

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

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
<b>Ordinary Income/Expense</b>					
<b>Expense</b>					
<b>OPERATING EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
<b>Admin - Reserve Study</b>					
<b>Bank Fees</b>					
10/02/2018			Bill pay fee	Banner Bank - Const. 0050	4.00
10/11/2018	1476	Quality Property Management	Positive Pay Banking	QPM Trust Account - NEW	50.00
10/12/2018			Return mail fee	PB - Money Market	5.00
10/12/2018			Return mail fee	PB - Money Market	5.00
Total Bank Fees					64.00
<b>Common Area/Clubhouse Supplies</b>					
10/09/2018		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
10/09/2018		Lowe's	Chain for gate	Banner Bank - Operating 5299	3.54
10/15/2018		Fred Meyer	Water dispense	Banner Bank - Operating 5299	9.98
10/23/2018		Lowe's	Caution tape	Banner Bank - Operating 5299	14.96
Total Common Area/Clubhouse Supplies					108.45
<b>Office Supplies</b>					
10/04/2018		Fred Meyer	Return Sun Tea Jar (dep in cash)	Banner Bank - Operating 5299	-4.49
10/04/2018		HP Instant Ink	Printer ink subscription	Banner Bank - Operating 5299	9.99
10/15/2018		Craft Warehouse	Key rings to organize keys	Banner Bank - Operating 5299	2.97
Total Office Supplies					8.47
Total Admin - Reserve Study					180.92
<b>Insurance Expense</b>					
10/15/2018		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,667.55
10/15/2018		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.92
Total Insurance Expense					1,840.47
<b>Accounting Services</b>					
10/30/2018	1517	Aspire Accounting		QPM Trust Account - NEW	388.85
Total Accounting Services					388.85
<b>Legal</b>					
10/10/2018	5319	Vial Fotheringham LLP	Inv #367379	Banner Bank - Const. 0050	1,889.63
10/30/2018	1524	Vial Fotheringham LLP	Inv #388526	QPM Trust Account - NEW	30.12
10/30/2018	1524	Vial Fotheringham LLP	Inv #388527 - Silva/Ashley Injunction	QPM Trust Account - NEW	4,105.98
10/30/2018	1524	Vial Fotheringham LLP	Inv #388525 - Assoc representation	QPM Trust Account - NEW	2,191.50
Total Legal					8,217.23

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<b>Management Fees</b>					
10/11/2018	1476	Quality Property Management	October management fee	QPM Trust Account - NEW	600.00
		Total Management Fees			600.00
		Total ADMINISTRATIVE			11,227.47
<b>UTILITIES</b>					
<b>Electricity Services</b>					
10/30/2018	1519	Pacific Power		QPM Trust Account - NEW	208.18
10/30/2018	1520	Pacific Power		QPM Trust Account - NEW	85.38
		Total Electricity Services			293.56
<b>Garbage Services</b>					
10/30/2018	1523	Rogue Disposal		QPM Trust Account - NEW	1,971.71
		Total Garbage Services			1,971.71
		Total UTILITIES			2,265.27
<b>GROUNDS</b>					
<b>Irrigation-Flowers-Fertilizer</b>					
<b>Irrigation Repairs</b>					
10/30/2018	1522	Quality Property Management	Concrete repairs from irrigation line	QPM Trust Account - NEW	564.25
		Total Irrigation Repairs			564.25
		Total Irrigation-Flowers-Fertilizer			564.25
<b>Yard Care</b>					
10/11/2018	1475	Quality Property Management	Trim Rhododendrons / clean debris	QPM Trust Account - NEW	65.00
10/30/2018	1521	Pro Lawn Services, Inc.	Monthly lawn care	QPM Trust Account - NEW	1,300.00
		Total Yard Care			1,365.00
		Total GROUNDS			1,929.25
<b>POOL</b>					
<b>Pool Upkeep and Supplies</b>					
10/11/2018	1471	Clearwater Oasis	Bi-Weekly services	QPM Trust Account - NEW	600.00
10/11/2018	1476	Quality Property Management	Markup - Pool maintenance	QPM Trust Account - NEW	30.00
10/30/2018	1522	Quality Property Management	Store pool furniture for season	QPM Trust Account - NEW	50.00
		Total Pool Upkeep and Supplies			680.00
		Total POOL			680.00

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<b>COMMON AREA / ONSITE</b>					
<b>Common Area-Building Mtce</b>					
<b>Building Maintenance</b>					
10/11/2018	1473	Ken's Glass	New patio door screen	QPM Trust Account - NEW	90.00
		Total Building Maintenance			90.00
<b>Common Area Cleanup</b>					
10/11/2018	1472	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>					
10/09/2018		Quality Property Management	Reimb for sign - paid by mistake	QPM Trust Account - NEW	-308.00
		Total Common Area Maintenance			-308.00
		Total Common Area-Building Mtce			132.00
<b>Security</b>					
10/11/2018	1470	Advanced Security-Recovery	Patrol of Meadow Wood	QPM Trust Account - NEW	175.00
10/30/2018	1516	Advanced Security-Recovery	Patrol of Meadow Wood	QPM Trust Account - NEW	150.00
		Total Security			325.00
		Total COMMON AREA / ONSITE			457.00
<b>LIGHTING &amp; ELECTRICAL REPAIRS</b>					
10/11/2018	1475	Quality Property Management	Install exterior light fixture	QPM Trust Account - NEW	83.50
		Total LIGHTING & ELECTRICAL REPAIRS			83.50
		Total OPERATING EXPENSES			16,642.49
		Total Expense			16,642.49
		Net Ordinary Income			-16,642.49
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>CONSTRUCTION DEFECT FUND</b>					
<b>Construction Defect</b>					
10/10/2018	5318	J2 Building Consultants Inc.	Invoice 7410	Banner Bank - Const. 0050	2,875.00
		Total Construction Defect			2,875.00

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Date	Num	Name	Memo	Split	Paid Amount
<b>Interest Expense (W.A.)</b>					
10/29/2018		Western Alliance Loan Pmt		Banner Bank - Const. 0050	433.31
Total Interest Expense (W.A.)					433.31
Total CONSTRUCTION DEFECT FUND					3,308.31
<b>RESERVE FUND SPENDING</b>					
<b>Other - Fence work</b>					
10/11/2018	1476	Quality Property Management	Markup - Chain link fence	QPM Trust Account - NEW	300.00
10/11/2018	1474	Precision Fence Company	Fence install w/locking swing gate	QPM Trust Account - NEW	7,650.00
Total Other - Fence work					7,950.00
<b>Siding - Vinyl Clean &amp; Repair</b>					
10/11/2018	1475	Quality Property Management	Pressure was remaining units	QPM Trust Account - NEW	10,015.00
Total Siding - Vinyl Clean & Repair					10,015.00
Total RESERVE FUND SPENDING					17,965.00
Total Other Expense					21,273.31
Net Other Income					-21,273.31
<b>Net Income</b>					<b>-37,915.80</b>