

**Meadow Woods Homeowners Association, LLC**  
**Monthly Expense Detail**  
**January 2019**

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
<b>Ordinary Income/Expense</b>					
<b>Expense</b>					
<b>OPERATING EXPENSES</b>					
<b>ADMINISTRATIVE / RESERVE STUDY</b>					
<b>Administrative Expense</b>					
<b>Bank Fees</b>					
01/03/2019			Bill pay fee	Banner Bank - Const. 0050	4.00
01/11/2019	1568	Quality Property Management	Positive Pay Banking	QPM Trust Account - NEW	50.00
		Total Bank Fees			54.00
<b>Common Area/Clubhouse Supplies</b>					
01/15/2019		Lowes	Caution tape	Banner Bank - Operating 5299	39.94
01/22/2019	1575	Quality Property Management	Parking passes	QPM Trust Account - NEW	50.00
01/22/2019	1572	Mustard Press	Print parking passes	QPM Trust Account - NEW	136.00
01/23/2019		Fred Meyer	Food for year-end meeting	Banner Bank - Operating 5299	20.00
		Total Common Area/Clubhouse Supplies			245.94
<b>Document Preparation</b>					
01/11/2019	1566	Quality Property Management	Meeting w/bookkeeper 2 hours	QPM Trust Account - NEW	50.00
01/11/2019	1566	Quality Property Management	Actions for Unit #77 Sales/Settlement s...	QPM Trust Account - NEW	50.00
		Total Document Preparation			100.00
<b>Office Supplies</b>					
01/04/2019		HP Instant Ink	Printer ink subscription	Banner Bank - Operating 5299	9.99
01/14/2019		Sherms Food 4 Less	Water for clubhouse	Banner Bank - Operating 5299	4.40
01/27/2019		Costco	Sheet protectors for office supplies	Banner Bank - Operating 5299	20.00
01/31/2019		Goodwill		Banner Bank - Operating 5299	1.79
		Total Office Supplies			36.18
<b>Postage</b>					
01/31/2019		USPS	Letter to Ashley Silva	Banner Bank - Operating 5299	2.75
		Total Postage			2.75
		Total Administrative Expense			438.87
<b>Insurance Expense</b>					
01/15/2019		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,675.55
01/15/2019		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.92
		Total Insurance Expense			1,848.47
<b>Legal</b>					
01/23/2019	1581	Vial Fotheringham LLP	Inv #396535 Silva Injunction	QPM Trust Account - NEW	1,925.00
		Total Legal			1,925.00
<b>Management Fees</b>					
01/11/2019	1568	Quality Property Management	January Mgmt fee	QPM Trust Account - NEW	700.00
		Total Management Fees			700.00
		Total ADMINISTRATIVE / RESERVE STUDY			4,912.34
<b>COMMON AREA / ONSITE</b>					
<b>Common Area-Building Mtce</b>					
<b>Building Maintenance</b>					
01/11/2019	1567	Quality Property Management	New springs window 2 / install new slide...	QPM Trust Account - NEW	360.50
01/22/2019	1576	Quality Property Management	Measure/replacement window	QPM Trust Account - NEW	312.25
		Total Building Maintenance			672.75
<b>Common Area Cleanup</b>					
01/11/2019	1564	Father & Daughter Clean-up S...	Monthly cleanup service	QPM Trust Account - NEW	350.00
		Total Common Area Cleanup			350.00
		Total Common Area-Building Mtce			1,022.75

**Meadow Woods Homeowners Association, LLC**  
**Monthly Expense Detail**  
**January 2019**

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
<b>Security</b>					
01/11/2019	1562	Advanced Security-Recovery	Patrol of Meadow Wood	QPM Trust Account - NEW	175.00
		Total Security			175.00
		Total COMMON AREA / ONSITE			1,197.75
<b>GROUNDS</b>					
<b>Yard Care</b>					
01/29/2019	1580	Pro Lawn Services, Inc.	Monthly lawn care	QPM Trust Account - NEW	1,300.00
		Total Yard Care			1,300.00
		Total GROUNDS			1,300.00
<b>POOL</b>					
<b>Pool Upkeep and Supplies</b>					
01/11/2019	1568	Quality Property Management	Markup - monthly pool services (Nov)	QPM Trust Account - NEW	11.75
01/11/2019	1563	Clearwater Oasis		QPM Trust Account - NEW	470.00
01/11/2019	1568	Quality Property Management	Markup - monthly pool services (Dec)	QPM Trust Account - NEW	11.75
		Total Pool Upkeep and Supplies			493.50
<b>Swimming Pool Seasonal Permit</b>					
01/24/2019	1577	Jackson County Environmental	Annual seasonal pool permit	QPM Trust Account - NEW	328.00
		Total Swimming Pool Seasonal Permit			328.00
		Total POOL			821.50
<b>UTILITIES</b>					
<b>Electricity Services</b>					
01/22/2019	1574	Pacific Power		QPM Trust Account - NEW	179.42
01/22/2019	1573	Pacific Power		QPM Trust Account - NEW	184.44
		Total Electricity Services			363.86
<b>Garbage Services</b>					
01/11/2019	1569	Rogue Disposal		QPM Trust Account - NEW	1,836.21
		Total Garbage Services			1,836.21
<b>Sewer Services</b>					
01/22/2019	1570	City of Medford		QPM Trust Account - NEW	2,774.20
01/22/2019	1571	City of Medford		QPM Trust Account - NEW	1,539.45
		Total Sewer Services			4,313.65
<b>Water Services</b>					
01/28/2019	1578	Medford Water		QPM Trust Account - NEW	575.32
01/29/2019	1579	Medford Water		QPM Trust Account - NEW	346.78
		Total Water Services			922.10
		Total UTILITIES			7,435.82
		Total OPERATING EXPENSES			15,667.41
		Total Expense			15,667.41
		Net Ordinary Income			-15,667.41

Meadow Woods Homeowners Association, LLC

Monthly Expense Detail

January 2019

Cash Basis

---

Date	Num	Name	Memo	Split	Paid Amount
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>CONSTRUCTION DEFECT FUND</b>					
<b>Interest Expense (W.A.)</b>					
01/27/2019		Western Alliance Loan Pmt		Banner Bank - Const. 0050	439.52
		Total Interest Expense (W.A.)			439.52
		Total CONSTRUCTION DEFECT FUND			439.52
		Total Other Expense			439.52
		Net Other Income			-439.52
		<b>Net Income</b>			<b><u>-16,106.93</u></b>