

**Meadow Woods Homeowners Association, LLC**  
**Monthly Expense Detail**  
**December 2018**

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
<b>Ordinary Income/Expense</b>					
<b>Expense</b>					
<b>OPERATING EXPENSES</b>					
<b>ADMINISTRATIVE / RESERVE STUDY</b>					
<b>Administrative Expense</b>					
<b>Bank Fees</b>					
12/04/2018			Bill pay fee	Banner Bank - Const. 0050	4.00
12/04/2018	1546	Quality Property Management	Positive pay banking	QPM Trust Account - NEW	50.00
		Total Bank Fees			54.00
<b>Common Area/Clubhouse Supplies</b>					
12/06/2018		Bear Creek Lock & Key	Clubhouse door keys	Banner Bank - Operating 5299	6.00
12/10/2018		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
12/11/2018		Fred Meyer	Food for year-end meeting	Banner Bank - Operating 5299	9.98
12/31/2018		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
		Total Common Area/Clubhouse Supplies			175.92
<b>Document Preparation</b>					
12/04/2018	1545	Quality Property Management	Collection services 6 units	QPM Trust Account - NEW	40.65
		Total Document Preparation			40.65
<b>Office Supplies</b>					
12/05/2018		Goodwill		Banner Bank - Operating 5299	3.58
12/05/2018		HP Instant Ink	Printer ink subscription	Banner Bank - Operating 5299	9.99
12/10/2018		Staples	Food for year-end meeting	Banner Bank - Operating 5299	10.47
12/13/2018		Staples	Tape, pencil, sharpie, mount dots	Banner Bank - Operating 5299	10.78
		Total Office Supplies			34.82
<b>Postage</b>					
12/04/2018	1545	Quality Property Management	Postage for collection services	QPM Trust Account - NEW	50.00
		Total Postage			50.00
		Total Administrative Expense			355.39
<b>Insurance Expense</b>					
12/15/2018		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,675.55
12/15/2018		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.92
		Total Insurance Expense			1,848.47
<b>Legal</b>					
12/31/2018	1561	Vial Fotheringham LLP	Inv #394067	QPM Trust Account - NEW	270.00
12/31/2018	1561	Vial Fotheringham LLP	Injunction unit #77	QPM Trust Account - NEW	350.00
		Total Legal			620.00
<b>Management Fees</b>					
12/04/2018	1546	Quality Property Management	December management fee	QPM Trust Account - NEW	600.00
		Total Management Fees			600.00
		Total ADMINISTRATIVE / RESERVE STUDY			3,423.86
<b>COMMON AREA / ONSITE</b>					
<b>Common Area-Building Mtce</b>					
<b>Common Area Cleanup</b>					
12/15/2018	1549	Father & Daughter Clean-up S...	Monthly cleanup service	QPM Trust Account - NEW	350.00
		Total Common Area Cleanup			350.00
<b>Common Area Maintenance</b>					
12/13/2018	1553	Quality Property Management	Markup - annual fire ext inspection	QPM Trust Account - NEW	18.50
12/13/2018	1548	ACME Fire Fighting Devices	Annual fire extinguisher inspections	QPM Trust Account - NEW	370.00
12/31/2018		Lowes	Caution tape	Banner Bank - Operating 5299	14.70
		Total Common Area Maintenance			403.20
		Total Common Area-Building Mtce			753.20

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<b>Security</b>					
12/04/2018	1536	Advanced Security-Recovery	Patrol of Meadow Wood	QPM Trust Account - NEW	175.00
		Total Security			175.00
		Total COMMON AREA / ONSITE			928.20
<b>GROUNDS</b>					
<b>Deicing</b>					
12/13/2018	1552	Quality Property Management	Ice salt bucket delivery	QPM Trust Account - NEW	140.00
		Total Deicing			140.00
<b>Irrigation-Flowers-Fertilizer</b>					
<b>Irrigation Repairs</b>					
12/04/2018	1546	Quality Property Management	Markup - Prolawn water line repair	QPM Trust Account - NEW	10.00
12/04/2018	1544	Pro Lawn Services, Inc.	Water line repair by #70/78	QPM Trust Account - NEW	200.00
		Total Irrigation Repairs			210.00
		Total Irrigation-Flowers-Fertilizer			210.00
<b>Yard Care</b>					
12/04/2018	1544	Pro Lawn Services, Inc.	Monthly lawn care	QPM Trust Account - NEW	1,300.00
12/04/2018	1544	Pro Lawn Services, Inc.	Provider finance fee	QPM Trust Account - NEW	22.55
12/04/2018	1546	Quality Property Management	Markup - Prolawn lawn services	QPM Trust Account - NEW	65.00
12/20/2018	1559	Pro Lawn Services, Inc.	Monthly lawn care	QPM Trust Account - NEW	1,300.00
		Total Yard Care			2,687.55
		Total GROUNDS			3,037.55
<b>GUTTERS-ROOF-WINDOWS</b>					
<b>Gutters</b>					
12/31/2018	1560	Quality Property Management	Re-secure lose gutter near #74/75	QPM Trust Account - NEW	54.25
		Total Gutters			54.25
		Total GUTTERS-ROOF-WINDOWS			54.25
<b>LIGHTING &amp; ELECTRICAL REPAIRS</b>					
12/13/2018	1552	Quality Property Management	Replace porth light fixture w/new model	QPM Trust Account - NEW	109.25
		Total LIGHTING & ELECTRICAL REPAIRS			109.25
<b>UTILITIES</b>					
<b>Electricity Services</b>					
12/04/2018	1542	Pacific Power		QPM Trust Account - NEW	144.82
12/04/2018	1543	Pacific Power		QPM Trust Account - NEW	99.73
12/20/2018	1550	Pacific Power		QPM Trust Account - NEW	163.35
12/20/2018	1551	Pacific Power		QPM Trust Account - NEW	115.45
		Total Electricity Services			523.35
<b>Garbage Services</b>					
12/04/2018	1547	Rogue Disposal		QPM Trust Account - NEW	3,971.64
12/15/2018	1554	Rogue Disposal		QPM Trust Account - NEW	1,943.47
		Total Garbage Services			5,915.11
<b>Sewer Services</b>					
12/04/2018	1537	City of Medford		QPM Trust Account - NEW	2,824.24
12/04/2018	1538	City of Medford		QPM Trust Account - NEW	1,543.24
12/31/2018	1555	City of Medford		QPM Trust Account - NEW	3,026.40
12/31/2018	1556	City of Medford		QPM Trust Account - NEW	1,565.70
		Total Sewer Services			8,959.58

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<b>Water Services</b>					
12/04/2018	1540	Medford Water		QPM Trust Account - NEW	525.08
12/04/2018	1541	Medford Water		QPM Trust Account - NEW	367.36
12/31/2018	1558	Medford Water		QPM Trust Account - NEW	328.16
12/31/2018	1557	Medford Water		QPM Trust Account - NEW	458.16
Total Water Services					1,678.76
Total UTILITIES					17,076.80
Total OPERATING EXPENSES					24,629.91
Total Expense					24,629.91
Net Ordinary Income					-24,629.91
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>CONSTRUCTION DEFECT FUND</b>					
<b>Interest Expense (W.A.)</b>					
12/27/2018		Western Alliance Loan Pmt		Banner Bank - Const. 0050	428.04
Total Interest Expense (W.A.)					428.04
Total CONSTRUCTION DEFECT FUND					428.04
Total Other Expense					428.04
Net Other Income					-428.04
<b>Net Income</b>					<b><u>-25,057.95</u></b>