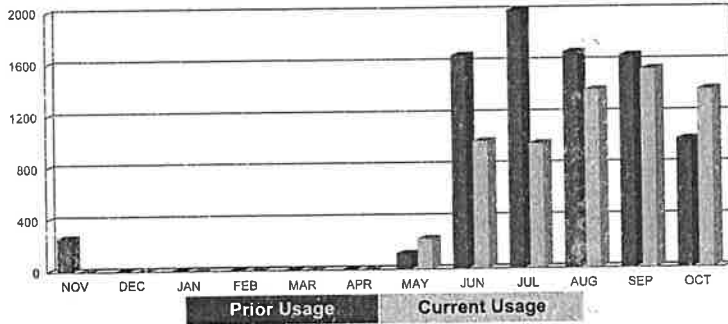
**ACCOUNT:** 128674-000  
**SERVICE ADDRESS:** IRR503BB N CARRINGTON LN (irrig)  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

## METER READING

## SPECIAL MESSAGE

## Water Usage



## CURRENT CHARGES

**WATER** 2,781.66  
**TOTAL CURRENT CHARGES** 2,781.66

## BILL SUMMARY

Previous Balance 5,911.56  
 Payments Received -5,944.56  
 Adjustments 33.00  
 Additional Billing 0.00  
 Current Charges 2,781.66  
**TOTAL AMOUNT DUE** 2,781.66

## Payment Coupon

### ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
 PLEASE MAKE CHECK PAYABLE TO:  
 CITY OF COEUR D' ALENE

**ACCOUNT:** 128674-000  
**SERVICE ADDRESS:** IRR503BB N CARRINGTON LN (irrig)  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

THE TRAILS HOMEOWNERS ASSOC  
 1859 N LAKEWOOD DR STE 200  
 COEUR D ALENE, ID 83814

## AMOUNT DUE

**TOTAL AMOUNT DUE BY** 11/6/2024 2,781.66

## AMOUNT ENCLOSED

REMIT PAYMENT TO:

## FINAL BILL

City of Coeur d'Alene  
 710 E. Mullan Ave.  
 Coeur d'Alene, ID 83814





**CITY OF COEUR D'ALENE**  
710 E. Mullan Ave  
Coeur d'Alene, ID 83814  
208 769-2300

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D ALENE, ID 83814

# Account Statement

## ACCOUNT INFORMATION

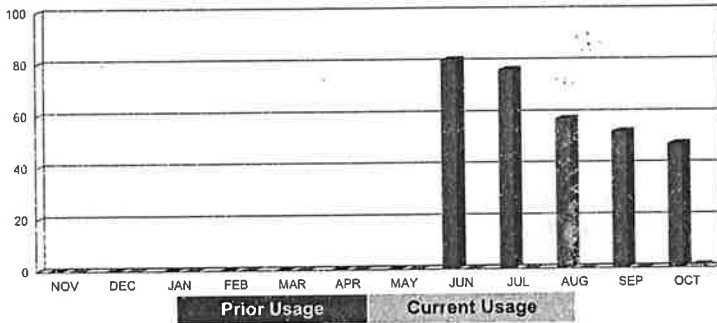
**ACCOUNT:** 143107-000  
**SERVICE ADDRESS:** 21AA W HOMEWARD BOUND BLVD irrig  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

## METER READING

## SPECIAL MESSAGE

## Water Usage



## CURRENT CHARGES

**WATER** 10.96  
**TOTAL CURRENT CHARGES** 10.96

## BILL SUMMARY

Previous Balance	10.33
Payments Received	-10.33
Adjustments	0.00
Additional Billing	0.00
Current Charges	10.96
<b>TOTAL AMOUNT DUE</b>	<b>10.96</b>

# Payment Coupon

## ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
PLEASE MAKE CHECK PAYABLE TO:  
**CITY OF COEUR D' ALENE**

**ACCOUNT:** 143107-000  
**SERVICE ADDRESS:** 1AA W HOMEWARD BOUND BLVD irrig  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D ALENE, ID 83814

## AMOUNT DUE

**TOTAL AMOUNT DUE BY** 11/6/2024 **10.96**

## AMOUNT ENCLOSED

REMIT PAYMENT TO:

## FINAL BILL

City of Coeur d'Alene  
710 E. Mullan Ave.  
Coeur d'Alene, ID 83814





CITY OF COEUR D'ALENE  
 710 E. Mullan Ave  
 Coeur d'Alene, ID 83814  
 208 769-2300

