

# Income Statement

1/1/2025 - 12/31/2025, By Year, Accrual basis

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

## The Trails Homeowner's Association, Inc.

Account	2025	Total
<b>Income</b>		
4000 Assessment Fee		
4001 Master Association Assessment Fee	176,313.00	176,313.00
4003 Enclave Sub-Association Assessment Fee	6,476.00	6,476.00
<b>Total for 4000 Assessment Fee</b>	<b>\$182,789.00</b>	<b>\$182,789.00</b>
4101 Developer's Contribution	86,513.50	86,513.50
4301 Delinquent Letter Fee	10.48	10.48
Late Fee Income	533.75	533.75
Violation Fine	100.00	100.00
<b>Total Income</b>	<b>\$269,946.73</b>	<b>\$269,946.73</b>
<b>Expense</b>		
5100 Professional		
5101 Association Management Fee	24,579.00	24,579.00
5102 Administrative Fee	0.00	
5103 CPA/Audits	500.00	500.00
5104 Legal	206.50	206.50
<b>Total for 5100 Professional</b>	<b>\$25,285.50</b>	<b>\$25,285.50</b>
5200 Office Expenses		
5200 Office Expenses	1.27	1.27
5201 Postage	430.65	430.65
5204 Bank Service Fee	20.00	20.00
<b>Total for 5200 Office Expenses</b>	<b>\$451.92</b>	<b>\$451.92</b>
5301 Liability/Property Insurance	2,974.59	2,974.59
5400 Landscape/Grounds Expenses		
5401 Spring/Fall Cleanup	9,450.00	9,450.00
5402 Turf Fertilizer/Weed Control	36,464.50	36,464.50
5404 Irrigation Services	8,274.56	8,274.56
5407 Shrub/Tree Trimming	8,266.25	8,266.25
5408 Lawn Services	91,632.67	91,632.67
<b>Total for 5400 Landscape/Grounds Expenses</b>	<b>\$154,087.98</b>	<b>\$154,087.98</b>
5500 Sub-Association Landscape/Grounds Expenses		
5501 Sub-Association Spring/Fall Cleanup	2,950.00	2,950.00
5502 Sub-Association Turf Fertilizer/Weed Control	5,961.00	5,961.00
5504 Sub-Association Irrigation Services	3,035.30	3,035.30
5507 Sub-Association Shrub/Tree Trimming	1,450.00	1,450.00
5508 Sub-Association Lawn Services	22,634.00	22,634.00
<b>Total for 5500 Sub-Association Landscape/Grounds Expenses</b>	<b>\$36,030.30</b>	<b>\$36,030.30</b>
5600 Sub Association Gate Access Systems		

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Account	2025	Total
5601 Sub-Association Gate Access System Fees	1,282.60	1,282.60
5603 Sub-Association Gate Repair Fees	1,602.10	1,602.10
<b>Total for 5600 Sub Association Gate Access Systems</b>	<b>\$2,884.70</b>	<b>\$2,884.70</b>
5701 Snow Removal	5,230.00	5,230.00
6500 Utilities		
6501 Electricity	2,982.40	2,982.40
6502 Water	47,971.54	47,971.54
<b>Total for 6500 Utilities</b>	<b>\$50,953.94</b>	<b>\$50,953.94</b>
6600 Sub-Association Utilities		
6601 Sub-Association Electricity	2,596.58	2,596.58
6602 Sub-Association Water	10,670.98	10,670.98
<b>Total for 6600 Sub-Association Utilities</b>	<b>\$13,267.56</b>	<b>\$13,267.56</b>
6700 Taxes		
6701 Property Taxes	824.25	824.25
6702 State Taxes	10.00	10.00
6703 Sales Taxes	2,156.37	2,156.37
<b>Total for 6700 Taxes</b>	<b>\$2,990.62</b>	<b>\$2,990.62</b>
6800 Sub-Association Taxes		
6801 Sub-Association Property Taxes	412.38	412.38
6803 Sub-Association Sales Taxes	238.44	238.44
<b>Total for 6800 Sub-Association Taxes</b>	<b>\$650.82</b>	<b>\$650.82</b>
<b>Total Expense</b>	<b>\$294,807.93</b>	<b>\$294,807.93</b>
<b>Net Operating Income</b>	<b>(\$24,861.20)</b>	<b>(\$24,861.20)</b>
<b>Net Income</b>	<b>(\$24,861.20)</b>	<b>(\$24,861.20)</b>

# Balance Sheet

As of 12/31/2025, Accrual Basis

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

## The Trails Homeowner's Association, Inc.

### Assets

#### Current Asset

Accounts Receivable	(5,584.59)
The Trails Operating	11,444.55
The Trails Operating - Pending EFTs	1,648.31
Undeposited Funds	195.00
<b>Total Current Asset</b>	<b>\$7,703.27</b>

#### Total Assets

**\$7,703.27**

### Liabilities

#### Current Liability

Accounts Payable	21,235.38
<b>Total Current Liability</b>	<b>\$21,235.38</b>

#### Total Liabilities

**\$21,235.38**

### Equity

7000 Reserves - 7008 Monument Signs	(44.57)
7000 Reserves - 7023 Steel Fencing	(650.00)
Net Income	(23,974.39)
Opening Balance Equity	15,330.28
Retained Earnings	(4,193.43)

#### Total Equity

**(\$13,532.11)**

#### Total Liabilities & Equity

**\$7,703.27**

# Cash Flow Statement

Accrual basis, From 1/1/2025 to 12/31/2025, By Year

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

## The Trails Homeowner's Association, Inc.

Account	2025
<b>Operating activities</b>	
<b>Net Income</b>	<b>(\$24,861.20)</b>
<b>Adjustments to Net Income</b>	
Accounts Receivable	3,960.36
Accounts Payable	21,235.38
<b>Net cash provided - Operating activities</b>	<b>\$334.54</b>
<b>Net increase (decrease) in cash</b>	<b>\$334.54</b>
<b>Cash as of period start</b>	<b>\$11,695.71</b>
<b>Cash as of period end</b>	<b>\$12,030.25</b>

# Trial Balance

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

For **The Trails Homeowner's Association, Inc.**

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

## The Trails Homeowner's Association, Inc.

Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Asset	Accounts Receivable	(1,624.23)	190,983.10	194,943.46	(3,960.36)	(5,584.59)
Asset	The Trails Operating	12,066.51	281,425.96	280,399.61	1,026.35	13,092.86
Asset	Unbilled Receivable	0.00	134.00	134.00	0.00	0.00
Asset	Undeposited Funds	0.00	60,787.40	60,592.40	195.00	195.00
Liability	Accounts Payable	0.00	276,603.38	297,838.76	(21,235.38)	(21,235.38)
Equity	7000 Reserves - 7008 Monument Signs	44.57	0.00	0.00	0.00	44.57
Equity	7000 Reserves - 7023 Steel Fencing	650.00	0.00	0.00	0.00	650.00
Equity	Opening Balance Equity	(15,330.28)	0.00	0.00	0.00	(15,330.28)
Equity	Retained Earnings	4,193.43	0.00	0.00	0.00	4,193.43
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	176,313.00	(176,313.00)	(176,313.00)
Income	4000 Assessment Fee - 4003 Enclave Sub-Association Assessment Fee	0.00	0.00	6,476.00	(6,476.00)	(6,476.00)
Income	4101 Developer's Contribution	0.00	0.00	86,513.50	(86,513.50)	(86,513.50)
Income	4201 Late Fee/Non-Payment Fee	0.00	0.00	0.00	0.00	0.00
Income	4301 Delinquent Letter Fee	0.00	0.00	10.48	(10.48)	(10.48)
Income	Convenience Fee	0.00	0.00	886.81	(886.81)	(886.81)
Income	Late Fee Income	0.00	0.00	533.75	(533.75)	(533.75)
Income	Violation Fine	0.00	0.00	100.00	(100.00)	(100.00)
Expense	5100 Professional - 5101 Association Management Fee	0.00	24,579.00	0.00	24,579.00	24,579.00
Expense	5100 Professional - 5102 Administrative Fee	0.00	5,152.00	5,152.00	0.00	0.00
Expense	5100 Professional - 5103 CPA/Audits	0.00	500.00	0.00	500.00	500.00

