

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail
July 2016

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
Administrative - Reserve Study					
Document Preparation					
07/28/2016	917897	Quality Property Management	Time required to open new trust account & order checks - 3 hrs	QPM Trust Account	100.00
Total Document Preparation					100.00
Postage					
07/01/2016	5362	The UPS Store	Document delivery - Construction Defect	America West - Reserve 5302	23.12
Total Postage					23.12
Total Administrative - Reserve Study					123.12
Insurance Expense					
07/20/2016	217514	Hanover Insurance	Policy A957992 - Down payment 7/1/16-7/1/17	QPM Trust Account	4,991.19
Total Insurance Expense					4,991.19
Management Fees					
07/05/2016	917696	Quality Property Management	July management fee	QPM Trust Account	500.00
Total Management Fees					500.00
Accounting Services					
07/08/2016	217416	Aspire Accounting		QPM Trust Account	312.50
Total Accounting Services					312.50
Water Services					
07/01/2016	217402	Medford Water		QPM Trust Account	85.60
07/01/2016	217400	Medford Water		QPM Trust Account	438.86
Total Water Services					524.46
Sewer Services					
07/01/2016	217390	City of Medford	5/14 - 6/14/16 Service Dates	QPM Trust Account	1,758.88
07/01/2016	217391	City of Medford	5/14 - 6/14/16 Service Dates	QPM Trust Account	705.56
Total Sewer Services					2,464.44
Electricity Services					
07/22/2016	217515	Pacific Power		QPM Trust Account	365.56
07/25/2016	217533	Pacific Power		QPM Trust Account	68.30
Total Electricity Services					433.86
Pest Control					
07/05/2016	917694	Quality Property Management	Pest control - eves, garages, perimeter	QPM Trust Account	95.00
Total Pest Control					95.00
Pool Upkeep and Supplies					
07/08/2016	217425	Clearwater Oasis	Pool cleaning and extra chemicals for pool opening	QPM Trust Account	275.00
Total Pool Upkeep and Supplies					275.00
Common Area-Building Mtce					
Common Area Maintenance					
07/08/2016	917702	Quality Property Management	Pull and reset fence post in concrete	QPM Trust Account	47.75

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07/08/2016	917701	Quality Property Management	Repair water line to hose with PVC & Copper couplers	QPM Trust Account	351.75
07/15/2016	917868	Quality Property Management	Jackhammer-remove-replace parking stop	QPM Trust Account	115.25
07/15/2016	917870	Quality Property Management	Jackhammer-remove-replace #42 & 43 parking stops	QPM Trust Account	275.50
Total Common Area Maintenance					790.25
Building Maintenance					
07/08/2016	917701	Quality Property Management	Repair damage - Door trim replacement & painting	QPM Trust Account	623.25
07/08/2016	917700	Quality Property Management	Garage door trim (37 units) - caulk-repair-trim-paint	QPM Trust Account	2,025.00
Total Building Maintenance					2,648.25
Total Common Area-Building Mtce					3,438.50
Gutters-Roof-Windows					
Gutters					
07/05/2016	917691	Quality Property Management	Gutter cleaning - 16 units/2 stories	QPM Trust Account	2,000.00
Total Gutters					2,000.00
Total Gutters-Roof-Windows					2,000.00
Plumbing					
07/05/2016	917694	Quality Property Management	Photos of water damage - storage unit #56	QPM Trust Account	45.00
07/05/2016	917695	Quality Property Management	Repair main water line units #79-80 & inspect add'l leaks	QPM Trust Account	202.25
Total Plumbing					247.25
Total OPERATING EXPENSES					15,405.32
Total Expense					15,405.32
Net Ordinary Income					-15,405.32
Other Income/Expense					
Other Expense					
Reimbursement from QPM					
07/01/2016		Quality Property Management	To reimburse City of Medford pmts made in error	QPM Trust Account	-549.04
Total Reimbursement from QPM					-549.04
CONSTRUCTION DEFECT FUND					
Construction Defect					
07/01/2016	5361	Alliance Association Bank	Construction Defect - Loan Fee	America West - Reserve 5302	5,000.00
Total Construction Defect					5,000.00
Total CONSTRUCTION DEFECT FUND					5,000.00
Total Other Expense					4,450.96
Net Other Income					-4,450.96
Net Income					-19,856.28