THE TRAILS HOMEOWNERS ASSOC  
 1859 N LAKEWOOD DR STE 200  
 COUER D ALENE, ID 83814

# Account Statement

## ACCOUNT INFORMATION

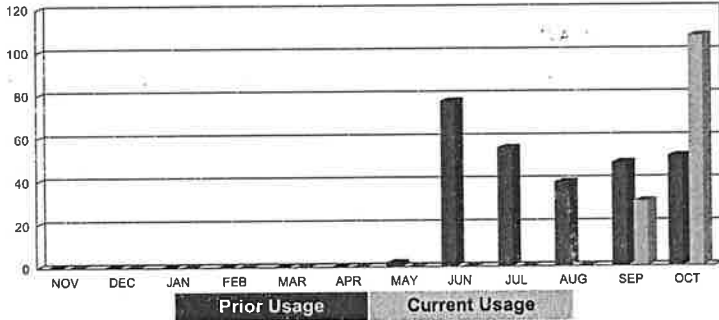
ACCOUNT: 143108-000  
 SERVICE ADDRESS: 12AA W HOMEWARD BOUND BLVD irrig  
 SERVICE PERIOD: 9/24/2024 to 10/21/2024  
 BILLING DATE: 10/22/2024

DUE DATE: 11/6/2024

## METER READING

## SPECIAL MESSAGE

## Water Usage



## CURRENT CHARGES

WATER 150.88  
**TOTAL CURRENT CHARGES 150.88**

## BILL SUMMARY

Previous Balance 49.93  
 Payments Received -49.93  
 Adjustments 0.00  
 Additional Billing 0.00  
 Current Charges 150.88  
**TOTAL AMOUNT DUE 150.88**

## Payment Coupon

### ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
 PLEASE MAKE CHECK PAYABLE TO:  
**CITY OF COEUR D' ALENE**

ACCOUNT: 143108-000  
 SERVICE ADDRESS: 2AA W HOMEWARD BOUND BLVD irrig  
 SERVICE PERIOD: 9/24/2024 to 10/21/2024  
 BILLING DATE: 10/22/2024

DUE DATE: 11/6/2024

THE TRAILS HOMEOWNERS ASSOC  
 1859 N LAKEWOOD DR STE 200  
 COUER D ALENE, ID 83814

### AMOUNT DUE

TOTAL AMOUNT DUE BY 11/6/2024 150.88

### AMOUNT ENCLOSED

REMIT PAYMENT TO:

### FINAL BILL

City of Coeur d'Alene  
 710 E. Mullan Ave.  
 Coeur d'Alene, ID 83814





CITY OF COEUR D'ALENE  
710 E. Mullan Ave  
Coeur d'Alene, ID 83814  
208 769-2300

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D ALENE, ID 83814

# Account Statement

## ACCOUNT INFORMATION

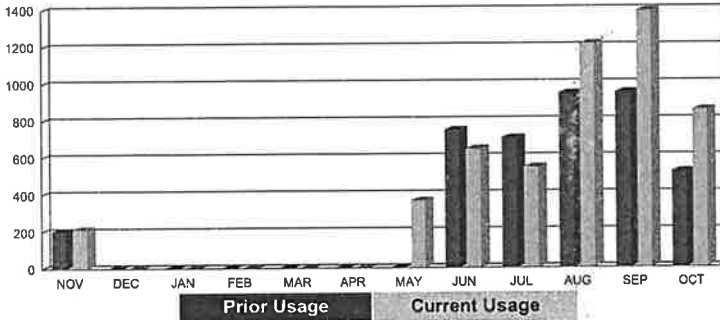
ACCOUNT: 142256-000  
SERVICE ADDRESS: IRR522AA N EGLISE LN irrig  
SERVICE PERIOD: 9/24/2024 to 10/21/2024  
BILLING DATE: 10/22/2024

DUE DATE: 11/6/2024

## METER READING

## SPECIAL MESSAGE

## Water Usage



## CURRENT CHARGES

WATER 1,627.53  
TOTAL CURRENT CHARGES 1,627.53

## BILL SUMMARY

Previous Balance	5,228.28
Payments Received	-5,261.28
Adjustments	33.00
Additional Billing	0.00
Current Charges	1,627.53
<b>TOTAL AMOUNT DUE</b>	<b>1,627.53</b>