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

Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Expense	5100 Professional - 5104 Legal	0.00	206.50	0.00	206.50	206.50
Expense	5100 Professional - 5106 Reserve Transfer	0.00	0.00	0.00	0.00	0.00
Expense	5200 Office Expenses	0.00	1.27	0.00	1.27	1.27
Expense	5200 Office Expenses - 5201 Postage	0.00	430.65	0.00	430.65	430.65
Expense	5200 Office Expenses - 5204 Bank Service Fee	0.00	274.06	254.06	20.00	20.00
Expense	5301 Liability/Property Insurance	0.00	2,974.59	0.00	2,974.59	2,974.59
Expense	5400 Landscape/Grounds Expenses - 5401 Spring/Fall Cleanup	0.00	9,450.00	0.00	9,450.00	9,450.00
Expense	5400 Landscape/Grounds Expenses - 5402 Turf Fertilizer/Weed Control	0.00	36,464.50	0.00	36,464.50	36,464.50
Expense	5400 Landscape/Grounds Expenses - 5404 Irrigation Services	0.00	8,274.56	0.00	8,274.56	8,274.56
Expense	5400 Landscape/Grounds Expenses - 5407 Shrub/Tree Trimming	0.00	8,266.25	0.00	8,266.25	8,266.25
Expense	5400 Landscape/Grounds Expenses - 5408 Lawn Services	0.00	91,632.67	0.00	91,632.67	91,632.67
Expense	5400 Landscape/Grounds Expenses - 5409 Dethatch	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	2,950.00	0.00	2,950.00	2,950.00

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Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5502 Sub-Association Turf Fertilizer/Weed Control	0.00	5,961.00	0.00	5,961.00	5,961.00
Expense	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
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5504 Sub-Association Irrigation Services	0.00	3,035.30	0.00	3,035.30	3,035.30
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5507 Sub-Association Shrub/Tree Trimming	0.00	1,450.00	0.00	1,450.00	1,450.00
Expense	5500 Sub-Association Landscape/Grounds Expenses - 5508 Sub-Association Lawn Services	0.00	22,634.00	0.00	22,634.00	22,634.00
Expense	5600 Sub Association Gate Access Systems	0.00	0.00	0.00	0.00	0.00
Expense	5600 Sub Association Gate Access Systems - 5601 Sub-Association Gate Access System Fees	0.00	1,282.60	0.00	1,282.60	1,282.60
Expense	5600 Sub Association Gate Access Systems - 5603 Sub-Association Gate Repair Fees	0.00	1,602.10	0.00	1,602.10	1,602.10
Expense	5701 Snow Removal	0.00	5,230.00	0.00	5,230.00	5,230.00
Expense	6500 Utilities - 6501 Electricity	0.00	2,982.40	0.00	2,982.40	2,982.40
Expense	6500 Utilities - 6502 Water	0.00	47,971.54	0.00	47,971.54	47,971.54

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

Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Expense	6600 Sub-Association Utilities - 6601 Sub-Association Electricity	0.00	2,596.58	0.00	2,596.58	2,596.58
Expense	6600 Sub-Association Utilities - 6602 Sub-Association Water	0.00	10,670.98	0.00	10,670.98	10,670.98
Expense	6700 Taxes - 6701 Property Taxes	0.00	1,104.87	280.62	824.25	824.25
Expense	6700 Taxes - 6702 State Taxes	0.00	10.00	0.00	10.00	10.00
Expense	6700 Taxes - 6703 Sales Taxes	0.00	2,156.37	0.00	2,156.37	2,156.37
Expense	6800 Sub-Association Taxes - 6801 Sub-Association Property Taxes	0.00	412.38	0.00	412.38	412.38
Expense	6800 Sub-Association Taxes - 6803 Sub-Association Sales Taxes	0.00	238.44	0.00	238.44	238.44
<b>Total for The Trails Homeowner's Association, Inc.</b>			<b>\$1,110,428.45</b>	<b>\$1,110,428.45</b>		

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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## Alpine Landscape & Maintenance

Date	Property or company	Ref. no.	Description	Bill	Payment
4/2/2025	The Trails Homeowner's Association, Inc.	Inv #2152570	Spring clean up	2,800.00	
4/2/2025	The Trails Homeowner's Association, Inc.	Inv #2152570	Weekly Service	1,980.00	
4/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152570	Spring clean up		2,800.00
4/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152570	Weekly Service		1,980.00
5/12/2025	The Trails Homeowner's Association, Inc.	Inv #2152585	April 10, 17, 24 - Weekly Services: Mowing, trimming, edging	2,496.00	
5/12/2025	The Trails Homeowner's Association, Inc.	Inv #2152585	April 7 - Lawn Treatment and Weed control	1,987.00	
5/12/2025	The Trails Homeowner's Association, Inc.	Inv #2152585	April 11 - Spring clean up	1,100.00	
5/12/2025	The Trails Homeowner's Association, Inc.	Inv #2152584	April 10, 17, 24 - Weekly Services: Mowing, trimming, edging	5,940.00	
5/12/2025	The Trails Homeowner's Association, Inc.	Inv #2152584	April 7 - Lawn Treatment and Weed control	5,962.50	
5/12/2025	The Trails Homeowner's Association, Inc.	Inv #2152584	Idaho Sales tax	357.75	
5/12/2025	The Trails Homeowner's Association, Inc.	Inv #2152565	Feb 4, 5, 6, 7, 8, 14, 15, 17, 19 - Snow Removal	4,625.00	
5/27/2025	The Trails Homeowner's Association, Inc.	Inv #2152565	Feb 4, 5, 6, 7, 8, 14, 15, 17, 19 - Snow Removal		4,625.00
5/27/2025	The Trails Homeowner's Association, Inc.	Inv #2152585	April 10, 17, 24 - Weekly Services: Mowing, trimming, edging		2,496.00
5/27/2025	The Trails Homeowner's Association, Inc.	Inv #2152585	April 7 - Lawn Treatment and Weed control		1,987.00
5/27/2025	The Trails Homeowner's Association, Inc.	Inv #2152585	April 11 - Spring clean up		1,100.00
5/27/2025	The Trails Homeowner's Association, Inc.	Inv #2152584	April 10, 17, 24 - Weekly Services: Mowing, trimming, edging		5,940.00
5/27/2025	The Trails Homeowner's Association, Inc.	Inv #2152584	April 7 - Lawn Treatment and Weed control		5,962.50
5/27/2025	The Trails Homeowner's Association, Inc.	Inv #2152584	Idaho Sales tax		357.75
6/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152595	May 1, 8, 15, 22, 29 - Weekly Services: Mowing, trimming, edging	4,160.00	
6/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152595	May - Lawn Treatment and Weed control	1,987.00	
6/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152595	Idaho Sales Tax	119.22	
6/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152594	May 8, 15, 22, 29 - Weekly Services: Mowing, trimming, edging	7,920.00	
6/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152594	May - Lawn Treatment and Weed control	5,962.50	
6/10/2025	The Trails Homeowner's Association, Inc.	Inv #2152594	Idaho Sales tax	357.75	

