

Meadow Woods Homeowners Association, LLC

Monthly Expense Detail

Cash Basis

June 2018

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE					
Admin - Reserve Study					
Bank Fees					
06/01/2018				Banner Bank - Const. 0...	4.00
06/15/2018	1439	Quality Property Management	Return check charge for 6/2018	QPM Trust Account - N...	70.00
06/15/2018	1439	Quality Property Management	Positive Pay Banking	QPM Trust Account - N...	50.00
		Total Bank Fees			124.00
Business Licenses and Permits					
06/15/2018	1429	Oregon Real Estate Agency	Registry C-783	QPM Trust Account - N...	25.00
		Total Business Licenses and Permits			25.00
Common Area/Clubhouse Supplies					
06/15/2018	1325	Judy Frazier (V)	verify	QPM Trust Account - N...	289.40
06/18/2018		Hubbards Home Center	Chain for Dumpster	Banner Bank - Operatin...	4.42
		Total Common Area/Clubhouse Supplies			293.82
Office Supplies					
06/07/2018		Staples	Supply purchase from Operating Acct	Banner Bank - Operatin...	5.49
		Total Office Supplies			5.49
		Total Admin - Reserve Study			448.31
Insurance Expense					
06/15/2018		Hanover Insurance	Commercial policy	QPM Trust Account - N...	1,278.75
06/15/2018		Hanover Insurance	Umbrella policy	QPM Trust Account - N...	172.91
		Total Insurance Expense			1,451.66
Accounting Services					
06/18/2018	1445	Aspire Accounting		QPM Trust Account - N...	147.40
		Total Accounting Services			147.40
Legal					
06/18/2018	1444	Vial Fotheringham LLP	Inv #373970 6/11/18	QPM Trust Account - N...	1,260.00
		Total Legal			1,260.00
Management Fees					
06/15/2018	1439	Quality Property Management	June Management Fee	QPM Trust Account - N...	600.00
		Total Management Fees			600.00
		Total ADMINISTRATIVE			3,907.37
UTILITIES					
Electricity Services					
06/15/2018	1437	Pacific Power		QPM Trust Account - N...	58.65
06/18/2018	1443	Pacific Power		QPM Trust Account - N...	134.12
		Total Electricity Services			192.77
Garbage Services					
06/15/2018	1440	Rogue Disposal		QPM Trust Account - N...	2,039.08
		Total Garbage Services			2,039.08
Sewer Services					
06/21/2018	1447	City of Medford		QPM Trust Account - N...	386.71
		Total Sewer Services			386.71

