

Income Statement

1/1/2025 - 3/31/2025, By Year, Accrual basis

Prepared By: HOAM, LLC
1221 W. Emma Ave. Suite 300
Coeur d'Alene, ID 83814

Foxtail Addition South Owner's Association, Inc.

Account	01/01/2025 - 03/31/2025	Total
Income		
4000 Assessment Fee		
4001 Master Association Assessment Fee	59,385.83	59,385.83
4002 Parklyn Sub-Association Assessment Fee	26,345.00	26,345.00
Total for 4000 Assessment Fee	\$85,730.83	\$85,730.83
4101 Developer's Contribution	3,352.75	3,352.75
NSF Fee Income	15.00	15.00
Total Income	\$89,098.58	\$89,098.58
Expense		
5100 Professional		
5101 Association Management Fee	12,726.00	12,726.00
5102 Administrative Fee	0.00	
5103 CPA/Audits	500.00	500.00
5104 Legal	198.00	198.00
Total for 5100 Professional	\$13,424.00	\$13,424.00
5200 Office Expenses		
5201 Postage	614.79	614.79
5204 Bank Service Fee	54.62	54.62
Total for 5200 Office Expenses	\$669.41	\$669.41
5400 Landscape/Grounds Expenses		
5407 Shrub/Tree Trimming	980.00	980.00
Total for 5400 Landscape/Grounds Expenses	\$980.00	\$980.00
5701 Snow Removal	14,258.75	14,258.75
6500 Utilities		
6501 Electricity	1,468.81	1,468.81
6502 Water	2,056.35	2,056.35
Total for 6500 Utilities	\$3,525.16	\$3,525.16
6600 Sub-Association Utilities		
6601 Sub-Association Electricity	1,893.57	1,893.57
6602 Sub-Association Water	1,815.23	1,815.23
Total for 6600 Sub-Association Utilities	\$3,708.80	\$3,708.80

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Account	01/01/2025 - 03/31/2025	Total
6700 Taxes		
6701 Property Taxes	1,298.85	1,298.85
Total for 6700 Taxes	\$1,298.85	\$1,298.85
Total Expense	\$37,864.97	\$37,864.97
Net Operating Income	\$51,233.61	\$51,233.61
Net Income	\$51,233.61	\$51,233.61

Balance Sheet

As of 3/31/2025, Accrual Basis

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Foxtail Addition South Owner's Association, Inc.

Assets

Current Asset

Accounts Receivable	20,301.27
Foxtail Operating	47,766.12
Foxtail Operating - Pending EFTs	1,180.52
Undeposited Funds	585.00
Total Current Asset	\$69,832.91

Total Assets

\$69,832.91

Liabilities

Current Liability

Accounts Payable	10,268.87
Prepayments	(3,007.03)
Total Current Liability	\$7,261.84

Total Liabilities

\$7,261.84

Equity

Net Income	51,397.27
Opening Balance Equity	20,848.25
Retained Earnings	(9,674.45)

Total Equity

\$62,571.07

Total Liabilities & Equity

\$69,832.91

Cash Flow Statement

Accrual basis, From 1/1/2025 to 3/31/2025, By Quarter

Prepared By: HOAM, LLC
1221 W. Emma Ave. Suite 300
Coeur d'Alene, ID 83814

Foxtail Addition South Owner's Association, Inc.

Account	Q1-2025
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Operating activities

Net Income	\$51,233.61
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Adjustments to Net Income

Accounts Receivable	(19,741.34)
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Accounts Payable	10,268.87
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Prepayments	(1,089.00)
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Net cash provided - Operating activities	\$40,672.14
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Net increase (decrease) in cash	\$40,672.14
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Cash as of period start	\$8,311.75
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Cash as of period end	\$48,983.89
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Trial Balance

Prepared By: HOAM, LLC
1221 W. Emma Ave. Suite 300
Coeur d'Alene, ID 83814

For **Foxtail Addition South Owner's Association, Inc.**

Statement date **1/1/2025 - 3/31/2025, Accrual Basis**

Foxtail Addition South Owner's Association, Inc.