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Date	Property or company	Ref. no.	Description	Bill	Payment
6/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152607	June 5, 12, 19, 26 - Weekly Services: Mowing, trimming, edging	3,328.00	
6/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152606	June 5, 12, 19, 26- Weekly Services: Mowing, trimming, edging	7,920.00	
6/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152626	June 19, 26 - Weekly Services: Mowing, trimming, edging	1,600.00	
7/7/2025	The Trails Homeowner's Association, Inc.	Inv #2152595	Idaho Sales Tax		119.22
7/7/2025	The Trails Homeowner's Association, Inc.	Inv #2152595	May - Lawn Treatment and Weed control		1,987.00
7/7/2025	The Trails Homeowner's Association, Inc.	Inv #2152595	May 1, 8, 15, 22, 29 - Weekly Services: Mowing, trimming, edging		4,160.00
7/7/2025	The Trails Homeowner's Association, Inc.	Inv #2152594	Idaho Sales tax		357.75
7/7/2025	The Trails Homeowner's Association, Inc.	Inv #2152594	May - Lawn Treatment and Weed control		5,962.50
7/7/2025	The Trails Homeowner's Association, Inc.	Inv #2152594	May 8, 15, 22, 29 - Weekly Services: Mowing, trimming, edging		7,920.00
7/16/2025	The Trails Homeowner's Association, Inc.	Inv #2152607	June 5, 12, 19, 26 - Weekly Services: Mowing, trimming, edging		3,328.00
7/16/2025	The Trails Homeowner's Association, Inc.	Inv #2152606	June 5, 12, 19, 26- Weekly Services: Mowing, trimming, edging		7,920.00
7/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152617	July 3, 10, 17, 24, 31- Weekly Services: Mowing, trimming, edging	16,150.00	
7/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152617	Lawn treatment and weed control	5,962.50	
7/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152617	Idaho sales tax on fertilizer	357.75	
7/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	July 3, 10, 17, 24, 31 - Weekly Services: Mowing, trimming, edging	4,160.00	
7/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	Lawn treatment/weed control	1,987.00	
7/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	Planter bed weed Control	525.00	
7/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	Idaho sales tax on fertilixer	119.22	
8/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152630	August 7, 14, 21, 28 - Weekly Services: Mowing, trimming, edging	13,000.00	
8/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152630	Labor for tree pruning	8,266.25	
8/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152630	Dump fee	297.92	
8/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152628	August 7, 14, 21, 28 - Weekly Services: Mowing, trimming, edging	3,328.00	

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Date	Property or company	Ref. no.	Description	Bill	Payment
8/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152628	Weed pulling	170.00	
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152628	Weed pulling		170.00
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152628	August 7, 14, 21, 28 - Weekly Services: Mowing, trimming, edging		3,328.00
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	Idaho sales tax on fertilizer		119.22
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	Planter bed weed Control		525.00
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	Lawn treatment/weed control		1,987.00
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152618	July 3, 10, 17, 24, 31 - Weekly Services: Mowing, trimming, edging		4,160.00
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152630	August 7, 14, 21, 28 - Weekly Services: Mowing, trimming, edging		13,000.00
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152630	Labor for tree pruning		8,266.25
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152630	Dump fee		297.92
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152617	July 3, 10, 17, 24, 31- Weekly Services: Mowing, trimming, edging		16,150.00
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152617	Lawn treatment and weed control		5,962.50
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152617	Idaho sales tax on fertilizer		357.75
9/18/2025	The Trails Homeowner's Association, Inc.	Inv #2152626	June 19, 26 - Weekly Services: Mowing, trimming, edging		1,600.00
9/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152647	September x4 - Weekly Services: Mowing, trimming, edging	12,920.00	
9/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152647	Lawn treatment/weed control	8,032.50	
9/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152647	Idaho sales tax on fertilizer	481.95	
9/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152649	September x4 - Weekly Services: Mowing, trimming, edging	3,328.00	
9/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152649	Lawn treatment/weed control	1,987.00	
9/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152649	Sales tax on fertilizer	119.22	
10/14/2025	The Trails Homeowner's Association, Inc.	Inv #2152649	September x4 - Weekly Services: Mowing, trimming, edging		3,328.00
10/14/2025	The Trails Homeowner's Association, Inc.	Inv #2152649	Lawn treatment/weed control		1,987.00
10/14/2025	The Trails Homeowner's Association, Inc.	Inv #2152649	Sales tax on fertilizer		119.22
10/14/2025	The Trails Homeowner's Association, Inc.	Inv #2152647	September x4 - Weekly Services: Mowing, trimming, edging		12,920.00

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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

Date	Property or company	Ref. no.	Description	Bill	Payment
10/14/2025	The Trails Homeowner's Association, Inc.	Inv #2152647	Lawn treatment/weed control		8,032.50
10/14/2025	The Trails Homeowner's Association, Inc.	Inv #2152647	Idaho sales tax on fertilizer		481.95
10/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	October x5 - Weekly Services: Mowing, trimming, edging	16,150.00	
10/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	Lawn treatment/weed control	8,032.50	
10/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	Dump Fee	421.27	
10/31/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	Idaho sales tax on Fertilizer	481.95	
11/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152685	Weekly Services: Mowing, trimming, edging	6,460.00	
11/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152685	Fall Clean up	6,650.00	
11/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152685	Dump Fee	873.48	
11/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152683	Weekly Services: Mowing, trimming, edging	1,664.00	
11/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152683	Prune Shrub	1,450.00	
11/30/2025	The Trails Homeowner's Association, Inc.	Inv #2152683	Fall Clean up	1,850.00	
12/8/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	October x5 - Weekly Services: Mowing, trimming, edging		16,150.00
12/8/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	Lawn treatment/weed control		8,032.50
12/8/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	Dump Fee		421.27
12/8/2025	The Trails Homeowner's Association, Inc.	Inv #2152661	Idaho sales tax on Fertilizer		481.95
<b>Total for Alpine Landscape &amp; Maintenance</b>				<b>\$185,828.23</b>	<b>\$166,880.75</b>