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Water Services					
06/15/2018	1435	Medford Water		QPM Trust Account - N...	370.11
06/15/2018	1434	Medford Water		QPM Trust Account - N...	432.64
06/27/2018	1455	Medford Water		QPM Trust Account - N...	653.78
06/27/2018	1454	Medford Water		QPM Trust Account - N...	720.68
Total Water Services					2,177.21
Total UTILITIES					4,795.77
GROUNDS					
Irrigation-Flowers-Fertilizer					
Irrigation Repairs					
06/15/2018	1438	Pro Lawn Services, Inc.	Replace broken irrigation head	QPM Trust Account - N...	65.00
06/15/2018	1439	Quality Property Management	Markup - Irrigation Repair	QPM Trust Account - N...	3.25
Total Irrigation Repairs					68.25
Total Irrigation-Flowers-Fertilizer					68.25
Tree Trimming-Emergency Removal					
06/27/2018		Arborsmith Tree Professionals	Removal of junipers/trees and extra stump grind...	Banner Bank - Reserve ...	3,570.00
Total Tree Trimming-Emergency Removal					3,570.00
Yard Care					
06/21/2018	1449	Pro Lawn Services, Inc.	Monthly landscape maintenance	QPM Trust Account - N...	1,300.00
Total Yard Care					1,300.00
Total GROUNDS					4,938.25
POOL					
Pool Upkeep and Supplies					
06/01/2018	5859	Carol Janowski	Oasis Pool test kit	Banner Bank - Operatin...	80.00
06/15/2018	1441	Quality Property Management	Pull out pool furniture for pre-Memorial Day wee...	QPM Trust Account - N...	50.00
Total Pool Upkeep and Supplies					130.00
Total POOL					130.00
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Building Maintenance					
06/01/2018	5859	Carol Janowski	Metal Masters - HVAC maintenance	Banner Bank - Operatin...	184.00
06/01/2018	5859	Carol Janowski	Jennings Plumbing - Clubhouse faucet	Banner Bank - Operatin...	199.00
06/01/2018	5859	Carol Janowski	Walmart - Furnace filters	Banner Bank - Operatin...	81.28
Total Building Maintenance					464.28
Common Area Cleanup					
06/27/2018	1453	Father & Daughter Clean-up ...	Monthly cleanup service	QPM Trust Account - N...	350.00
06/27/2018	1453	Father & Daughter Clean-up ...	Additional grounds cleanup	QPM Trust Account - N...	35.00
Total Common Area Cleanup					385.00
Common Area Maintenance					
06/01/2018	5859	Carol Janowski	Walmart - Wasp traps	Banner Bank - Operatin...	19.52
06/20/2018	1446	Southern Oregon Signs, LLC	Sign marker charges	QPM Trust Account - N...	284.00
Total Common Area Maintenance					303.52
Total Common Area-Building Mtce					1,152.80
Janitorial - Clubhouse/Gym					
06/15/2018	1428	Carol Janowski	Reimburse HOA Supplies reimbursement	QPM Trust Account - N...	33.00
06/15/2018	1430	Carol Janowski	Reimburse faucet install (possible duplicate)	QPM Trust Account - N...	199.00
Total Janitorial - Clubhouse/Gym					232.00

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Security					
06/15/2018	1431	Advanced Security-Recovery	2 payments - Patrol of Meadow Wood	QPM Trust Account - N...	350.00
Total Security					350.00
Total COMMON AREA / ONSITE					1,734.80
LIGHTING & ELECTRICAL REPAIRS					
06/15/2018	1441	Quality Property Management	Replace exterior light fixtures bulbs	QPM Trust Account - N...	143.00
06/21/2018	1451	Quality Property Management	Markup - Install new pole lights	QPM Trust Account - N...	198.61
06/21/2018	1448	Aztec Electric	Install new pole lights/LED & Solar Lights	QPM Trust Account - N...	3,972.12
Total LIGHTING & ELECTRICAL REPAIRS					4,313.73
PLUMBING					
Exterior Water Line Repair					
06/15/2018	1432	American Leak Detection	Leak detection	QPM Trust Account - N...	425.00
06/15/2018	1439	Quality Property Management	Markup - Leak Detection	QPM Trust Account - N...	21.25
06/18/2018	1442	American Leak Detection	Leak detection	QPM Trust Account - N...	40.00
06/21/2018	1450	Quality Property Management	On-call after hours - locate leak/water shut off	QPM Trust Account - N...	75.00
06/21/2018	1452	Quality Property Management	Cut concrete - locate leak and repair	QPM Trust Account - N...	976.50
Total Exterior Water Line Repair					1,537.75
Total PLUMBING					1,537.75
Total OPERATING EXPENSES					21,357.67
Total Expense					21,357.67
Net Ordinary Income					-21,357.67
Other Income/Expense					
Other Expense					
CONSTRUCTION DEFECT FUND					
Interest Expense (W.A.)					
06/27/2018		Western Alliance Loan Pmt	Interest only	Banner Bank - Const. 0...	263.45
Total Interest Expense (W.A.)					263.45
Total CONSTRUCTION DEFECT FUND					263.45
RESERVE FUND SPENDING					
Concrete-Flatwork-Safety Repair					
06/01/2018	809...	Renfro Striping and Sealcoat		Banner Bank - Reserve ...	10,141.90
Total Concrete-Flatwork-Safety Repair					10,141.90
Total RESERVE FUND SPENDING					10,141.90
Total Other Expense					10,405.35
Net Other Income					-10,405.35
Net Income					-31,763.02