Income Statement

1/1/2026 - 3/31/2026, By Quarter, Accrual basis

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

The Trails Homeowner's Association, Inc.

Account	Q1-2026	Total
Income		
4000 Assessment Fee		
4003 Enclave Sub-Association Assessment Fee	1,479.00	1,479.00
Total for 4000 Assessment Fee	**$1,479.00**	**$1,479.00**
4001 Master Association Assessment Fee	48,425.00	48,425.00
Late Fee Income	1,210.29	1,210.29
Violation Fine	350.00	350.00
Total Income	**$51,464.29**	**$51,464.29**
Expense		
5100 Professional		
5101 Association Management Fee	6,687.00	6,687.00
Total for 5100 Professional	**$6,687.00**	**$6,687.00**
5200 Office Expenses		
5200 Office Expenses	1.27	1.27
Total for 5200 Office Expenses	**$1.27**	**$1.27**
5301 Liability/Property Insurance	1,081.66	1,081.66
5400 Landscape/Grounds Expenses		
5407 Shrub/Tree Trimming	320.00	320.00
5408 Lawn Services	15,634.00	15,634.00
Total for 5400 Landscape/Grounds Expenses	**$15,954.00**	**$15,954.00**
5500 Sub-Association Landscape/Grounds Expenses		
5508 Sub-Association Lawn Services	4,085.66	4,085.66
Total for 5500 Sub-Association Landscape/Grounds Expenses	**$4,085.66**	**$4,085.66**
5600 Gate Access Systems		
5601 Sub-Association Gate Access System Fees	325.70	325.70
Total for 5600 Gate Access Systems	**$325.70**	**$325.70**
5701 Snow Removal	735.00	735.00
5800 Sub-Association Roads/Trails/Parking Lots/Driveway		
5801 Sub-Association Snow Removal	1,015.00	1,015.00
Total for 5800 Sub-Association Roads/Trails/Parking Lots/Driveway	**$1,015.00**	**$1,015.00**
6500 Utilities		
6501 Electricity	1,071.48	1,071.48
6502 Water	54.00	54.00
Total for 6500 Utilities	**$1,125.48**	**$1,125.48**
6700 Taxes		
6704 Federal Taxes	577.50	577.50
Total for 6700 Taxes	**$577.50**	**$577.50**
Total Expense	**$31,588.27**	**$31,588.27**

Income Statement

1/1/2026 - 3/31/2026, By Quarter, Accrual basis

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

Account	Q1-2026	Total
Net Operating Income	**$19,876.02**	**$19,876.02**
Net Income	**$19,876.02**	**$19,876.02**

Balance Sheet

As of 3/31/2026, 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	(10,024.02)
The Trails Operating	18,532.38
The Trails Operating - Pending EFTs	1,154.49
Total Current Asset	**$9,662.85**
Total Assets	**$9,662.85**
Liabilities	
Current Liability	
Accounts Payable	2,951.78
Total Current Liability	**$2,951.78**
Total Liabilities	**$2,951.78**
Equity	
7000 Reserves - 7008 Monument Signs	(44.57)
7000 Reserves - 7023 Steel Fencing	(650.00)
Net Income	20,246.11
Opening Balance Equity	15,330.28
Retained Earnings	(28,170.75)
Total Equity	**$6,711.07**
Total Liabilities & Equity	**$9,662.85**

Cash Flow Statement

Accrual basis, From 1/1/2026 to 3/31/2026, By Quarter

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

The Trails Homeowner's Association, Inc.