## Avista

Date	Property or company	Ref. no.	Description	Bill	Payment
1/24/2025	The Trails Homeowner's Association, Inc.			402.44	
1/24/2025	The Trails Homeowner's Association, Inc.			300.38	
1/24/2025	The Trails Homeowner's Association, Inc.				402.44
1/24/2025	The Trails Homeowner's Association, Inc.				300.38
2/12/2025	The Trails Homeowner's Association, Inc.		Electric	142.65	
2/12/2025	The Trails Homeowner's Association, Inc.		Street Light	201.22	
2/21/2025	The Trails Homeowner's Association, Inc.		Electric		142.65
2/21/2025	The Trails Homeowner's Association, Inc.		Street Light		201.22
3/13/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 3-13-25	Electric	137.07	
3/13/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 3-13-25	Street Light	201.22	
4/10/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 3-13-25	Electric		137.07
4/10/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 3-13-25	Street Light		201.22
4/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 4-11-25	Electric	136.54	

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Coeur d'Alene, ID 83814

Date	Property or company	Ref. no.	Description	Bill	Payment
4/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 4-11-25	Street Light	201.22	
4/24/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 4-11-25	Electric		136.54
4/24/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 4-11-25	Street Light		201.22
5/13/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 5-13-25	Electric	188.21	
5/13/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 5-13-25	Street Light	201.22	
5/27/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 5-13-25	Electric		188.21
5/27/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 5-13-25	Street Light		201.22
6/12/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 6-12-25	Electric	301.07	
6/12/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 6-12-25	Street Light	201.22	
7/7/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 6-12-25	Street Light		201.22
7/7/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 6-12-25	Electric		301.07
7/11/2025	The Trails Homeowner's Association, Inc.		Electric		373.45
7/11/2025	The Trails Homeowner's Association, Inc.		Street light		201.22
7/11/2025	The Trails Homeowner's Association, Inc.		Bank Fee		10.00
8/12/2025	The Trails Homeowner's Association, Inc.		Electric		446.71
8/12/2025	The Trails Homeowner's Association, Inc.		Street light		201.22
8/12/2025	The Trails Homeowner's Association, Inc.		bank fee		10.00
9/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 9-11-25	Electric	329.05	
9/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 9-11-25	Street Light	204.57	
9/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 9-11-25	Service fee	10.00	
10/13/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 10.13.25	Electric	272.92	
10/13/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 10.13.25	Street Light	211.23	
10/13/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 10.13.25	Late fee	5.34	
10/14/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 9-11-25	Electric		329.05
10/14/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 9-11-25	Street Light		204.57
10/14/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 9-11-25	Service fee		10.00
10/28/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 10.13.25	Electric		272.92
10/28/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 10.13.25	Street Light		211.23
10/28/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 10.13.25	Late fee		5.34
11/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 11.11.25	Electric	140.03	
11/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 11.11.25	Street Light	212.31	
11/18/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 11.11.25	Electric		140.03
11/18/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 11.11.25	Street Light		212.31
12/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 12.11.25	Electric	144.16	
12/11/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 12.11.25	Street Light	212.31	
12/18/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 12.11.25	Electric		144.16
12/18/2025	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 12.11.25	Street Light		212.31
<b>Total for Avista</b>				<b>\$4,356.38</b>	<b>\$5,598.98</b>

## City of Coeur d'Alene

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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

Date	Property or company	Ref. no.	Description	Bill	Payment
1/24/2025	The Trails Homeowner's Association, Inc.			33.14	
1/24/2025	The Trails Homeowner's Association, Inc.				33.14
2/4/2025	The Trails Homeowner's Association, Inc.			16.57	
2/4/2025	The Trails Homeowner's Association, Inc.				16.57
2/27/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 2/27/25		16.57	
3/11/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 2/27/25			16.57
3/28/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 3-28-25		16.57	
4/10/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 3-28-25			16.57
4/22/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 4-22-25	IRR523BB N CARRINGTON LN irrig	6.73	
4/22/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 4-22-25	IRR483AA W HANLEY AV	0.52	
4/22/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 4-22-25	IRR521AA W HOMEWARD BOUND BLVD irrig	4.20	
4/22/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 4-22-25	IRR542AA W HIMEWARD BOUND BLVD irrig	4.20	
4/22/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 4-22-225	IRR522AA N EGLISE LN irrig	6.73	
4/29/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 4-29-25	IRR482AA W HANLEY AV irrig	16.57	
5/9/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 4-22-25	IRR483AA W HANLEY AV		0.52
5/9/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 4-22-25	IRR521AA W HOMEWARD BOUND BLVD irrig		4.20
5/9/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 4-22-25	IRR542AA W HIMEWARD BOUND BLVD irrig		4.20
5/9/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 4-22-25	IRR523BB N CARRINGTON LN irrig		6.73
5/9/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 4-29-25	IRR482AA W HANLEY AV irrig		16.57
5/9/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 4-22-225	IRR522AA N EGLISE LN irrig		6.73
5/22/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 5-22-25	IRR483AA W HANLEY AV	225.13	
5/22/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 5-22-25	IRR521AA W HOMEWARD BOUND BLVD irrig	10.33	
5/22/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 5-22-25	IRR542AA W HIMEWARD BOUND BLVD irrig	11.65	

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Coeur d'Alene, ID 83814

Date	Property or company	Ref. no.	Description	Bill	Payment
5/22/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 5-22-25	IRR523BB N CARRINGTON LN irrig	141.97	
5/22/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 5-22-25	IRR4382 W HOOMEWARD BOUND BLVD	30.97	
5/22/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 5-22-25	IRR503BB N CARRINGTON LN	636.00	
5/22/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 5-22-225	IRR522AA N EGLISE LN irrig	625.89	
5/29/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 5-29-25	IRR482AA W HANLEY AV irrig	33.73	
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 5-22-25	IRR483AA W HANLEY AV		225.13
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 5-22-225	IRR522AA N EGLISE LN irrig		625.89
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 5-22-25	IRR521AA W HOMEWARD BOUND BLVD irrig		10.33
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 5-22-25	IRR542AA W HIMEWARD BOUND BLVD irrig		11.65
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 5-22-25	IRR523BB N CARRINGTON LN irrig		141.97
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 5-29-25	IRR482AA W HANLEY AV irrig		33.73
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 5-22-25	IRR4382 W HOOMEWARD BOUND BLVD		30.97
6/10/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 5-22-25	IRR503BB N CARRINGTON LN		636.00
6/23/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 6-23-25	IRR503BB N CARRINGTON LN	2,412.66	
6/23/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 6-23-25	IRR523BB N CARRINGTON LN irrig	2,296.59	
6/23/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 6-23-25	IRR483AA W HANLEY AV	1,543.23	
6/23/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 6-23-25	IRR521AA W HOMEWARD BOUND BLVD irrig	10.33	
6/23/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 6-23-25	IRR4382 W HOOMEWARD BOUND BLVD	328.63	
6/23/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 6-23-25	IRR542AA W HIMEWARD BOUND BLVD irrig	47.29	

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1221 W. Emma Ave. Suite 300  
Coeur d'Alene, ID 83814

