

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail
December 2016

Cash Basis

Date	Num	Name	Memo
Ordinary Income/Expense			
Expense			
OPERATING EXPENSES			
Administrative - Reserve Study			
Business Licenses and Permits			
12/16/2016	1067	Jackson County Environmental	Pool license
Total Business Licenses and Permits			
Common Area/Clubhouse Supplies			
12/10/2016	5305	Carol Janowski	Reimb clubhouse supplies
Total Common Area/Clubhouse Supplies			
Total Administrative - Reserve Study			
Management Fees			
12/06/2016	1059	Quality Property Management	December management fee & Leak repairs
Total Management Fees			
Accounting Services			
12/06/2016	1052	Aspire Accounting	
Total Accounting Services			
Legal			
12/12/2016	1064	Vial Fotheringham LLP	
12/12/2016	1065	Vial Fotheringham LLP	
Total Legal			
Water Services			
12/06/2016	1062	Medford Water	
12/06/2016	1061	Medford Water	
Total Water Services			
Sewer Services			
12/06/2016	1054	City of Medford	
12/06/2016	1053	City of Medford	
12/29/2016	1078	City of Medford	
Total Sewer Services			
Garbage Services			
12/16/2016	1075	Rogue Disposal	
Total Garbage Services			
Electricity Services			
12/06/2016	1056	Pacific Power	
12/16/2016	1069	Pacific Power	
12/16/2016	1070	Pacific Power	
Total Electricity Services			
Yard Care			
12/06/2016	1059	Quality Property Management	December management fee & Leak repairs
12/16/2016	1071	Pro Lawn Services, Inc.	October monthly landscape service
12/16/2016	1073	Quality Property Management	Sprinkler repair by unit #36
12/29/2016	1080	Pro Lawn Services, Inc.	November monthly landscape service
Total Yard Care			
Irrigation-Flowers-Fertilizer			
Irrigation Repairs			
12/06/2016	1057	Pro Lawn Services, Inc.	Leak repairs near units #78, #4 and #49
12/16/2016	1072	Quality Property Management	Installed timer
12/29/2016	1080	Pro Lawn Services, Inc.	Repair sprinkler by unit #36
Total Irrigation Repairs			
Total Irrigation-Flowers-Fertilizer			

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail
December 2016

Cash Basis

Date	Num	Name	Memo
Janitorial - Clubhouse/Gym			
12/10/2016	5306	Don Feeley	Exercise room maintenance
12/29/2016	1079	Exercise Equipment of Oregon	Service call - install pad & foam rolls
Total Janitorial - Clubhouse/Gym			
Pool Upkeep and Supplies			
12/06/2016	1055	Clearwater Oasis	Nov cleaning - algae growth - Oct they were locked out
12/12/2016	1063	Quality Property Management	Nov pool cleaning & install Pentair valve
Total Pool Upkeep and Supplies			
Common Area-Building Mtce			
Common Area Maintenance			
12/06/2016	1058	Quality Property Management	Annual fire extinguisher mtce
12/16/2016	1072	Quality Property Management	Salt walkways & stairs
12/20/2016	1076	Father & Daughter Clean-up Se...	December trash cleanup
Total Common Area Maintenance			
Total Common Area-Building Mtce			
Lighting and Electrical Repairs			
12/16/2016	1074	Quality Property Management	Run wires & install christy box
12/16/2016	1068	Aztec Electric	Underground electrical repairs
12/16/2016	1073	Quality Property Management	Underground electrical repairs
Total Lighting and Electrical Repairs			
Total OPERATING EXPENSES			
Total Expense			
Net Ordinary Income			
Other Income/Expense			
Other Expense			
CONSTRUCTION DEFECT FUND			
Interest Expense (W.A.)			
12/27/2016		Western Alliance Loan Pmt	Interest only
Total Interest Expense (W.A.)			
Total CONSTRUCTION DEFECT FUND			
Total Other Expense			
Net Other Income			
Net Income			

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail
December 2016

Cash Basis

Split	Paid Amount
QPM Trust Account - NEW	324.00
	324.00
America West - Operating 5299	78.51
	78.51
	402.51
QPM Trust Account - NEW	500.00
	500.00
QPM Trust Account - NEW	310.50
	310.50
QPM Trust Account - NEW	3,899.50
QPM Trust Account - NEW	2,000.00
	5,899.50
QPM Trust Account - NEW	183.66
QPM Trust Account - NEW	356.76
	540.42
QPM Trust Account - NEW	1,337.84
QPM Trust Account - NEW	2,667.24
QPM Trust Account - NEW	1,399.67
	5,404.75
QPM Trust Account - NEW	1,721.66
	1,721.66
QPM Trust Account - NEW	84.22
QPM Trust Account - NEW	236.10
QPM Trust Account - NEW	126.46
	446.78
QPM Trust Account - NEW	13.75
QPM Trust Account - NEW	1,300.00
QPM Trust Account - NEW	16.50
QPM Trust Account - NEW	1,300.00
	2,630.25
QPM Trust Account - NEW	55.00
QPM Trust Account - NEW	165.00
QPM Trust Account - NEW	55.00
	275.00
	275.00

Meadow Woods Homeowners Association, LLC

Monthly Expense Detail

December 2016

Cash Basis

Split	Paid Amount
America West - Operating 5299	140.00
QPM Trust Account - NEW	80.00
	220.00
QPM Trust Account - NEW	659.00
QPM Trust Account - NEW	329.75
	988.75
QPM Trust Account - NEW	250.00
QPM Trust Account - NEW	61.75
QPM Trust Account - NEW	350.00
	661.75
	661.75
QPM Trust Account - NEW	357.00
QPM Trust Account - NEW	1,237.87
QPM Trust Account - NEW	61.89
	1,656.76
	21,658.63
	21,658.63
	-21,658.63
America West - Const. 0050	185.42
	185.42
	185.42
	185.42
	-185.42
	-21,844.05