

Income Statement

10/1/2025 - 12/31/2025, By Quarter, Accrual basis

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

Marshall Meadows Owner's Association

Account	Q4-2025	Total
Income		
4000 Assessment Fee		
4001 Master Association Assessment Fee	945.00	945.00
Total for 4000 Assessment Fee	\$945.00	\$945.00
4101 Developer's Contribution	1,000.00	1,000.00
Late Fee Income	8.40	8.40
Other Income	500.00	500.00
Total Income	\$2,453.40	\$2,453.40
Expense		
5100 Professional		
5101 Association Management Fee	243.00	243.00
Total for 5100 Professional	\$243.00	\$243.00
5400 Landscape/Grounds Expenses		
5401 Spring/Fall Cleanup	575.00	575.00
5404 Irrigation Services	3,085.00	3,085.00
5408 Lawn Services	1,339.11	1,339.11
Total for 5400 Landscape/Grounds Expenses	\$4,999.11	\$4,999.11
6500 Utilities		
6501 Electricity	82.75	82.75
6502 Water	79.45	79.45
Total for 6500 Utilities	\$162.20	\$162.20
Total Expense	\$5,404.31	\$5,404.31
Net Operating Income	(\$2,950.91)	(\$2,950.91)
Net Income	(\$2,950.91)	(\$2,950.91)

Balance Sheet

As of 12/31/2025, Accrual Basis

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Marshall Meadows Owner's Association

Assets

Current Asset

Accounts Receivable	147.88
Marshall Meadows Checking	1,093.73
Marshall Meadows Checking - Pending EFTs	71.05
Total Current Asset	\$1,312.66

Total Assets

\$1,312.66

Liabilities

Current Liability

Accounts Payable	90.00
Total Current Liability	\$90.00

Total Liabilities

\$90.00

Equity

Net Income	527.27
Retained Earnings	695.39
Total Equity	\$1,222.66

Total Liabilities & Equity

\$1,312.66

Cash Flow Statement

Accrual basis, From 10/1/2025 to 12/31/2025, By Quarter

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Marshall Meadows Owner's Association

Account	Q4-2025
Operating activities	
Net Income	(\$2,950.91)
Adjustments to Net Income	
Accounts Receivable	(112.88)
Accounts Payable	(2,579.74)
Net cash provided - Operating activities	(\$5,643.53)
Net increase (decrease) in cash	(\$5,643.53)
Cash as of period start	\$6,800.96
Cash as of period end	\$1,157.43

Trial Balance

Prepared By: HOAM, LLC
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For **Marshall Meadows Owner's Association**

Statement date **10/1/2025 - 12/31/2025**, Accrual **Basis**

Marshall Meadows Owner's Association

Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Asset	Accounts Receivable	35.00	956.55	843.67	112.88	147.88
Asset	Marshall Meadows Checking	6,770.16	2,378.67	7,984.05	(5,605.38)	1,164.78
Asset	Undeposited Funds	35.00	70.00	105.00	(35.00)	0.00
Liability	Accounts Payable	(2,669.74)	7,901.30	5,321.56	2,579.74	(90.00)
Equity	Retained Earnings	(695.39)	0.00	0.00	0.00	(695.39)
Income	4000 Assessment Fee - 4001 Master Association Assessment Fee	(1,400.00)	0.00	945.00	(945.00)	(2,345.00)
Income	4101 Developer's Contribution	(15,000.00)	0.00	1,000.00	(1,000.00)	(16,000.00)
Income	Convenience Fee	(4.20)	0.00	3.15	(3.15)	(7.35)
Income	Late Fee Income	(3.67)	0.00	8.40	(8.40)	(12.07)
Income	Other Income	(2,000.00)	0.00	500.00	(500.00)	(2,500.00)
Expense	5100 Professional - 5101 Association Management Fee	324.00	243.00	0.00	243.00	567.00
Expense	5100 Professional - 5103 CPA/Audits	500.00	0.00	0.00	0.00	500.00
Expense	5200 Office Expenses - 5201 Postage	0.00	0.00	0.00	0.00	0.00
Expense	5200 Office Expenses - 5204 Bank Service Fee	0.00	0.00	0.00	0.00	0.00
Expense	5301 Liability/Property Insurance	2,634.23	0.00	0.00	0.00	2,634.23
Expense	5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	0.00	575.00	0.00	575.00	575.00
Expense	5400 Landscape/Grounds Expenses - 5402 Turf Fertilizer/Weed Control	1,050.00	0.00	0.00	0.00	1,050.00
Expense	5400 Landscape/Grounds Expenses - 5404 Irrigation Services	0.00	3,085.00	0.00	3,085.00	3,085.00

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For **Marshall Meadows Owner's Association**