## Payment Coupon

### ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:  
CITY OF COEUR D' ALENE

ACCOUNT: 142256-000  
SERVICE ADDRESS: IRR522AA N EGLISE LN irrig  
SERVICE PERIOD: 9/24/2024 to 10/21/2024  
BILLING DATE: 10/22/2024

DUE DATE: 11/6/2024

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D ALENE, ID 83814

## AMOUNT DUE

TOTAL AMOUNT DUE BY 11/6/2024 1,627.53

## AMOUNT ENCLOSED

REMIT PAYMENT TO:

## FINAL BILL

City of Coeur d'Alene  
710 E. Mullan Ave.  
Coeur d'Alene, ID 83814







**CITY OF COEUR D'ALENE**  
710 E. Mullan Ave  
Coeur d'Alene, ID 83814  
208 769-2300

# Account Statement

## ACCOUNT INFORMATION

**ACCOUNT:** 135370-000  
**SERVICE ADDRESS:** IRR4382 W HOMEWARD BOUND BLVD  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

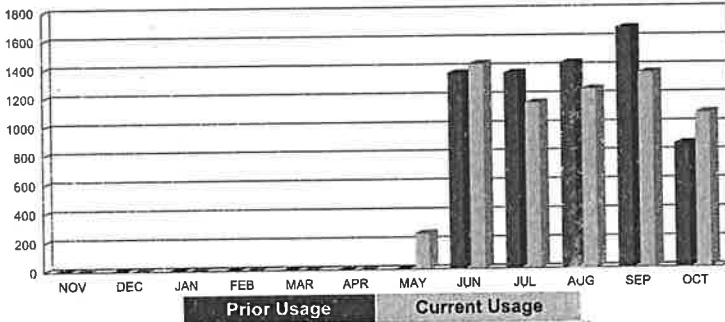
**DUE DATE:** 11/6/2024

## METER READING

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D'ALENE, ID 83814

## SPECIAL MESSAGE

## Water Usage



## CURRENT CHARGES

**WATER** 2,115.90  
**TOTAL CURRENT CHARGES** 2,115.90

## BILL SUMMARY

Previous Balance	2,730.21
Payments Received	-2,730.21
Adjustments	0.00
Additional Billing	0.00
Current Charges	2,115.90
<b>TOTAL AMOUNT DUE</b>	<b>2,115.90</b>

## Payment Coupon

### ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
PLEASE MAKE CHECK PAYABLE TO:  
**CITY OF COEUR D' ALENE**

**ACCOUNT:** 135370-000  
**SERVICE ADDRESS:** RR4382 W HOMEWARD BOUND BLVD  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D'ALENE, ID 83814

## AMOUNT DUE

**TOTAL AMOUNT DUE BY** 11/6/2024 2,115.90

## AMOUNT ENCLOSED

REMIT PAYMENT TO:

## FINAL BILL

City of Coeur d'Alene  
710 E. Mullan Ave.  
Coeur d'Alene, ID 83814





**CITY OF COEUR D'ALENE**  
 710 E. Mullan Ave  
 Coeur d'Alene, ID 83814  
 208 769-2300

# Account Statement

## ACCOUNT INFORMATION

**ACCOUNT:** 129692-000  
**SERVICE ADDRESS:** IRR523BB CARRINGTON LN (irrig)  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

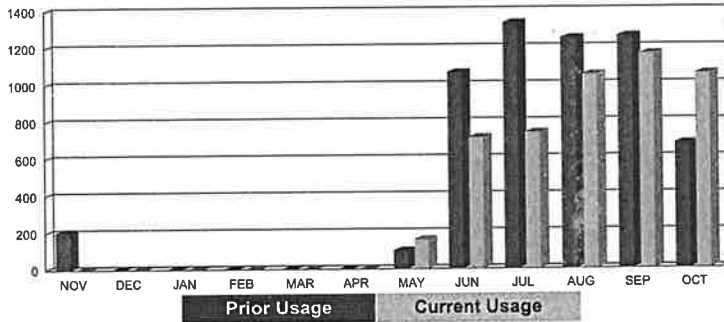
**DUE DATE:** 11/6/2024

## METER READING

THE TRAILS HOMEOWNERS ASSOC  
 1859 N LAKEWOOD DR STE 200  
 COEUR D ALENE, ID 83814

## SPECIAL MESSAGE

## Water Usage



## CURRENT CHARGES

**WATER** 2,074.29  
**TOTAL CURRENT CHARGES** 2,074.29

## BILL SUMMARY

Previous Balance	4,374.18
Payments Received	-4,407.18
Adjustments	33.00
Additional Billing	0.00
Current Charges	2,074.29
<b>TOTAL AMOUNT DUE</b>	<b>2,074.29</b>