Date	Property or company	Ref. no.	Description	Bill	Payment
6/23/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 6-23-225	IRR522AA N EGLISE LN irrig	1,981.23	
6/27/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 6-27-25	IRR482AA W HANLEY AV irrig	558.25	
7/7/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 6-23-25	IRR503BB N CARRINGTON LN		2,412.66
7/7/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 6-23-25	IRR523BB N CARRINGTON LN irrig		2,296.59
7/7/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 6-23-25	IRR483AA W HANLEY AV		1,543.23
7/7/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 6-23-225	IRR522AA N EGLISE LN irrig		1,981.23
7/7/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 6-23-25	IRR521AA W HOMEWARD BOUND BLVD irrig		10.33
7/7/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 6-23-25	IRR4382 W HOOMEWARD BOUND BLVD		328.63
7/7/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 6-23-25	IRR542AA W HIMEWARD BOUND BLVD irrig		47.29
7/16/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 6-27-25	IRR482AA W HANLEY AV irrig		558.25
7/22/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 7.22.25	IRR503BB N CARRINGTON LN	2,763.06	
7/22/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 7.22.25	IRR523BB N CARRINGTON LN irrig	2,011.89	
7/22/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 7.22.25	IRR483AA W HANLEY AV	1,527.90	
7/22/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 7.22.25	IRR521AA W HOMEWARD BOUND BLVD irrig	10.33	
7/22/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 7.22.25	IRR542AA W HIMEWARD BOUND BLVD irrig	36.73	
7/22/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 7.22.25	IRR4382 W HOOMEWARD BOUND BLVD	258.13	
7/22/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 7.22.25	IRR522AA N EGLISE LN irrig	2,149.86	
7/30/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 7.30.25	IRR482AA W HANLEY AV irrig	558.25	
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 7.22.25	IRR503BB N CARRINGTON LN		2,763.06
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 7.22.25	IRR523BB N CARRINGTON LN irrig		2,011.89

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Date	Property or company	Ref. no.	Description	Bill	Payment
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 7.22.25	IRR483AA W HANLEY AV		1,527.90
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 7.22.25	IRR522AA N EGLISE LN irrig		2,149.86
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 7.22.25	IRR521AA W HOMEWARD BOUND BLVD irrig		10.33
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 7.22.25	IRR542AA W HIMEWARD BOUND BLVD irrig		36.73
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 7.22.25	IRR4382 W HOOMEWARD BOUND BLVD		258.13
8/8/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 7.30.25	IRR482AA W HANLEY AV irrig		558.25
8/21/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 8.21.25	IRR4382 W HOOMEWARD BOUND BLVD	850.52	
8/21/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 8.21.25	IRR542AA W HIMEWARD BOUND BLVD irrig	82.20	
8/21/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 8.21.25	IRR503BB N CARRINGTON LN	3,050.40	
8/21/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 8.21.25	IRR523BB N CARRINGTON LN irrig	2,228.05	
8/21/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 8.21.25	IRR483AA W HANLEY AV	1,651.96	
8/21/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 8.21.25	IRR521AA W HOMEWARD BOUND BLVD irrig	44.95	
8/21/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 8.21.25	IRR522AA N EGLISE LN irrig	2,295.43	
8/28/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 .28.25	IRR482AA W HANLEY AV irrig	4,550.43	
9/2/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 8.21.25	IRR4382 W HOOMEWARD BOUND BLVD		850.52
9/2/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 8.21.25	IRR542AA W HIMEWARD BOUND BLVD irrig		82.20
9/2/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 8.21.25	IRR503BB N CARRINGTON LN		3,050.40
9/2/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 8.21.25	IRR523BB N CARRINGTON LN irrig		2,228.05
9/2/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 8.21.25	IRR483AA W HANLEY AV		1,651.96

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Prepared By: HOAM, LLC  
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Date	Property or company	Ref. no.	Description	Bill	Payment
9/2/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 8.21.25	IRR522AA N EGLISE LN irrig		2,295.43
9/2/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 8.21.25	IRR521AA W HOMEWARD BOUND BLVD irrig		44.95
9/18/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 .28.25	IRR482AA W HANLEY AV irrig		
9/18/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 .28.25	IRR482AA W HANLEY AV irrig		4,550.43
9/22/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 9.22.25	IRR542AA W HIMEWARD BOUND BLVD irrig	71.28	
9/22/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 9.22.25	IRR4382 W HOOMEWARD BOUND BLVD	2,634.46	
9/22/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 9.22.25	IRR503BB N CARRINGTON LN	3,058.10	
9/22/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 9.22.25	IRR523BB N CARRINGTON LN irrig	2,258.42	
9/22/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 9.22.25	IRR483AA W HANLEY AV	1,606.30	
9/22/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 9.22.25	IRR521AA W HOMEWARD BOUND BLVD irrig	11.22	
9/22/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 9.22.25	IRR522AA N EGLISE LN irrig	2,234.62	
9/29/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 9.29.25	IRR482AA W HANLEY AV irrig	2,156.08	
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 9.22.25	IRR542AA W HIMEWARD BOUND BLVD irrig		71.28
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 9.22.25	IRR4382 W HOOMEWARD BOUND BLVD		2,634.46
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 9.22.25	IRR503BB N CARRINGTON LN		3,058.10
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 9.22.25	IRR523BB N CARRINGTON LN irrig		2,258.42
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 9.22.25	IRR483AA W HANLEY AV		1,606.30
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 9.22.25	IRR522AA N EGLISE LN irrig		2,234.62
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 9.22.25	IRR521AA W HOMEWARD BOUND BLVD irrig		11.22
10/14/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 9.29.25	IRR482AA W HANLEY AV irrig		2,156.08

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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

Date	Property or company	Ref. no.	Description	Bill	Payment
10/22/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 10.22.25	IRR503BB N CARRINGTON LN	2,015.06	
10/22/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 10.22.25	IRR483AA W HANLEY AV	1,022.60	
10/22/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 10.22.25	IRR523BB N CARRINGTON LN irrig	1,472.42	
10/22/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 10.22.25	IRR4382 W HOOMEWARD BOUND BLVD	1,677.10	
10/22/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 10.22.25	IRR542AA W HIMEWARD BOUND BLVD irrig	93.79	
10/22/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 10.22.25	IRR521AA W HOMEWARD BOUND BLVD irrig	10.85	
10/22/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 10.22.25	IRR522AA N EGLISE LN irrig	1,377.22	
10/30/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 10.30.25	IRR482AA W HANLEY AV irrig	1,639.62	
11/3/2025	The Trails Homeowner's Association, Inc.	Acct #129692-000 10.22.25	IRR523BB N CARRINGTON LN irrig		1,472.42
11/3/2025	The Trails Homeowner's Association, Inc.	Acct #129778-000 10.22.25	IRR483AA W HANLEY AV		1,022.60
11/3/2025	The Trails Homeowner's Association, Inc.	Acct #128674-000 10.22.25	IRR503BB N CARRINGTON LN		2,015.06
11/3/2025	The Trails Homeowner's Association, Inc.	Acct #135370-000 10.22.25	IRR4382 W HOOMEWARD BOUND BLVD		1,677.10
11/3/2025	The Trails Homeowner's Association, Inc.	Acct #142256-000 10.22.25	IRR522AA N EGLISE LN irrig		1,377.22
11/3/2025	The Trails Homeowner's Association, Inc.	Acct #143108-000 10.22.25	IRR542AA W HIMEWARD BOUND BLVD irrig		93.79
11/3/2025	The Trails Homeowner's Association, Inc.	Acct #143107-000 10.22.25	IRR521AA W HOMEWARD BOUND BLVD irrig		10.85
11/18/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 10.30.25	IRR482AA W HANLEY AV irrig		1,639.62
11/25/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 11.25.25	IRR482AA W HANLEY AV irrig	199.61	
12/8/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 11.25.25	IRR482AA W HANLEY AV irrig		199.61
12/30/2025	The Trails Homeowner's Association, Inc.	Acct #145186-000 12.30.25	IRR482AA W HANLEY AV irrig	18.00	
<b>Total for City of Coeur d'Alene</b>				<b>\$58,642.52</b>	<b>\$58,624.52</b>