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Asset	Accounts Receivable	559.93	98,816.33	79,074.99	19,741.34	20,301.27
Asset	Foxtail Operating	8,695.84	80,831.74	40,580.94	40,250.80	48,946.64
Asset	Unbilled Receivable	0.00	78.00	78.00	0.00	0.00
Asset	Undeposited Funds	0.00	49,504.00	48,919.00	585.00	585.00
Liability	Accounts Payable	0.00	32,864.10	43,132.97	(10,268.87)	(10,268.87)
Liability	Prepayments	1,918.03	1,089.00	0.00	1,089.00	3,007.03
Equity	Opening Balance Equity	(20,848.25)	0.00	0.00	0.00	(20,848.25)
Equity	Retained Earnings	9,674.45	0.00	0.00	0.00	9,674.45
Income	4000 Assessment Fee	0.00	0.00	0.00	0.00	0.00
Income	4000 Assessment Fee - 4001 Master Association Assessment Fee	0.00	0.00	59,385.83	(59,385.83)	(59,385.83)
Income	4000 Assessment Fee - 4002 Parkllyn Sub- Association Assessment Fee	0.00	0.00	26,345.00	(26,345.00)	(26,345.00)
Income	4101 Developer's Contribution	0.00	0.00	3,352.75	(3,352.75)	(3,352.75)
Income	4201 Late Fee/Non- Payment Fee	0.00	0.00	0.00	0.00	0.00
Income	Convenience Fee	0.00	0.00	163.66	(163.66)	(163.66)
Income	NSF Fee Income	0.00	0.00	15.00	(15.00)	(15.00)
Expense	5100 Professional - 5101 Association Management Fee	0.00	12,726.00	0.00	12,726.00	12,726.00
Expense	5100 Professional - 5102 Administrative Fee	0.00	5,190.00	5,190.00	0.00	0.00
Expense	5100 Professional - 5103 CPA/Audits	0.00	500.00	0.00	500.00	500.00
Expense	5100 Professional - 5104 Legal	0.00	198.00	0.00	198.00	198.00
Expense	5100 Professional - 5106 Reserve Transfer	0.00	0.00	0.00	0.00	0.00
Expense	5200 Office Expenses - 5201 Postage	0.00	614.79	0.00	614.79	614.79

Trial Balance

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For **Foxtail Addition South Owner's Association, Inc.**

Statement date **1/1/2025 - 3/31/2025, Accrual Basis**

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	5200 Office Expenses - 5204 Bank Service Fee	0.00	54.62	0.00	54.62	54.62
Expense	5301 Liability/Property Insurance	0.00	0.00	0.00	0.00	0.00
Expense	5400 Landscape/Grounds Expenses	0.00	0.00	0.00	0.00	0.00
Expense	5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	0.00	0.00	0.00	0.00	0.00
Expense	5400 Landscape/Grounds Expenses - 5402 Turf Fertilizer/Weed Control	0.00	0.00	0.00	0.00	0.00
Expense	5400 Landscape/Grounds Expenses - 5404 Irrigation Services	0.00	0.00	0.00	0.00	0.00
Expense	5400 Landscape/Grounds Expenses - 5407 Shrub/Tree Trimming	0.00	980.00	0.00	980.00	980.00
Expense	5400 Landscape/Grounds Expenses - 5408 Lawn Services	0.00	0.00	0.00	0.00	0.00
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5501 Sub- Association Spring/Fall Cleanup	0.00	0.00	0.00	0.00	0.00
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5502 Sub- Association Turf Fertilizer/Weed Control	0.00	0.00	0.00	0.00	0.00
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5504 Sub- Association Irrigation Services	0.00	0.00	0.00	0.00	0.00