Account	Q1-2026
Operating activities	
Net Income	**$19,876.02**
Adjustments to Net Income	
Accounts Receivable	4,436.50
Accounts Payable	(18,283.60)
Net cash provided - Operating activities	**$6,028.92**
Net increase (decrease) in cash	**$6,028.92**
Cash as of period start	**$12,030.25**
Cash as of period end	**$18,059.17**

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 **1/1/2026 - 3/31/2026,** 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	(5,587.52)	51,964.38	56,400.88	(4,436.50)	(10,024.02)
Asset	The Trails Operating	13,092.86	56,662.88	50,068.87	6,594.01	19,686.87
Asset	Unbilled Receivable	0.00	67.00	67.00	0.00	0.00
Asset	Undeposited Funds	195.00	12,909.58	13,104.58	(195.00)	0.00
Liability	Accounts Payable	(21,235.38)	49,938.87	31,655.27	18,283.60	(2,951.78)
Liability	Prepayments	0.00	0.00	0.00	0.00	0.00
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	28,170.75	0.00	0.00	0.00	28,170.75
Income	4000 Assessment Fee	0.00	0.00	0.00	0.00	0.00
Income	4000 Assessment Fee - 4003 Enclave Sub-Association Assessment Fee	0.00	0.00	1,479.00	(1,479.00)	(1,479.00)
Income	4001 Master Association Assessment Fee	0.00	0.00	48,425.00	(48,425.00)	(48,425.00)
Income	4101 Developer's Contribution	0.00	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00
Income	Convenience Fee	0.00	0.00	370.09	(370.09)	(370.09)
Income	Late Fee Income	0.00	0.00	1,210.29	(1,210.29)	(1,210.29)
Income	Violation Fine	0.00	0.00	350.00	(350.00)	(350.00)
Expense	5100 Professional - 5101 Association Management Fee	0.00	6,687.00	0.00	6,687.00	6,687.00
Expense	5100 Professional - 5102 Administrative Fee	0.00	0.00	0.00	0.00	0.00
Expense	5100 Professional - 5103 CPA/Audits	0.00	0.00	0.00	0.00	0.00

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 **1/1/2026 - 3/31/2026,** Accrual **Basis**

Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Expense	5100 Professional - 5104 Legal	0.00	0.00	0.00	0.00	0.00
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	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	0.00	1,081.66	0.00	1,081.66	1,081.66
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	320.00	0.00	320.00	320.00
Expense	5400 Landscape/Grounds Expenses - 5408 Lawn Services	0.00	15,634.00	0.00	15,634.00	15,634.00
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	0.00	0.00	0.00	0.00

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 **1/1/2026 - 3/31/2026,** Accrual **Basis**

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	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00
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	4,085.66	0.00	4,085.66	4,085.66
Expense	5600 Gate Access Systems	0.00	0.00	0.00	0.00	0.00
Expense	5600 Gate Access Systems - 5601 Sub-Association Gate Access System Fees	0.00	325.70	0.00	325.70	325.70
Expense	5600 Gate Access Systems - 5603 Sub-Association Gate Repair Fees	0.00	0.00	0.00	0.00	0.00
Expense	5701 Snow Removal	0.00	735.00	0.00	735.00	735.00
Expense	5800 Sub-Association Roads/Trails/Parking Lots/Driveway - 5801 Sub-Association Snow Removal	0.00	1,015.00	0.00	1,015.00	1,015.00
Expense	6500 Utilities - 6501 Electricity	0.00	1,071.48	0.00	1,071.48	1,071.48

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 **1/1/2026 - 3/31/2026,** Accrual **Basis**

Account type	Account name	Beginning balance	Total debit	Total credit	Net activity	Ending balance
Expense	6500 Utilities - 6502 Water	0.00	54.00	0.00	54.00	54.00
Expense	6600 Sub-Association Utilities - 6601 Sub-Association Electricity	0.00	0.00	0.00	0.00	0.00
Expense	6600 Sub-Association Utilities - 6602 Sub-Association Water	0.00	0.00	0.00	0.00	0.00
Expense	6700 Taxes - 6701 Property Taxes	0.00	0.00	0.00	0.00	0.00
Expense	6700 Taxes - 6702 State Taxes	0.00	0.00	0.00	0.00	0.00
Expense	6700 Taxes - 6703 Sales Taxes	0.00	0.00	0.00	0.00	0.00
Expense	6700 Taxes - 6704 Federal Taxes	0.00	577.50	0.00	577.50	577.50
Expense	6800 Sub-Association Taxes - 6801 Sub-Association Property 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
Total for The Trails Homeowner's Association, Inc.			**$203,130.98**	**$203,130.98**		

Vendor Ledger

1/1/2026 - 3/31/2026, The Trails Homeowner's Association, Inc.