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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1221 W. Emma Ave. Suite 300  
Coeur d'Alene, ID 83814

## Doorking

Date	Property or company	Ref. no.	Description	Bill	Payment
1/24/2025	The Trails Homeowner's Association, Inc.	2403358		175.80	
1/24/2025	The Trails Homeowner's Association, Inc.	2403358			175.80
2/20/2025	The Trails Homeowner's Association, Inc.	2423896		263.70	
2/21/2025	The Trails Homeowner's Association, Inc.	2423896			263.70
3/25/2025	The Trails Homeowner's Association, Inc.	2466369		4.00	
4/10/2025	The Trails Homeowner's Association, Inc.	2466369			4.00
5/9/2025	The Trails Homeowner's Association, Inc.	2488330	South gate	45.95	
5/9/2025	The Trails Homeowner's Association, Inc.	2488330	North gate	45.95	
5/9/2025	The Trails Homeowner's Association, Inc.	2488330	South gate		45.95
5/9/2025	The Trails Homeowner's Association, Inc.	2488330	North gate		45.95
5/25/2025	The Trails Homeowner's Association, Inc.	2510029	South gate	45.95	
5/25/2025	The Trails Homeowner's Association, Inc.	2510029	North gate	45.95	
5/27/2025	The Trails Homeowner's Association, Inc.	2510029	South gate		45.95
5/27/2025	The Trails Homeowner's Association, Inc.	2510029	North gate		45.95
6/25/2025	The Trails Homeowner's Association, Inc.	2531273	South gate	45.95	
6/25/2025	The Trails Homeowner's Association, Inc.	2531273	North gate	45.95	
7/7/2025	The Trails Homeowner's Association, Inc.	2531273	North gate		45.95
7/7/2025	The Trails Homeowner's Association, Inc.	2531273	South gate		45.95
7/25/2025	The Trails Homeowner's Association, Inc.	2552462	South gate	57.95	
7/25/2025	The Trails Homeowner's Association, Inc.	2552462	North gate	45.95	
8/8/2025	The Trails Homeowner's Association, Inc.	2552462	South gate		57.95
8/8/2025	The Trails Homeowner's Association, Inc.	2552462	North gate		45.95
8/25/2025	The Trails Homeowner's Association, Inc.	2573663	South gate	45.95	
8/25/2025	The Trails Homeowner's Association, Inc.	2573663	North gate	45.95	
9/2/2025	The Trails Homeowner's Association, Inc.	2573663	South gate		45.95
9/2/2025	The Trails Homeowner's Association, Inc.	2573663	North gate		45.95
9/25/2025	The Trails Homeowner's Association, Inc.	2594945	South gate	45.95	
9/25/2025	The Trails Homeowner's Association, Inc.	2594945	North gate	45.95	
10/25/2025	The Trails Homeowner's Association, Inc.	2616169	South gate	45.95	
10/25/2025	The Trails Homeowner's Association, Inc.	2616169	North gate	45.95	
10/28/2025	The Trails Homeowner's Association, Inc.	2594945	South gate		45.95
10/28/2025	The Trails Homeowner's Association, Inc.	2594945	North gate		45.95
10/28/2025	The Trails Homeowner's Association, Inc.	2616169	South gate		45.95
10/28/2025	The Trails Homeowner's Association, Inc.	2616169	North gate		45.95
11/25/2025	The Trails Homeowner's Association, Inc.	2637444	South gate	45.95	
11/25/2025	The Trails Homeowner's Association, Inc.	2637444	North gate	45.95	
12/8/2025	The Trails Homeowner's Association, Inc.	2637444	South gate		45.95
12/8/2025	The Trails Homeowner's Association, Inc.	2637444	North gate		45.95
12/25/2025	The Trails Homeowner's Association, Inc.	2658691	South gate	45.95	

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

Prepared By: HOAM, LLC  
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Coeur d'Alene, ID 83814

Date	Property or company	Ref. no.	Description	Bill	Payment
12/25/2025	The Trails Homeowner's Association, Inc.	2658691	North gate	45.95	
<b>Total for Doorking</b>				<b>\$1,282.60</b>	<b>\$1,190.70</b>

## HOAM, LLC

Date	Property or company	Ref. no.	Description	Bill	Payment
2/14/2025	The Trails Homeowner's Association, Inc.	079	January 2025 Mgmt fees - 216 units	1,944.00	
2/14/2025	The Trails Homeowner's Association, Inc.	079	Feb 2025 Statements - 216 units	213.84	
2/21/2025	The Trails Homeowner's Association, Inc.	079	January 2025 Mgmt fees - 216 units		1,944.00
2/21/2025	The Trails Homeowner's Association, Inc.	079	Feb 2025 Statements - 216 units		213.84
3/14/2025	The Trails Homeowner's Association, Inc.	080	Feb Mgmt Fees-Main Assoc 219 units	1,971.00	
3/14/2025	The Trails Homeowner's Association, Inc.	080	Feb 2025 Statements	216.81	
3/31/2025	The Trails Homeowner's Association, Inc.	081	March Mgmt Fees-Main Assoc 216 units	1,971.00	
3/31/2025	The Trails Homeowner's Association, Inc.	081	March Mgmt Fees-Sub Assoc 4 units	36.00	
3/31/2025	The Trails Homeowner's Association, Inc.	081	Online payments cc fees	50.00	
4/10/2025	The Trails Homeowner's Association, Inc.	081	March Mgmt Fees-Main Assoc 216 units		1,971.00
4/10/2025	The Trails Homeowner's Association, Inc.	081	March Mgmt Fees-Sub Assoc 4 units		36.00
4/10/2025	The Trails Homeowner's Association, Inc.	081	Online payments cc fees		50.00
4/24/2025	The Trails Homeowner's Association, Inc.	080	Feb Mgmt Fees-Main Assoc 219 units		1,971.00
4/24/2025	The Trails Homeowner's Association, Inc.	080	Feb 2025 Statements		216.81
4/30/2025	The Trails Homeowner's Association, Inc.	082 - The Trails	April Mgmt Fees-Main Assoc 217 units	1,953.00	
4/30/2025	The Trails Homeowner's Association, Inc.	082 - The Trails	April Mgmt Fees-Sub Assoc 5 units	45.00	
4/30/2025	The Trails Homeowner's Association, Inc.	082 - The Trails	Online payments cc fees	42.33	
5/9/2025	The Trails Homeowner's Association, Inc.	082 - The Trails	April Mgmt Fees-Main Assoc 217 units		1,953.00
5/9/2025	The Trails Homeowner's Association, Inc.	082 - The Trails	April Mgmt Fees-Sub Assoc 5 units		45.00
5/9/2025	The Trails Homeowner's Association, Inc.	082 - The Trails	Online payments cc fees		42.33
5/30/2025	The Trails Homeowner's Association, Inc.	083 - The Trails	May Mgmt Fees-Main Assoc 218 units	1,962.00	
5/30/2025	The Trails Homeowner's Association, Inc.	083 - The Trails	May Mgmt Fees-Sub Assoc 5 units	45.00	
5/30/2025	The Trails Homeowner's Association, Inc.	083 - The Trails	Online payments cc fees	65.31	
6/10/2025	The Trails Homeowner's Association, Inc.	083 - The Trails	Online payments cc fees		65.31

