

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail

Cash Basis

December 2017

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE					
Admin - Reserve Study					
Bank Fees					
12/01/2017			Bill pay fee	Banner Bank - Operatin...	4.00
12/01/2017			Bill pay fee	Banner Bank - Const. 0...	4.00
		Total Bank Fees			8.00
Business Licenses and Permits					
12/20/2017	1318	Jackson County Environmental	Pool license	QPM Trust Account - N...	327.00
		Total Business Licenses and Permits			327.00
Common Area/Clubhouse Supplies					
12/11/2017	1314	Judy Frazier (V)	Reimb HOA supplies	QPM Trust Account - N...	84.22
		Total Common Area/Clubhouse Supplies			84.22
Document Preparation					
12/07/2017	1312	Quality Property Management	Positive Pay Banking	QPM Trust Account - N...	50.00
		Total Document Preparation			50.00
Postage					
12/07/2017	1312	Quality Property Management	Postage for mailing notices	QPM Trust Account - N...	30.00
		Total Postage			30.00
Website					
12/07/2017	1312	Quality Property Management	Website maintenance	QPM Trust Account - N...	125.00
		Total Website			125.00
		Total Admin - Reserve Study			624.22
Insurance Expense					
12/15/2017		Hanover Insurance	Commercial policy	QPM Trust Account - N...	1,278.75
12/15/2017		Hanover Insurance	Umbrella policy	QPM Trust Account - N...	172.92
		Total Insurance Expense			1,451.67
Legal					
12/01/2017	1307	Vial Fotheringham LLP	Orig date 11/30/17	QPM Trust Account - N...	1,800.00
12/11/2017	1316	Vial Fotheringham LLP		QPM Trust Account - N...	2,070.25
		Total Legal			3,870.25
Management Fees					
12/07/2017	1312	Quality Property Management	December Management Fee	QPM Trust Account - N...	500.00
		Total Management Fees			500.00
		Total ADMINISTRATIVE			6,446.14
UTILITIES					
Electricity Services					
12/13/2017	1323	Pacific Power		QPM Trust Account - N...	147.94
		Total Electricity Services			147.94
Garbage Services					
12/07/2017	1313	Rogue Disposal		QPM Trust Account - N...	1,988.60
		Total Garbage Services			1,988.60
Sewer Services					
12/07/2017	1309	City of Medford		QPM Trust Account - N...	193.36
		Total Sewer Services			193.36

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Water Services					
12/07/2017	1311	Medford Water		QPM Trust Account - N...	425.66
12/07/2017	1310	Medford Water		QPM Trust Account - N...	512.90
Total Water Services					938.56
Total UTILITIES					3,268.46
POOL					
Pool Upkeep and Supplies					
12/13/2017	1321	Clearwater Oasis	Pool service	QPM Trust Account - N...	210.00
Total Pool Upkeep and Supplies					210.00
Total POOL					210.00
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Common Area Cleanup					
12/13/2017	1322	Father & Daughter Clean-up ...	Monthly cleanup service	QPM Trust Account - N...	380.00
Total Common Area Cleanup					380.00
Common Area Maintenance					
12/07/2017	1312	Quality Property Management	Turn water valve to clubhouse back on	QPM Trust Account - N...	22.50
12/20/2017	1317	Cantel of Medford, Inc.	Purchase of parking bumpers-10 each	QPM Trust Account - N...	580.00
Total Common Area Maintenance					602.50
Total Common Area-Building Mtce					982.50
Security					
12/07/2017	1308	Advanced Security-Recovery	Patrol of Meadow Wood	QPM Trust Account - N...	175.00
Total Security					175.00
Total COMMON AREA / ONSITE					1,157.50
Total OPERATING EXPENSES					11,082.10
Total Expense					11,082.10
Net Ordinary Income					-11,082.10
Other Income/Expense					
Other Expense					
CONSTRUCTION DEFECT FUND					
Construction Defect					
12/07/2017	1312	Quality Property Management	Paint porches #48-55 - verify expense code	QPM Trust Account - N...	3,250.00
12/08/2017	5731	J2 Building Consultants Inc.		Banner Bank - Const. 0...	2,066.00
Total Construction Defect					5,316.00
Interest Expense (W.A.)					
12/27/2017		Western Alliance Loan Pmt	Interest only	Banner Bank - Const. 0...	213.23
Total Interest Expense (W.A.)					213.23
Total CONSTRUCTION DEFECT FUND					5,529.23
Total Other Expense					5,529.23
Net Other Income					-5,529.23
Net Income					-16,611.33