

Meadow Woods Homeowners Association, LLC
Expense Detail

Cash Basis

October 2017

Date	Name	Memo	Paid Amount
Ordinary Income/Expense			
Expense			
OPERATING EXPENSES			
ADMINISTRATIVE			
Admin - Reserve Study			
Bank Fees			
10/01/2017	Quality Property Management	Positive Pay banking	50.00
10/04/2017		Bill Pay Fee	4.00
	Total Bank Fees		54.00
	Total Admin - Reserve Study		54.00
Insurance Expense			
10/01/2017	Hanover Insurance	Commercial policy	1,278.75
10/01/2017	Hanover Insurance	Umbrella policy	172.92
	Total Insurance Expense		1,451.67
Legal			
10/04/2017	Robert Good	Arbitration costs	2,821.50
10/04/2017	Vial Fotheringham LLP	Inv #343869 - 9/15/17	382.00
	Total Legal		3,203.50
Management Fees			
10/01/2017	Quality Property Management	October management fee	500.00
	Total Management Fees		500.00
	Total ADMINISTRATIVE		5,209.17
UTILITIES			
Electricity Services			
10/06/2017	Pacific Power		28.47
10/11/2017	Pacific Power		63.87
	Total Electricity Services		92.34
Garbage Services			
10/04/2017	Rogue Disposal		1,988.60
	Total Garbage Services		1,988.60
Sewer Services			
10/23/2017	City of Medford		300.42
10/23/2017	City of Medford		95.40
	Total Sewer Services		395.82
Water Services			
10/04/2017	Medford Water		716.54
10/04/2017	Medford Water		532.18
10/31/2017	Medford Water		612.86
10/31/2017	Medford Water		429.58
	Total Water Services		2,291.16
	Total UTILITIES		4,767.92
GROUNDS			
Irrigation-Flowers-Fertilizer			
Irrigation Repairs			
10/12/2017	Quality Property Management	Irrigation repairs as needed	263.25
10/13/2017	Quality Property Management	Troubleshoot irrigation valve - rewiring	438.75
10/31/2017	Quality Property Management	Dig trenches for PVC conduit lines	305.00
10/31/2017	Quality Property Management	Markup charge - sidewalk cutting	132.35
10/31/2017	Cut'N Break Construction, Inc.	Sidewalk cutting to repair damaged conduits	2,647.00
	Total Irrigation Repairs		3,786.35

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Irrigation-Flowers-Fertilizer - Other			
10/04/2017	Pro Lawn Services, Inc.	Irrigation repair near #78	275.00
	Total Irrigation-Flowers-Fertilizer - Other		275.00
	Total Irrigation-Flowers-Fertilizer		4,061.35
Pest Control			
10/13/2017	Quality Property Management	Treat for rodents	108.00
	Total Pest Control		108.00
Tree Trimming-Emergency Removal			
10/04/2017	Arborsmith Tree Professionals	Tree & bush removal	1,295.00
	Total Tree Trimming-Emergency Removal		1,295.00
Yard Care			
10/24/2017	Pro Lawn Services, Inc.	Monthly Landscape Service	1,300.00
	Total Yard Care		1,300.00
	Total GROUNDS		6,764.35
POOL			
Pool Upkeep and Supplies			
10/03/2017	Clearwater Oasis	Pool service	285.00
	Total Pool Upkeep and Supplies		285.00
	Total POOL		285.00
COMMON AREA / ONSITE			
Common Area-Building Mtce			
Common Area Maintenance			
10/01/2017	Quality Property Management	Assemble parking signs	45.00
10/02/2017	Southern Oregon Signs, LLC	Parking signs	376.75
10/04/2017	Don's Lock	Heavy gate latch - adjust gate strike	163.00
10/13/2017	Father & Daughter Clean-up Service	Monthly cleanup service	520.00
	Total Common Area Maintenance		1,104.75
	Total Common Area-Building Mtce		1,104.75
Janitorial - Clubhouse/Gym			
10/13/2017	Quality Property Management	Rekey clubhouse lock	65.00
	Total Janitorial - Clubhouse/Gym		65.00
Security			
10/01/2017	Advanced Security-Recovery	Patrol of Meadow Wood	175.00
	Total Security		175.00
	Total COMMON AREA / ONSITE		1,344.75
LIGHTING & ELECTRICAL REPAIRS			
10/12/2017	Quality Property Management	Replace lightbulbs around property	157.50
	Total LIGHTING & ELECTRICAL REPAIRS		157.50
	Total OPERATING EXPENSES		18,528.69
	Total Expense		18,528.69
	Net Ordinary Income		-18,528.69
	Net Income		-18,528.69