

Meadow Woods Homeowners Association, LLC

Monthly Expense Detail

December 2019

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE / RESERVE STUDY					
Administrative Expense					
Bank Fees					
12/02/2019			Bill pay fee	Banner Bank - Const. 0050	4.00
		Total Bank Fees			4.00
Common Area/Clubhouse Supplies					
12/09/2019		Grocery Outlet	Food for Dec HOA meeting	Banner Bank - Operating 5...	6.68
12/16/2019		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
		Total Common Area/Clubhouse Supplies			86.65
Office Supplies					
12/09/2019		Fred Meyer	Food for Dec HOA meeting	Banner Bank - Operating 5...	2.99
12/09/2019	5437	Carol Janowski	Food for 2 meetings	Banner Bank - Operating 5...	32.97
12/26/2019		Sherms Food 4 Less	Food for lunch meeting	Banner Bank - Operating 5...	6.28
12/30/2019		Subway	Food for lunch meeting	Banner Bank - Operating 5...	17.28
		Total Office Supplies			59.52
		Total Administrative Expense			150.17
Insurance Expense					
12/16/2019		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,723.18
12/16/2019		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.90
		Total Insurance Expense			1,896.08
Legal					
12/17/2019	5438	Vial Fotheringham LLP	Invoice #391596	Banner Bank - Operating 5...	2,025.21
		Total Legal			2,025.21
Management Fees					
12/10/2019	1733	Quality Property Management		QPM Trust Account - NEW	750.00
		Total Management Fees			750.00
		Total ADMINISTRATIVE / RESERVE STUDY			4,821.46
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Building Maintenance					
12/23/2019		Lowes	Gutter guards	Banner Bank - Operating 5...	7.23
		Total Building Maintenance			7.23
Common Area Cleanup					
12/02/2019	1726	Father & Daughter Clean-up ...	December Cleanup	QPM Trust Account - NEW	379.00
		Total Common Area Cleanup			379.00
		Total Common Area-Building Mtce			386.23
Security					
12/02/2019	1723	Advanced Security-Recovery		QPM Trust Account - NEW	175.00
		Total Security			175.00
		Total COMMON AREA / ONSITE			561.23
GROUNDS					
Yard Care					
12/20/2019	1738	Pro Lawn Services, Inc.	Monthly landscaping	QPM Trust Account - NEW	1,300.00
		Total Yard Care			1,300.00
		Total GROUNDS			1,300.00

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LIGHTING & ELECTRICAL REPAIRS					
12/18/2019		Lowe's	Flood light	Banner Bank - Operating 5...	87.84
12/20/2019	1739	Quality Property Management	Maint coordination fee - Electrical repairs	QPM Trust Account - NEW	4.95
12/20/2019	1735	Aztec Electric	Light control panel breaker repair	QPM Trust Account - NEW	99.00
Total LIGHTING & ELECTRICAL REPAIRS					191.79
POOL					
Pool Upkeep and Supplies					
12/02/2019	1732	Quality Property Management	Maint coordination fee - Pool services	QPM Trust Account - NEW	11.75
12/02/2019		Best Buy	Thank you gift for pool upkeep	Banner Bank - Operating 5...	30.00
12/10/2019	1731	Clearwater Oasis		QPM Trust Account - NEW	235.00
Total Pool Upkeep and Supplies					276.75
Swimming Pool Seasonal Permit					
12/02/2019	1727	Jackson County Environmental	Annual seasonal pool permit	QPM Trust Account - NEW	415.00
Total Swimming Pool Seasonal Permit					415.00
Total POOL					691.75
UTILITIES					
Electricity Services					
12/20/2019	1737	Pacific Power		QPM Trust Account - NEW	141.92
12/20/2019	1736	Pacific Power		QPM Trust Account - NEW	169.08
Total Electricity Services					311.00
Garbage Services					
12/10/2019	1734	Rogue Disposal		QPM Trust Account - NEW	1,995.93
Total Garbage Services					1,995.93
Sewer Services					
12/02/2019	1725	City of Medford		QPM Trust Account - NEW	2,110.94
12/02/2019	1724	City of Medford		QPM Trust Account - NEW	2,775.76
12/30/2019	1740	City of Medford		QPM Trust Account - NEW	3,004.65
12/30/2019	1741	City of Medford		QPM Trust Account - NEW	1,638.90
Total Sewer Services					9,530.25
Water Services					
12/02/2019	1730	Medford Water		QPM Trust Account - NEW	409.20
12/02/2019	1729	Medford Water		QPM Trust Account - NEW	431.48
12/30/2019	1743	Medford Water		QPM Trust Account - NEW	355.88
12/30/2019	1742	Medford Water		QPM Trust Account - NEW	370.32
Total Water Services					1,566.88
Total UTILITIES					13,404.06
Total OPERATING EXPENSES					20,970.29
Total Expense					20,970.29
Net Ordinary Income					-20,970.29
Other Income/Expense					
Other Expense					
CONSTRUCTION DEFECT FUND					
Construction Defect					
12/04/2019	113	Gores Construction	Application #8	RVCB - Checking 3122	95,000.00
12/04/2019	114	Gores Construction	Application #8	RVCB - Checking 3122	927.60
Total Construction Defect					95,927.60
Total CONSTRUCTION DEFECT FUND					95,927.60
Interest Expense (RVCB)					
12/10/2019		Riverview Community Bank		RVCB - Savings 0930	3,837.87

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		Total Interest Expense (RVCB)			3,837.87
		Total Other Expense			99,765.47
		Net Other Income			-99,765.47
		Net Income			<u>-120,735.76</u>