Trial Balance

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For **Foxtail Addition South Owner's Association, Inc.**

Statement date **1/1/2025 - 3/31/2025, Accrual Basis**

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5507 Sub-Association Shrub/Tree Trimming	0.00	0.00	0.00	0.00	0.00
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5508 Sub-Association Lawn Services	0.00	0.00	0.00	0.00	0.00
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5509 Sub-Association Dethatch	0.00	0.00	0.00	0.00	0.00
Expense	5701 Snow Removal	0.00	14,258.75	0.00	14,258.75	14,258.75
Expense	5800 Sub-Association Roads/Trails/Parking Lots/Driveway - 5801 Sub-Association Snow Removal	0.00	0.00	0.00	0.00	0.00
Expense	5800 Sub-Association Roads/Trails/Parking Lots/Driveway - 5802 Sub-Association De-Icer	0.00	0.00	0.00	0.00	0.00
Expense	6500 Utilities - 6501 Electricity	0.00	1,468.81	0.00	1,468.81	1,468.81
Expense	6500 Utilities - 6502 Water	0.00	2,056.35	0.00	2,056.35	2,056.35
Expense	6500 Utilities - 6505 Electricity for Restroom Structure	0.00	0.00	0.00	0.00	0.00
Expense	6600 Sub-Association Utilities - 6601 Sub-Association Electricity	0.00	1,893.57	0.00	1,893.57	1,893.57
Expense	6600 Sub-Association Utilities - 6602 Sub-Association Water	0.00	1,815.23	0.00	1,815.23	1,815.23
Expense	6700 Taxes - 6701 Property Taxes	0.00	1,298.85	0.00	1,298.85	1,298.85
Expense	6700 Taxes - 6702 State Taxes	0.00	0.00	0.00	0.00	0.00

Trial Balance

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For **Foxtail Addition South Owner's Association, Inc.**

Statement date **1/1/2025 - 3/31/2025, Accrual Basis**

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	6700 Taxes - 6703 Sales Taxes	0.00	0.00	0.00	0.00	0.00
Expense	6800 Sub-Association Taxes - 6803 Sub-Association Sales Taxes	0.00	0.00	0.00	0.00	0.00
Expense	Legal and Professional Fees	0.00	0.00	0.00	0.00	0.00
Total for Foxtail Addition South Owner's Association, Inc.			\$306,238.14	\$306,238.14		

Vendor Ledger

1/1/2025 - 3/31/2025, Foxtail Addition South Owner's Association, Inc.

Prepared By: HOAM, LLC
1221 W. Emma Ave. Suite 300
Coeur d'Alene, ID 83814

Avista

Date	Property or company	Ref. No.	Description	Bill	Payment
1/24/2025	Foxtail Addition South Owner's Association, Inc.			56.39	
1/24/2025	Foxtail Addition South Owner's Association, Inc.				56.39
2/20/2025	Foxtail Addition South Owner's Association, Inc.		utilities	25.39	
2/20/2025	Foxtail Addition South Owner's Association, Inc.		utilities		25.39
3/3/2025	Foxtail Addition South Owner's Association, Inc.	Acct #3485990 365 3/3/25	Electricity	24.30	
3/11/2025	Foxtail Addition South Owner's Association, Inc.	Acct #3485990 365 3/3/25	Electricity		24.30
Total for Avista				\$106.08	\$106.08

City of Post Falls

Date	Property or company	Ref. No.	Description	Bill	Payment
1/24/2025	Foxtail Addition South Owner's Association, Inc.			240.34	
1/24/2025	Foxtail Addition South Owner's Association, Inc.				240.34
2/20/2025	Foxtail Addition South Owner's Association, Inc.		water	95.17	
2/20/2025	Foxtail Addition South Owner's Association, Inc.		water		95.17
2/28/2025	Foxtail Addition South Owner's Association, Inc.	Acct #11-9952-01 2/28/25	water	100.17	
3/11/2025	Foxtail Addition South Owner's Association, Inc.	Acct #11-9952-01 2/28/25	water		100.17
3/31/2025	Foxtail Addition South Owner's Association, Inc.	City of Post Falls Acct #11-9952-01 3-31	water	95.17	
Total for City of Post Falls				\$530.85	\$435.68

HOAM, LLC

Vendor Ledger

1/1/2025 - 3/31/2025, Foxtail Addition South Owner's Association, Inc.