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

Alpine Landscape & Maintenance

Date	Property or company	Ref. no.	Description	Bill	Payment
1/31/2026	The Trails Homeowner's Association, Inc.	Inv #2152710	Snow Removal for parking lot	1,015.00	
1/31/2026	The Trails Homeowner's Association, Inc.	Inv #2152708	Snow Removal for parking lot	735.00	
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152708	Snow Removal for parking lot		735.00
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152710	Snow Removal for parking lot		1,015.00
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152683	Weekly Services: Mowing, trimming, edging		1,664.00
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152683	Prune Shrub		1,450.00
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152683	Fall Clean up		1,850.00
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152685	Weekly Services: Mowing, trimming, edging		6,460.00
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152685	Fall Clean up		6,650.00
2/11/2026	The Trails Homeowner's Association, Inc.	Inv #2152685	Dump Fee		873.48
3/1/2026	The Trails Homeowner's Association, Inc.	Inv #2152715	Maintenance contract	15,634.00	
3/1/2026	The Trails Homeowner's Association, Inc.	Inv #2152716	Maintenance Contract	4,085.66	
3/19/2026	The Trails Homeowner's Association, Inc.	Inv #2152716	Maintenance Contract		4,085.66
3/19/2026	The Trails Homeowner's Association, Inc.	Inv #2152715	Maintenance contract		15,634.00
Total for Alpine Landscape & Maintenance				**$21,469.66**	**$40,417.14**

Avista

Date	Property or company	Ref. no.	Description	Bill	Payment
1/13/2026	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 1.13.26	Street Light	361.02	
2/3/2026	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 1.13.26	Street Light		361.02
2/12/2026	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 2.12.26	Street Light	355.68	
2/26/2026	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 2.12.26	Street Light		355.68
3/16/2026	The Trails Homeowner's Association, Inc.	Avista Acct #5115786830 3.16.26	Electric/Street Light	354.78	
Total for Avista				**$1,071.48**	**$716.70**

City of Coeur d'Alene

Date	Property or company	Ref. no.	Description	Bill	Payment
1/9/2026	The Trails Homeowner's Association, Inc.	Acct #145186-000 12.30.25	IRR482AA W HANLEY AV irrig		18.00
1/29/2026	The Trails Homeowner's Association, Inc.	Acct #145186-000 1.29.26	IRR482AA W HANLEY AV irrig	18.00	
2/11/2026	The Trails Homeowner's Association, Inc.	Acct #145186-000 1.29.26	IRR482AA W HANLEY AV irrig		18.00
2/26/2026	The Trails Homeowner's Association, Inc.	Acct #145186-000 2.26.26	IRR482AA W HANLEY AV irrig	18.00	

Vendor Ledger

1/1/2026 - 3/31/2026, 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
3/19/2026	The Trails Homeowner's Association, Inc.	Acct #145186-000 2.26.26	IRR482AA W HANLEY AV irrig		18.00
3/30/2026	The Trails Homeowner's Association, Inc.	Acct #145186-000 3.30.26	IRR482AA W HANLEY AV irrig	18.00	
Total for City of Coeur d'Alene				**$54.00**	**$54.00**