## Payment Coupon

### ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
 PLEASE MAKE CHECK PAYABLE TO:  
**CITY OF COEUR D' ALENE**

**ACCOUNT:** 129692-000  
**SERVICE ADDRESS:** IRR523BB CARRINGTON LN (irrig)  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

THE TRAILS HOMEOWNERS ASSOC  
 1859 N LAKEWOOD DR STE 200  
 COEUR D ALENE, ID 83814

## AMOUNT DUE

**TOTAL AMOUNT DUE BY** 11/6/2024 **2,074.29**

## AMOUNT ENCLOSED

REMIT PAYMENT TO:

## FINAL BILL

City of Coeur d'Alene  
 710 E. Mullan Ave.  
 Coeur d'Alene, ID 83814





**CITY OF COEUR D'ALENE**  
710 E. Mullan Ave  
Coeur d'Alene, ID 83814  
208 769-2300

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D ALENE, ID 83814

# Account Statement

## ACCOUNT INFORMATION

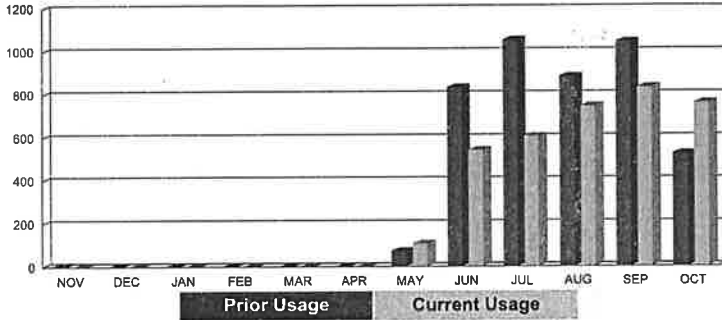
**ACCOUNT:** 129778-000  
**SERVICE ADDRESS:** IRR483AA W HANLEY AV  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

## METER READING

## SPECIAL MESSAGE

## Water Usage



## CURRENT CHARGES

**WATER** 1,428.24  
**TOTAL CURRENT CHARGES** 1,428.24

## BILL SUMMARY

Previous Balance 2,985.72  
Payments Received -3,018.72  
Adjustments 33.00  
Additional Billing 0.00  
Current Charges 1,428.24  
**TOTAL AMOUNT DUE** 1,428.24

## Payment Coupon

### ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
PLEASE MAKE CHECK PAYABLE TO:  
**CITY OF COEUR D' ALENE**

**ACCOUNT:** 129778-000  
**SERVICE ADDRESS:** IRR483AA W HANLEY AV  
**SERVICE PERIOD:** 9/24/2024 to 10/21/2024  
**BILLING DATE:** 10/22/2024

**DUE DATE:** 11/6/2024

THE TRAILS HOMEOWNERS ASSOC  
1859 N LAKEWOOD DR STE 200  
COEUR D ALENE, ID 83814

### AMOUNT DUE

**TOTAL AMOUNT DUE BY** 11/6/2024 1,428.24

### AMOUNT ENCLOSED

REMIT PAYMENT TO:

### FINAL BILL

City of Coeur d'Alene  
710 E. Mullan Ave.  
Coeur d'Alene, ID 83814



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



<b>INVOICE NO.</b>	<b>DATE</b>
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073

11/7/2024

**BILL TO**

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
214 units	HOA Management Services for October 2024 (Rate Per 2024 Contract)	\$6.50	\$1,391.00
	Mailings:		
214 units	November 2024 Statements	\$0.99	\$211.86
14 units	Violation Letters	\$5.00	\$70.00
	Reimbursables:		
	<b>TOTAL</b>		<b>\$1,672.86</b>
	<b>OUTSTANDING BALANCE</b>		<b>\$0.00</b>
	<b>TOTAL DUE BY DATE</b>		<b>\$1,672.86</b>

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