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Date	Property or company	Ref. No.	Description	Bill	Payment
2/14/2025	Foxtail Addition South Owner's Association, Inc.	078	Jan Mgmt Fees-Main Assoc 308 units	2,772.00	
2/14/2025	Foxtail Addition South Owner's Association, Inc.	078	Jan Mgmt Fees-Sub Assoc 155 units	1,395.00	
2/14/2025	Foxtail Addition South Owner's Association, Inc.	078	Jan 25 Stmt mailing 307 units	303.93	
2/20/2025	Foxtail Addition South Owner's Association, Inc.	078	Jan Mgmt Fees-Main Assoc 308 units		2,772.00
2/20/2025	Foxtail Addition South Owner's Association, Inc.	078	Jan Mgmt Fees-Sub Assoc 155 units		1,395.00
2/20/2025	Foxtail Addition South Owner's Association, Inc.	078	Jan 25 Stmt mailing 307 units		303.93
3/14/2025	Foxtail Addition South Owner's Association, Inc.	3/14/25 079	Feb Mgmt Fees-Main Assoc 312 units	2,808.00	
3/14/2025	Foxtail Addition South Owner's Association, Inc.	3/14/25 079	Feb Mgmt Fees-Sub Assoc 161 units	1,449.00	
3/14/2025	Foxtail Addition South Owner's Association, Inc.	3/14/25 079	February 2025 stmts	310.86	
3/31/2025	Foxtail Addition South Owner's Association, Inc.	080	March Mgmt Fees-Main Assoc 314 units	2,826.00	
3/31/2025	Foxtail Addition South Owner's Association, Inc.	080	March Mgmt Fees-Sub Assoc 164 units	1,476.00	
3/31/2025	Foxtail Addition South Owner's Association, Inc.	080	March Online payments cc fees	54.62	
Total for HOAM, LLC				\$13,395.41	\$4,470.93

Kootenai County Treasurer

Date	Property or company	Ref. No.	Description	Bill	Payment
2/26/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 2nd half 2023 property taxes	397.58	
2/26/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 1st half 2024 taxes	458.88	
2/26/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 2nd half 2024 taxes	442.39	
2/28/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 2nd half 2023 property taxes		397.58
2/28/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 1st half 2024 taxes		458.88
2/28/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 2nd half 2024 taxes		442.39

Vendor Ledger

1/1/2025 - 3/31/2025, Foxtail Addition South Owner's Association, Inc.

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Date	Property or company	Ref. No.	Description	Bill	Payment
Total for Kootenai County Treasurer				\$1,298.85	\$1,298.85

Kootenai Electric Cooperative

Date	Property or company	Ref. No.	Description	Bill	Payment
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 12.2024	293.64	
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn 12.2024	37.46	
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail - 01.2025	293.54	
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn - 01.2025	434.98	
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail 12.2024		293.64
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn 12.2024		37.46
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail - 01.2025		293.54
1/8/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn - 01.2025		434.98
2/20/2025	Foxtail Addition South Owner's Association, Inc.	1852679	Foxtail	293.98	
2/20/2025	Foxtail Addition South Owner's Association, Inc.	1852679	Parkllyn	455.00	
2/20/2025	Foxtail Addition South Owner's Association, Inc.	1852679	Foxtail		293.98
2/20/2025	Foxtail Addition South Owner's Association, Inc.	1852679	Parkllyn		455.00
2/28/2025	Foxtail Addition South Owner's Association, Inc.	Acct #1852679 2/28/25	Foxtail	293.98	
2/28/2025	Foxtail Addition South Owner's Association, Inc.	Acct #1852679 2/28/25	Parkllyn	451.50	
3/11/2025	Foxtail Addition South Owner's Association, Inc.	Acct #1852679 2/28/25	Foxtail		293.98
3/11/2025	Foxtail Addition South Owner's Association, Inc.	Acct #1852679 2/28/25	Parkllyn		451.50