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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Date	Property or company	Ref. no.	Description	Bill	Payment
6/10/2025	The Trails Homeowner's Association, Inc.	083 - The Trails	May Mgmt Fees-Sub Assoc 5 units		45.00
6/10/2025	The Trails Homeowner's Association, Inc.	083 - The Trails	May Mgmt Fees-Main Assoc 218 units		1,962.00
6/30/2025	The Trails Homeowner's Association, Inc.	084 - The Trails	June Mgmt Fees-Main Assoc 218 units	1,962.00	
6/30/2025	The Trails Homeowner's Association, Inc.	084 - The Trails	June Mgmt Fees-Sub Assoc 5 units	45.00	
6/30/2025	The Trails Homeowner's Association, Inc.	084 - The Trails	Online payments cc fees	66.42	
7/16/2025	The Trails Homeowner's Association, Inc.	084 - The Trails	June Mgmt Fees-Main Assoc 218 units		1,962.00
7/16/2025	The Trails Homeowner's Association, Inc.	084 - The Trails	June Mgmt Fees-Sub Assoc 5 units		45.00
7/16/2025	The Trails Homeowner's Association, Inc.	084 - The Trails	Online payments cc fees		66.42
7/31/2025	The Trails Homeowner's Association, Inc.	085 - The Trails	Mgmt Fees-Main Assoc 220 units	1,980.00	
7/31/2025	The Trails Homeowner's Association, Inc.	085 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	
8/8/2025	The Trails Homeowner's Association, Inc.	085 - The Trails	Mgmt Fees-Main Assoc 220 units		1,980.00
8/8/2025	The Trails Homeowner's Association, Inc.	085 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
8/31/2025	The Trails Homeowner's Association, Inc.	086 - The Trails	Mgmt Fees-Main Assoc 223 units	2,007.00	
8/31/2025	The Trails Homeowner's Association, Inc.	086 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	
9/18/2025	The Trails Homeowner's Association, Inc.	086 - The Trails	Mgmt Fees-Sub Assoc 5 units		
9/18/2025	The Trails Homeowner's Association, Inc.	086 - The Trails	Mgmt Fees-Main Assoc 223 units		
9/18/2025	The Trails Homeowner's Association, Inc.	086 - The Trails	Mgmt Fees-Main Assoc 223 units		2,007.00
9/18/2025	The Trails Homeowner's Association, Inc.	086 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
9/30/2025	The Trails Homeowner's Association, Inc.	087 - The Trails	Mgmt Fees-Main Assoc 226 units	2,034.00	
9/30/2025	The Trails Homeowner's Association, Inc.	087 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	
10/14/2025	The Trails Homeowner's Association, Inc.	087 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
10/14/2025	The Trails Homeowner's Association, Inc.	087 - The Trails	Mgmt Fees-Main Assoc 226 units		2,034.00
10/31/2025	The Trails Homeowner's Association, Inc.	088 - The Trails	Mgmt Fees-Main Assoc 233 units	2,097.00	
10/31/2025	The Trails Homeowner's Association, Inc.	088 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	

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1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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Date	Property or company	Ref. no.	Description	Bill	Payment
11/18/2025	The Trails Homeowner's Association, Inc.	088 - The Trails	Mgmt Fees-Main Assoc 233 units		2,097.00
11/18/2025	The Trails Homeowner's Association, Inc.	088 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
11/30/2025	The Trails Homeowner's Association, Inc.	089 - The Trails	Mgmt Fees-Main Assoc 236 units	2,124.00	
11/30/2025	The Trails Homeowner's Association, Inc.	089 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	
12/8/2025	The Trails Homeowner's Association, Inc.	089 - The Trails	Mgmt Fees-Main Assoc 236 units		2,124.00
12/8/2025	The Trails Homeowner's Association, Inc.	089 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
12/31/2025	The Trails Homeowner's Association, Inc.	090 - The Trails	Mgmt Fees-Main Assoc 237 units	2,133.00	
12/31/2025	The Trails Homeowner's Association, Inc.	090 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	
<b>Total for HOAM, LLC</b>				<b>\$25,233.71</b>	<b>\$23,055.71</b>

## Landscape Management Group LLC

Date	Property or company	Ref. no.	Description	Bill	Payment
1/31/2025	The Trails Homeowner's Association, Inc.	23931	Snow Removal	125.00	
2/28/2025	The Trails Homeowner's Association, Inc.	23932	Snow Removal	480.00	
3/11/2025	The Trails Homeowner's Association, Inc.	23931	Snow Removal		125.00
3/11/2025	The Trails Homeowner's Association, Inc.	23932	Snow Removal		480.00
4/30/2025	The Trails Homeowner's Association, Inc.	24193	Irrigation repairs	2,325.00	
4/30/2025	The Trails Homeowner's Association, Inc.	24193	Irrigation repairs - Enclave	635.68	
5/9/2025	The Trails Homeowner's Association, Inc.	24193	Irrigation repairs		2,325.00
5/9/2025	The Trails Homeowner's Association, Inc.	24193	Irrigation repairs - Enclave		635.68
5/31/2025	The Trails Homeowner's Association, Inc.	24361	Irrigation repairs	319.30	
5/31/2025	The Trails Homeowner's Association, Inc.	24361	Irrigation repairs - Enclave	103.50	
5/31/2025	The Trails Homeowner's Association, Inc.	Back Billing - 2024	Irrigation repairs - May 2024	100.05	
5/31/2025	The Trails Homeowner's Association, Inc.	Back Billing - 2024	Irrigation repairs - June 2024	270.71	
5/31/2025	The Trails Homeowner's Association, Inc.	Back Billing - 2024	Irrigation repairs - September 2024	274.00	
6/10/2025	The Trails Homeowner's Association, Inc.	24361	Irrigation repairs - Enclave		103.50
6/10/2025	The Trails Homeowner's Association, Inc.	24361	Irrigation repairs		319.30
6/10/2025	The Trails Homeowner's Association, Inc.	Back Billing - 2024	Irrigation repairs - June 2024		270.71
6/10/2025	The Trails Homeowner's Association, Inc.	Back Billing - 2024	Irrigation repairs - September 2024		274.00
6/10/2025	The Trails Homeowner's Association, Inc.	Back Billing - 2024	Irrigation repairs - May 2024		100.05

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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