Doorking

Date	Property or company	Ref. no.	Description	Bill	Payment
1/9/2026	The Trails Homeowner's Association, Inc.	2658691	South gate		45.95
1/9/2026	The Trails Homeowner's Association, Inc.	2658691	North gate		45.95
1/25/2026	The Trails Homeowner's Association, Inc.	2680158	South gate	49.95	
1/25/2026	The Trails Homeowner's Association, Inc.	2680158	North gate	49.95	
2/3/2026	The Trails Homeowner's Association, Inc.	2680158	South gate		49.95
2/3/2026	The Trails Homeowner's Association, Inc.	2680158	North gate		49.95
2/25/2026	The Trails Homeowner's Association, Inc.	2702161	South gate	49.95	
2/25/2026	The Trails Homeowner's Association, Inc.	2702161	North gate	49.95	
3/19/2026	The Trails Homeowner's Association, Inc.	2702161	South gate		49.95
3/19/2026	The Trails Homeowner's Association, Inc.	2702161	North gate		49.95
3/25/2026	The Trails Homeowner's Association, Inc.	2724432	South gate	62.95	
3/25/2026	The Trails Homeowner's Association, Inc.	2724432	North gate	62.95	
3/26/2026	The Trails Homeowner's Association, Inc.	2724432	South gate		62.95
3/26/2026	The Trails Homeowner's Association, Inc.	2724432	North gate		62.95
Total for Doorking				**$325.70**	**$417.60**

HOAM, LLC

Date	Property or company	Ref. no.	Description	Bill	Payment
1/9/2026	The Trails Homeowner's Association, Inc.	090 - The Trails	Mgmt Fees-Main Assoc 237 units		2,133.00
1/9/2026	The Trails Homeowner's Association, Inc.	090 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
1/31/2026	The Trails Homeowner's Association, Inc.	091 - The Trails	Mgmt Fees-Main Assoc 239 units	2,151.00	
1/31/2026	The Trails Homeowner's Association, Inc.	091 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	
2/26/2026	The Trails Homeowner's Association, Inc.	091 - The Trails	Mgmt Fees-Main Assoc 239 units		2,151.00
2/26/2026	The Trails Homeowner's Association, Inc.	091 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
2/28/2026	The Trails Homeowner's Association, Inc.	092 - The Trails	Mgmt Fees-Main Assoc 243 units	2,187.00	
2/28/2026	The Trails Homeowner's Association, Inc.	092 - The Trails	Mgmt Fees-Sub Assoc 5 units	45.00	

Vendor Ledger

1/1/2026 - 3/31/2026, 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
3/19/2026	The Trails Homeowner's Association, Inc.	092 - The Trails	Mgmt Fees-Main Assoc 243 units		2,187.00
3/19/2026	The Trails Homeowner's Association, Inc.	092 - The Trails	Mgmt Fees-Sub Assoc 5 units		45.00
3/31/2026	The Trails Homeowner's Association, Inc.	093 - The Trails	Mgmt Fees-Main Assoc 244 units	2,196.00	
3/31/2026	The Trails Homeowner's Association, Inc.	093 - The Trails	Mgmt Fees-Sub Assoc 7 units	63.00	
Total for HOAM, LLC				**$6,687.00**	**$6,606.00**

Landscape Management Group LLC

Date	Property or company	Ref. no.	Description	Bill	Payment
3/31/2026	The Trails Homeowner's Association, Inc.	26651	Tree/Plant removal	320.00	
Total for Landscape Management Group LLC				**$320.00**	**$0.00**

Philadelphia Insurance Companies

Date	Property or company	Ref. no.	Description	Bill	Payment
1/1/2026	The Trails Homeowner's Association, Inc.	2008016669	Current monthly installment 9 of 9	270.41	
2/3/2026	The Trails Homeowner's Association, Inc.	2008016669	Current monthly installment 9 of 9		270.41
3/11/2026	The Trails Homeowner's Association, Inc.	2009087163	25% Down payment	811.25	
3/19/2026	The Trails Homeowner's Association, Inc.	2009087163	25% Down payment		811.25
Total for Philadelphia Insurance Companies				**$1,081.66**	**$1,081.66**

Summary by vendor

Vendor	Bill	Payment
Total - Alpine Landscape & Maintenance	21,469.66	40,417.14
Total - Avista	1,071.48	716.70
Total - City of Coeur d'Alene	54.00	54.00
Total - Doorking	325.70	417.60
Total - HOAM, LLC	6,687.00	6,606.00
Total - Landscape Management Group LLC	320.00	
Total - Philadelphia Insurance Companies	1,081.66	1,081.66
Grand total	**$31,009.50**	**$49,293.10**