Statement date **10/1/2025 - 12/31/2025, Accrual Basis**

Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Expense	5400 Landscape/Grounds Expenses - 5407 Shrub/Tree Trimming	1,000.00	0.00	0.00	0.00	1,000.00
Expense	5400 Landscape/Grounds Expenses - 5408 Lawn Services	7,800.00	1,339.11	0.00	1,339.11	9,139.11
Expense	6500 Utilities - 6501 Electricity	361.00	82.75	0.00	82.75	443.75
Expense	6500 Utilities - 6502 Water	1,065.96	79.45	0.00	79.45	1,145.41
Expense	6700 Taxes - 6702 State Taxes	50.16	0.00	0.00	0.00	50.16
Expense	6700 Taxes - 6704 Federal Taxes	147.49	0.00	0.00	0.00	147.49
Total for Marshall Meadows Owner's Association			\$16,710.83	\$16,710.83		

Vendor Ledger

10/1/2025 - 12/31/2025, Marshall Meadows Owner's Association

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Alpine Landscape & Maintenance

Date	Property or company	Ref. no.	Description	Bill	Payment
10/14/2025	Marshall Meadows Owner's Association	Inv #2152650	September 5, 12, 19, 26 - Weekly Services		1,300.00
10/31/2025	Marshall Meadows Owner's Association	Inv #2152663	Oct x4 - Weekly Services	1,300.00	
10/31/2025	Marshall Meadows Owner's Association	Inv #2152663	Fall Clean up	575.00	
10/31/2025	Marshall Meadows Owner's Association	Inv #2152663	Dump Fee	39.11	
12/8/2025	Marshall Meadows Owner's Association	Inv #2152663	Oct x4 - Weekly Services		1,300.00
12/8/2025	Marshall Meadows Owner's Association	Inv #2152663	Fall Clean up		575.00
12/8/2025	Marshall Meadows Owner's Association	Inv #2152663	Dump Fee		39.11
Total for Alpine Landscape & Maintenance				\$1,914.11	\$3,214.11

Avista

Date	Property or company	Ref. no.	Description	Bill	Payment
10/27/2025	Marshall Meadows Owner's Association		Acct #3691565845		28.72
11/24/2025	Marshall Meadows Owner's Association		Acct #3691565845		27.53
12/26/2025	Marshall Meadows Owner's Association		Acct #3691565845		26.50
Total for Avista				\$0.00	\$82.75

City of Deer Park

Date	Property or company	Ref. no.	Description	Bill	Payment
10/14/2025	Marshall Meadows Owner's Association	Acct #4708 9.30.25	HOA Irrigation Water		297.74
10/31/2025	Marshall Meadows Owner's Association	Acct #4708 10.31.25	HOA Irrigation Water	79.45	
11/18/2025	Marshall Meadows Owner's Association	Acct #4708 10.31.25	HOA Irrigation Water		79.45
Total for City of Deer Park				\$79.45	\$377.19

HOAM, LLC

Date	Property or company	Ref. no.	Description	Bill	Payment
10/14/2025	Marshall Meadows Owner's Association	088 - Marshall Meadows	2025 Mgmt fees - 8 units		72.00
10/31/2025	Marshall Meadows Owner's Association	089 - Marshall Meadows	2025 Mgmt fees - 8 units	72.00	
11/18/2025	Marshall Meadows Owner's Association	089 - Marshall Meadows	2025 Mgmt fees - 8 units		72.00
11/30/2025	Marshall Meadows Owner's Association	090 - Marshall Meadows	2025 Mgmt fees - 9 units	81.00	
12/8/2025	Marshall Meadows Owner's Association	090 - Marshall Meadows	2025 Mgmt fees - 9 units		81.00
12/31/2025	Marshall Meadows Owner's Association	091 - Marshall Meadows	2025 Mgmt fees - 10 units	90.00	
Total for HOAM, LLC				\$243.00	\$225.00

Landscape Management Group LLC

Date	Property or company	Ref. no.	Description	Bill	Payment
10/14/2025	Marshall Meadows Owner's Association	25204	Mowing/Trimming		1,000.00

Vendor Ledger

10/1/2025 - 12/31/2025, Marshall Meadows Owner's Association

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Date	Property or company	Ref. no.	Description	Bill	Payment
10/31/2025	Marshall Meadows Owner's Association	25385	Irrigation Blow Out	3,085.00	
11/18/2025	Marshall Meadows Owner's Association	25385	Irrigation Blow Out		3,085.00
Total for Landscape Management Group LLC				\$3,085.00	\$4,085.00

Summary by vendor

Vendor	Bill	Payment
Total - Alpine Landscape & Maintenance	1,914.11	3,214.11
Total - Avista		82.75
Total - City of Deer Park	79.45	377.19
Total - HOAM, LLC	243.00	225.00
Total - Landscape Management Group LLC	3,085.00	4,085.00
Grand total	\$5,321.56	\$7,984.05