

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail
April 2019

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE / RESERVE STUDY					
Administrative Expense					
Bank Fees					
04/01/2019	1612	Quality Property Management	Positive Pay Banking	QPM Trust Account - NEW	50.00
04/02/2019				Banner Bank - Const. 0050	4.00
Total Bank Fees					54.00
Common Area/Clubhouse Supplies					
04/01/2019		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
04/09/2019		Lowe's	Signs	Banner Bank - Operating 5...	9.86
04/10/2019		Lowe's	Construction Cones	Banner Bank - Operating 5...	91.74
04/17/2019		Bear Creek Lock & Key	Keys	Banner Bank - Operating 5...	6.00
Total Common Area/Clubhouse Supplies					187.57
Office Supplies					
04/01/2019	1612	Quality Property Management	Ballots-Time/Postage	QPM Trust Account - NEW	150.00
04/03/2019		HP Instant Ink	Printer ink subscription	Banner Bank - Operating 5...	9.99
04/05/2019	5259	Carol Janowski	Meeting food & repairs	Banner Bank - Operating 5...	124.71
04/08/2019		Costco	Food for meeting	Banner Bank - Operating 5...	9.99
04/08/2019		Winco	Food for meeting	Banner Bank - Operating 5...	22.05
04/11/2019		Dollar Tree	Binder clips / Thumb Tacks	Banner Bank - Operating 5...	3.00
04/24/2019		Goodwill	Photo paper / Office lables	Banner Bank - Operating 5...	6.87
04/25/2019		Fred Meyer	Thank you gift card	Banner Bank - Operating 5...	20.00
Total Office Supplies					346.61
Postage					
04/01/2019	1612	Quality Property Management	Postage for acct collections	QPM Trust Account - NEW	30.00
04/18/2019		USPS	Stamps for office	Banner Bank - Operating 5...	5.50
Total Postage					35.50
Total Administrative Expense					623.68
Insurance Expense					
04/01/2019		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,675.54
04/01/2019		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.92
Total Insurance Expense					1,848.46
Accounting Services					
04/10/2019	1602	Aspire Accounting	Inv #4892	QPM Trust Account - NEW	250.80
Total Accounting Services					250.80
Legal					
04/10/2019	1614	Vial Fotheringham LLP	Inv #404462 - Assoc represent	QPM Trust Account - NEW	5,970.00
Total Legal					5,970.00
Management Fees					
04/01/2019	1612	Quality Property Management	April	QPM Trust Account - NEW	700.00
Total Management Fees					700.00
Total ADMINISTRATIVE / RESERVE STUDY					9,392.94
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Building Maintenance					
04/10/2019	1610	Quality Property Management	Remove nest from vent/replace cover	QPM Trust Account - NEW	85.25
Total Building Maintenance					85.25
Common Area Cleanup					
04/01/2019	1605	Father & Daughter Clean-up ...	Monthly cleanup service	QPM Trust Account - NEW	350.00
Total Common Area Cleanup					350.00
Total Common Area-Building Mtce					435.25

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Security					
04/10/2019	1601	Advanced Security-Recovery		QPM Trust Account - NEW	175.00
		Total Security			175.00
		Total COMMON AREA / ONSITE			610.25
PLUMBING					
Exterior Water Line Repair					
04/10/2019	1611	Quality Property Management	Dispatch leak detection	QPM Trust Account - NEW	25.00
04/10/2019	1611	Quality Property Management	Leak detection continuation	QPM Trust Account - NEW	50.00
04/10/2019	1611	Quality Property Management	Leak near unit 70 assessment	QPM Trust Account - NEW	75.00
04/10/2019	1611	Quality Property Management	Demo concrete to locate leak	QPM Trust Account - NEW	520.75
04/10/2019	1611	Quality Property Management	Cont. demo concrete leak found/buried	QPM Trust Account - NEW	879.00
		Total Exterior Water Line Repair			1,549.75
		Total PLUMBING			1,549.75
UTILITIES					
Electricity Services					
04/10/2019	1609	Pacific Power		QPM Trust Account - NEW	172.71
		Total Electricity Services			172.71
Garbage Services					
04/10/2019	1613	Rogue Disposal		QPM Trust Account - NEW	1,995.93
		Total Garbage Services			1,995.93
Sewer Services					
04/10/2019	1603	City of Medford		QPM Trust Account - NEW	2,774.20
04/10/2019	1604	City of Medford		QPM Trust Account - NEW	1,539.45
		Total Sewer Services			4,313.65
Water Services					
04/10/2019	1607	Medford Water		QPM Trust Account - NEW	658.68
04/10/2019	1608	Medford Water		QPM Trust Account - NEW	321.77
		Total Water Services			980.45
		Total UTILITIES			7,462.74
		Total OPERATING EXPENSES			19,015.68
		Total Expense			19,015.68
		Net Ordinary Income			-19,015.68
Other Income/Expense					
Other Expense					
CONSTRUCTION DEFECT FUND					
Construction Defect					
04/01/2019	1612	Quality Property Management	Construction defect notice-Time/Postage	QPM Trust Account - NEW	150.00
04/17/2019	5321	J2 Building Consultants Inc.	Inv #7981	Banner Bank - Const. 0050	767.05
04/23/2019	5323	Gores Construction		Banner Bank - Const. 0050	42,195.95
		Total Construction Defect			43,113.00
Interest Expense (W.A.)					
04/29/2019		Western Alliance Loan Pmt		Banner Bank - Const. 0050	431.07
		Total Interest Expense (W.A.)			431.07
		Total CONSTRUCTION DEFECT FUND			43,544.07
		Total Other Expense			43,544.07
		Net Other Income			-43,544.07
		Net Income			-62,559.75