

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail
July 2019

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE / RESERVE STUDY					
Administrative Expense					
Bank Fees					
07/01/2019				Banner Bank - Const. 0050	4.00
07/01/2019	924577	Quality Property Management	Positive Pay Banking	QPM Trust Account - NEW	50.00
07/02/2019			Reversed loan fees	RVCB - Money Market	-23.00
		Total Bank Fees			31.00
Common Area/Clubhouse Supplies					
07/01/2019		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
		Total Common Area/Clubhouse Supplies			79.97
Office Supplies					
07/31/2019		Fred Meyer	Thank you gift card for pool upkeep	Banner Bank - Operating 5...	50.00
		Total Office Supplies			50.00
		Total Administrative Expense			160.97
Insurance Expense					
07/01/2019		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,723.18
07/01/2019		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.91
		Total Insurance Expense			1,896.09
Legal					
07/15/2019	1691	Vial Fotheringham LLP	Inv #279262	QPM Trust Account - NEW	4,134.44
		Total Legal			4,134.44
Management Fees					
07/01/2019	924577	Quality Property Management	July Management Fee	QPM Trust Account - NEW	700.00
		Total Management Fees			700.00
		Total ADMINISTRATIVE / RESERVE STUDY			6,891.50
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Common Area Cleanup					
07/01/2019	1670	Father & Daughter Clean-up ...	Monthly cleanup service	QPM Trust Account - NEW	350.00
		Total Common Area Cleanup			350.00
Common Area Maintenance					
07/01/2019	924576	Quality Property Management	Markup - parking bumpers	QPM Trust Account - NEW	6.30
07/01/2019	924576	Quality Property Management	Dispose broken parking bumpers	QPM Trust Account - NEW	150.00
07/01/2019	1668	Cantel of Medford, Inc.	Purchase of parking bumpers #7 & #44	QPM Trust Account - NEW	126.00
		Total Common Area Maintenance			282.30
		Total Common Area-Building Mtce			632.30
Security					
07/01/2019	1669	Advanced Security-Recovery		QPM Trust Account - NEW	175.00
		Total Security			175.00
		Total COMMON AREA / ONSITE			807.30

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GROUNDS					
Irrigation-Flowers-Fertilizer					
Irrigation Repairs					
07/01/2019	924575	Quality Property Management	Markup - irrigation flooding issues	QPM Trust Account - NEW	5.50
07/01/2019	1689	Pro Lawn Services, Inc.	Check irrigation for flooding	QPM Trust Account - NEW	110.00
		Total Irrigation Repairs			115.50
		Total Irrigation-Flowers-Fertilizer			115.50
Yard Care					
07/01/2019	1689	Pro Lawn Services, Inc.	Monthly landscaping	QPM Trust Account - NEW	1,300.00
		Total Yard Care			1,300.00
		Total GROUND			1,415.50
GUTTERS-ROOF-WINDOWS					
Gutters					
07/01/2019	924575	Quality Property Management	Clean/clear carport gutters	QPM Trust Account - NEW	900.00
		Total Gutters			900.00
		Total GUTTERS-ROOF-WINDOWS			900.00
POOL					
Pool Upkeep and Supplies					
07/01/2019	1686	Clearwater Oasis	June Pool Service	QPM Trust Account - NEW	260.00
07/01/2019	924577	Quality Property Management	Markup - Weekly Pool Services	QPM Trust Account - NEW	13.00
		Total Pool Upkeep and Supplies			273.00
		Total POOL			273.00
UTILITIES					
Electricity Services					
07/15/2019	1687	Pacific Power		QPM Trust Account - NEW	334.56
07/15/2019	1688	Pacific Power		QPM Trust Account - NEW	298.16
		Total Electricity Services			632.72
Garbage Services					
07/03/2019	1673	Rogue Disposal		QPM Trust Account - NEW	1,995.93
		Total Garbage Services			1,995.93
Sewer Services					
07/19/2019	1684	City of Medford		QPM Trust Account - NEW	2,820.15
07/19/2019	1685	City of Medford		QPM Trust Account - NEW	1,261.00
		Total Sewer Services			4,081.15
		Total UTILITIES			6,709.80
		Total OPERATING EXPENSES			16,997.10
		Total Expense			16,997.10
		Net Ordinary Income			-16,997.10
Other Income/Expense					
Other Expense					
Interest Expense (RVCB)					
07/10/2019	1672	Riverview Community Bank		QPM Trust Account - NEW	246.41
07/22/2019	1690	Riverview Community Bank		QPM Trust Account - NEW	246.41
		Total Interest Expense (RVCB)			492.82

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CONSTRUCTION DEFECT FUND					
Construction Defect					
07/25/2019	5424	J2 Building Consultants Inc.	Inv #8236	Banner Bank - Const. 0050	5,000.00
Total Construction Defect					5,000.00
Total CONSTRUCTION DEFECT FUND					5,000.00
Total Other Expense					5,492.82
Net Other Income					-5,492.82
Net Income					<u>-22,489.92</u>