

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail

Cash Basis

May 2018

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE					
Admin - Reserve Study					
Bank Fees					
05/02/2018			Bill pay fee	Banner Bank - Const. 0...	4.00
05/11/2018	1415	Quality Property Management	Return check charge 4/2018	QPM Trust Account - N...	35.00
05/11/2018	1415	Quality Property Management	Positive pay banking	QPM Trust Account - N...	50.00
		Total Bank Fees			89.00
Common Area/Clubhouse Supplies					
05/11/2018	1407	Charter Communications	Internet for clubhouse	QPM Trust Account - N...	159.94
05/17/2018		Dollar Tree	Clubhouse - water / meeting supplies	Banner Bank - Operatin...	6.00
05/29/2018		Bear Creek Lock & Key	Keys	Banner Bank - Operatin...	6.00
		Total Common Area/Clubhouse Supplies			171.94
Office Supplies					
05/16/2018		Sherms Food 4 Less	Special dinner meeting supplies	Banner Bank - Operatin...	5.86
05/16/2018		Costco	Special dinner meeting supplies	Banner Bank - Operatin...	46.34
05/24/2018		Costco	Sheet protectors for office supplies	Banner Bank - Operatin...	4.97
05/24/2018		Walmart	Paper office supplies	Banner Bank - Operatin...	7.94
05/25/2018		Dollar Tree	Supplies for hanging signs	Banner Bank - Operatin...	2.00
		Total Office Supplies			67.11
Website					
05/11/2018	1416	Quality Property Management	Website update of HOA manual	QPM Trust Account - N...	45.00
		Total Website			45.00
		Total Admin - Reserve Study			373.05
Insurance Expense					
05/15/2018		Hanover Insurance	Commercial policy	QPM Trust Account - N...	1,278.75
05/15/2018		Hanover Insurance	Umbrella policy	QPM Trust Account - N...	172.91
		Total Insurance Expense			1,451.66
Legal					
05/25/2018	1427	Vial Fotheringham LLP		QPM Trust Account - N...	154.50
		Total Legal			154.50
Management Fees					
05/11/2018	1415	Quality Property Management	May management fee	QPM Trust Account - N...	600.00
		Total Management Fees			600.00
		Total ADMINISTRATIVE			2,579.21
UTILITIES					
Electricity Services					
05/11/2018	1412	Pacific Power		QPM Trust Account - N...	65.54
05/11/2018	1411	Pacific Power		QPM Trust Account - N...	167.16
		Total Electricity Services			232.70
Garbage Services					
05/11/2018	1417	Rogue Disposal		QPM Trust Account - N...	2,034.90
		Total Garbage Services			2,034.90
Sewer Services					
05/25/2018	1424	City of Medford		QPM Trust Account - N...	1,375.77
05/25/2018	1423	City of Medford		QPM Trust Account - N...	2,755.34
		Total Sewer Services			4,131.11
		Total UTILITIES			6,398.71

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GROUNDS					
Irrigation-Flowers-Fertilizer					
Back Flow Testing					
05/11/2018	1415	Quality Property Management	Markup - Backflow testing	QPM Trust Account - N...	2.70
05/11/2018	1418	Southern Oregon Backflow S...	Annual backflow test	QPM Trust Account - N...	54.00
		Total Back Flow Testing			56.70
		Total Irrigation-Flowers-Fertilizer			56.70
Pest Control					
05/11/2018	1419	Quality Property Management	Knock down wasp nests/Spray	QPM Trust Account - N...	27.00
		Total Pest Control			27.00
Yard Care					
05/11/2018	1413	Pro Lawn Services, Inc.	Monthly Landscape Service - April	QPM Trust Account - N...	1,300.00
05/25/2018	1425	Pro Lawn Services, Inc.	Monthly Landscape Service - May	QPM Trust Account - N...	1,300.00
		Total Yard Care			2,600.00
		Total GROUND S			2,683.70
POOL					
Pool Upkeep and Supplies					
05/11/2018	1421	Quality Property Management	Markup pump replacement	QPM Trust Account - N...	101.75
05/11/2018	1420	Clearwater Oasis	Replace pool pump	QPM Trust Account - N...	2,035.00
05/11/2018	1420	Clearwater Oasis	Replace sand filter	QPM Trust Account - N...	2,136.00
05/11/2018	1421	Quality Property Management	Markup sand filter replacement	QPM Trust Account - N...	106.80
		Total Pool Upkeep and Supplies			4,379.55
		Total POOL			4,379.55
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Building Maintenance					
05/11/2018	1414	Quality Property Management	Purchase & replace dryer vents/covers	QPM Trust Account - N...	81.50
		Total Building Maintenance			81.50
Common Area Cleanup					
05/24/2018	1422	Father & Daughter Clean-up ...	Monthly cleanup service	QPM Trust Account - N...	350.00
		Total Common Area Cleanup			350.00
Common Area Maintenance					
05/25/2018	1426	Quality Property Management	Assess leak detection w/company	QPM Trust Account - N...	90.00
		Total Common Area Maintenance			90.00
		Total Common Area-Building Mtce			521.50
Security					
05/11/2018	1406	Advanced Security-Recovery	Patrol of Meadow Wood	QPM Trust Account - N...	175.00
05/22/2018		Advanced Security-Recovery	Return check	QPM Trust Account - N...	-175.00
		Total Security			0.00
		Total COMMON AREA / ONSITE			521.50
		Total OPERATING EXPENSES			16,562.67
		Total Expense			16,562.67
		Net Ordinary Income			-16,562.67

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Date	Num	Name	Memo	Split	Paid Amount
Other Income/Expense					
Other Expense					
CONSTRUCTION DEFECT FUND					
Construction Defect					
05/11/2018	100...	J2 Building Consultants Inc.		Banner Bank - Const. 0...	294.84
Total Construction Defect					294.84
Interest Expense (W.A.)					
05/29/2018		Western Alliance Loan Pmt	Interest only	Banner Bank - Const. 0...	219.62
Total Interest Expense (W.A.)					219.62
Total CONSTRUCTION DEFECT FUND					514.46
Total Other Expense					514.46
Net Other Income					-514.46
Net Income					<u>-17,077.13</u>