Date	Property or company	Ref. no.	Description	Bill	Payment
6/30/2025	The Trails Homeowner's Association, Inc.	24523	Irrigation repairs	140.25	
6/30/2025	The Trails Homeowner's Association, Inc.	24523	Irrigation repairs - Enclave	404.50	
7/7/2025	The Trails Homeowner's Association, Inc.	24523	Irrigation repairs - Enclave		404.50
7/7/2025	The Trails Homeowner's Association, Inc.	24523	Irrigation repairs		140.25
7/31/2025	The Trails Homeowner's Association, Inc.	24754	Irrigation repairs	815.00	
7/31/2025	The Trails Homeowner's Association, Inc.	5.31.25	Irrigation repairs - Enclave	746.87	
8/8/2025	The Trails Homeowner's Association, Inc.	5.31.25	Irrigation repairs - Enclave		746.87
8/8/2025	The Trails Homeowner's Association, Inc.	24754	Irrigation repairs		815.00
8/31/2025	The Trails Homeowner's Association, Inc.	24996	Irrigation repairs	140.25	
8/31/2025	The Trails Homeowner's Association, Inc.	24996	Irrigation repairs - Enclave	404.50	
9/18/2025	The Trails Homeowner's Association, Inc.	24996	Irrigation repairs - Enclave		
9/18/2025	The Trails Homeowner's Association, Inc.	24996	Irrigation repairs		
9/18/2025	The Trails Homeowner's Association, Inc.	24996	Irrigation repairs		140.25
9/18/2025	The Trails Homeowner's Association, Inc.	24996	Irrigation repairs - Enclave		404.50
10/31/2025	The Trails Homeowner's Association, Inc.	25384	Irrigation repairs	3,890.00	
10/31/2025	The Trails Homeowner's Association, Inc.	25384	Irrigation repairs - Enclave	740.25	
11/18/2025	The Trails Homeowner's Association, Inc.	25384	Irrigation repairs		3,890.00
11/18/2025	The Trails Homeowner's Association, Inc.	25384	Irrigation repairs - Enclave		740.25
<b>Total for Landscape Management Group LLC</b>				<b>\$11,914.86</b>	<b>\$11,914.86</b>

## Moss Adams

Date	Property or company	Ref. no.	Description	Bill	Payment
3/31/2025	The Trails Homeowner's Association, Inc.	Inv #102724692	Preparation of 2024 HOA Income tax return	500.00	
4/10/2025	The Trails Homeowner's Association, Inc.	Inv #102724692	Preparation of 2024 HOA Income tax return		500.00
<b>Total for Moss Adams</b>				<b>\$500.00</b>	<b>\$500.00</b>

## Ornamental Gate & Fence

Date	Property or company	Ref. no.	Description	Bill	Payment
4/17/2025	The Trails Homeowner's Association, Inc.	111973	Service call, Troubleshoot south gate	320.00	
4/24/2025	The Trails Homeowner's Association, Inc.	111973	Service call, Troubleshoot south gate		320.00
6/20/2025	The Trails Homeowner's Association, Inc.	112048	Service call, Troubleshoot north gate	322.10	
7/7/2025	The Trails Homeowner's Association, Inc.	112048	Service call, Troubleshoot north gate		322.10
7/24/2025	The Trails Homeowner's Association, Inc.	112080	Service call, Troubleshoot telephone entry system	320.00	
8/8/2025	The Trails Homeowner's Association, Inc.	112080	Service call, Troubleshoot telephone entry system		320.00

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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Coeur d'Alene, ID 83814

Date	Property or company	Ref. no.	Description	Bill	Payment
11/10/2025	The Trails Homeowner's Association, Inc.	112190	Service call, North Gate System	320.00	
11/18/2025	The Trails Homeowner's Association, Inc.	112190	Service call, North Gate System		320.00
12/10/2025	The Trails Homeowner's Association, Inc.	112220	Service call, North Gate System	320.00	
12/18/2025	The Trails Homeowner's Association, Inc.	112220	Service call, North Gate System		320.00
<b>Total for Ornamental Gate &amp; Fence</b>				<b>\$1,602.10</b>	<b>\$1,602.10</b>

## Philadelphia Insurance Companies

Date	Property or company	Ref. no.	Description	Bill	Payment
4/4/2025	The Trails Homeowner's Association, Inc.	2008016660	Current monthly installment	811.25	
4/24/2025	The Trails Homeowner's Association, Inc.	2008016660	Current monthly installment		811.25
5/1/2025	The Trails Homeowner's Association, Inc.	2008016661	Current monthly installment 1 of 9	270.42	
5/9/2025	The Trails Homeowner's Association, Inc.	2008016661	Current monthly installment 1 of 9		270.42
6/1/2025	The Trails Homeowner's Association, Inc.	2008016662	Current monthly installment 2 of 9	270.42	
6/10/2025	The Trails Homeowner's Association, Inc.	2008016662	Current monthly installment 2 of 9		270.42
7/1/2025	The Trails Homeowner's Association, Inc.	2008016663	Current monthly installment 3 of 9	270.42	
7/16/2025	The Trails Homeowner's Association, Inc.	2008016663	Current monthly installment 3 of 9		270.42
8/1/2025	The Trails Homeowner's Association, Inc.	2008016664	Current monthly installment 4 of 9	270.42	
9/1/2025	The Trails Homeowner's Association, Inc.	2008016665	Current monthly installment 5 of 9	270.42	
9/2/2025	The Trails Homeowner's Association, Inc.	2008016664	Current monthly installment 4 of 9		270.42
9/18/2025	The Trails Homeowner's Association, Inc.	2008016665	Current monthly installment 5 of 9		
9/18/2025	The Trails Homeowner's Association, Inc.	2008016665	Current monthly installment 5 of 9		270.42
10/1/2025	The Trails Homeowner's Association, Inc.	2008016666	Current monthly installment 6 of 9	270.42	
10/14/2025	The Trails Homeowner's Association, Inc.	2008016666	Current monthly installment 6 of 9		270.42
11/1/2025	The Trails Homeowner's Association, Inc.	2008016667	Current monthly installment 7 of 9	270.42	
11/18/2025	The Trails Homeowner's Association, Inc.	2008016667	Current monthly installment 7 of 9		270.42
12/1/2025	The Trails Homeowner's Association, Inc.	2008016668	Current monthly installment 8 of 9	270.40	

# Vendor Ledger

1/1/2025 - 12/31/2025, The Trails Homeowner's Association, Inc.

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1221 W. Emma Ave. Suite 300  
Coeur d'Alene, ID 83814

Date	Property or company	Ref. no.	Description	Bill	Payment
12/18/2025	The Trails Homeowner's Association, Inc.	2008016668	Current monthly installment 8 of 9		270.40
<b>Total for Philadelphia Insurance Companies</b>				<b>\$2,974.59</b>	<b>\$2,974.59</b>

## Randall Danskin

Date	Property or company	Ref. no.	Description	Bill	Payment
2/4/2025	The Trails Homeowner's Association, Inc.		Matter #24200001	206.50	
2/21/2025	The Trails Homeowner's Association, Inc.		Matter #24200001		206.50
<b>Total for Randall Danskin</b>				<b>\$206.50</b>	<b>\$206.50</b>

## Summary by vendor

Vendor	Bill	Payment
Total - Alpine Landscape & Maintenance	185,828.23	166,880.75
Total - Avista	4,356.38	5,598.98
Total - City of Coeur d'Alene	58,642.52	58,624.52
Total - Doorking	1,282.60	1,190.70
Total - HOAM, LLC	25,233.71	23,055.71
Total - Landscape Management Group LLC	11,914.86	11,914.86
Total - Moss Adams	500.00	500.00
Total - Ornamental Gate & Fence	1,602.10	1,602.10
Total - Philadelphia Insurance Companies	2,974.59	2,974.59
Total - Randall Danskin	206.50	206.50
<b>Grand total</b>	<b>\$292,541.49</b>	<b>\$272,548.71</b>