Vendor Ledger

1/1/2025 - 3/31/2025, Foxtail Addition South Owner's Association, Inc.

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Date	Property or company	Ref. No.	Description	Bill	Payment
3/28/2025	Foxtail Addition South Owner's Association, Inc.	Acct #1852679 3/28/25	Foxtail	293.67	
3/28/2025	Foxtail Addition South Owner's Association, Inc.	Acct #1852679 3/28/25	Parkllyn	408.55	
Total for Kootenai Electric Cooperative				\$3,256.30	\$2,554.08

Landscape Management Group LLC

Date	Property or company	Ref. No.	Description	Bill	Payment
1/31/2025	Foxtail Addition South Owner's Association, Inc.	23933	Tree Pruning	980.00	
1/31/2025	Foxtail Addition South Owner's Association, Inc.	23933	Snow Removal	4,377.50	
2/28/2025	Foxtail Addition South Owner's Association, Inc.	23934	Snow Removal	9,881.25	
3/11/2025	Foxtail Addition South Owner's Association, Inc.	23934	Snow Removal		9,881.25
3/11/2025	Foxtail Addition South Owner's Association, Inc.	23933	Tree Pruning		980.00
3/11/2025	Foxtail Addition South Owner's Association, Inc.	23933	Snow Removal		4,377.50
Total for Landscape Management Group LLC				\$15,238.75	\$15,238.75

Moss Adams

Date	Property or company	Ref. No.	Description	Bill	Payment
3/31/2025	Foxtail Addition South Owner's Association, Inc.	Inv #10272468 3	Preparation of 2024 HOA Income tax return	500.00	
Total for Moss Adams				\$500.00	\$0.00

Randall Danskin

Date	Property or company	Ref. No.	Description	Bill	Payment
1/24/2025	Foxtail Addition South Owner's Association, Inc.			198.00	
1/24/2025	Foxtail Addition South Owner's Association, Inc.				198.00
Total for Randall Danskin				\$198.00	\$198.00

Vendor Ledger

1/1/2025 - 3/31/2025, Foxtail Addition South Owner's Association, Inc.

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Ross Point Water District

Date	Property or company	Ref. No.	Description	Bill	Payment
2/1/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn Irrigation	34.00	
2/4/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail Irrigation	2,056.35	
2/4/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn Irrigation	1,216.38	
2/4/2025	Foxtail Addition South Owner's Association, Inc.		Foxtail Irrigation		2,056.35
2/4/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn Irrigation		1,216.38
2/21/2025	Foxtail Addition South Owner's Association, Inc.		Parkllyn Irrigation		34.00
3/31/2025	Foxtail Addition South Owner's Association, Inc.	Acct # 01-20000114-00-9	Parkllyn Irrigation	34.00	
Total for Ross Point Water District				\$3,340.73	\$3,306.73

Summary by vendor

Vendor	Bill	Payment
Total - Avista	106.08	106.08
Total - City of Post Falls	530.85	435.68
Total - HOAM, LLC	13,395.41	4,470.93
Total - Kootenai County Treasurer	1,298.85	1,298.85
Total - Kootenai Electric Cooperative	3,256.30	2,554.08
Total - Landscape Management Group LLC	15,238.75	15,238.75
Total - Moss Adams	500.00	
Total - Randall Danskin	198.00	198.00
Total - Ross Point Water District	3,340.73	3,306.73
Grand total	\$37,864.97	\$27,609.10