

**Meadow Woods Homeowners Association, LLC**  
**Monthly Expense Detail**  
**October 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>                      |      |                                |                                |                              |             |
| 10/01/2019                            |      |                                | Bill pay fee                   | Banner Bank - Const. 0050    | 4.00        |
| 10/01/2019                            |      |                                | Fee reversal                   | RVCB - Savings 0930          | -3.00       |
| 10/31/2019                            |      | Quality Property Management    | Oct Positive Pay Banking       | QPM Trust Account - NEW      | 50.00       |
| 10/31/2019                            |      | Quality Property Management    | Sept Positive Pay Banking      | QPM Trust Account - NEW      | 50.00       |
| Total Bank Fees                       |      |                                |                                |                              | 101.00      |
| <b>Common Area/Clubhouse Supplies</b> |      |                                |                                |                              |             |
| 10/01/2019                            |      | Lowes                          | Refunded                       | Banner Bank - Operating 5... | -128.42     |
| 10/01/2019                            |      | Lowes                          | Reversed                       | Banner Bank - Operating 5... | 128.42      |
| 10/15/2019                            |      | Goodwill                       | Misc kitchen supplies          | Banner Bank - Operating 5... | 2.00        |
| 10/15/2019                            |      | Lowes                          | Clubhouse cups                 | Banner Bank - Operating 5... | 6.98        |
| 10/16/2019                            |      | Charter Communications         | Internet for clubhouse         | QPM Trust Account - NEW      | 79.97       |
| 10/24/2019                            |      | Goodwill                       | Clubhouse kitchen supplies     | Banner Bank - Operating 5... | 2.14        |
| 10/28/2019                            |      | Costco                         | Bath tissue                    | Banner Bank - Operating 5... | 16.99       |
| 10/28/2019                            |      | Costco                         | Misc clubhouse supplies        | Banner Bank - Operating 5... | 58.85       |
| Total Common Area/Clubhouse Supplies  |      |                                |                                |                              | 166.93      |
| <b>Office Supplies</b>                |      |                                |                                |                              |             |
| 10/14/2019                            | 5434 | Carol Janowski                 | Pizza for meeting              | Banner Bank - Operating 5... | 15.00       |
| 10/15/2019                            |      | Dollar Tree                    | Misc office supplies           | Banner Bank - Operating 5... | 2.00        |
| 10/21/2019                            |      | Sherms Food 4 Less             | Food for Gores crew            | Banner Bank - Operating 5... | 8.09        |
| 10/21/2019                            |      | Costco                         | Food for Gores crew            | Banner Bank - Operating 5... | 10.18       |
| 10/24/2019                            |      | Mary's BBQ                     | Thank you lunch - Gores crew   | Banner Bank - Operating 5... | 250.00      |
| Total Office Supplies                 |      |                                |                                |                              | 285.27      |
| Total Administrative Expense          |      |                                |                                |                              | 553.20      |
| <b>Insurance Expense</b>              |      |                                |                                |                              |             |
| 10/14/2019                            |      | Hanover Insurance              | Crime policy                   | QPM Trust Account - NEW      | 633.00      |
| 10/15/2019                            |      | Hanover Insurance              | Commercial policy              | QPM Trust Account - NEW      | 1,723.18    |
| 10/15/2019                            |      | Hanover Insurance              | Umbrella policy                | QPM Trust Account - NEW      | 172.91      |
| Total Insurance Expense               |      |                                |                                |                              | 2,529.09    |
| <b>Legal</b>                          |      |                                |                                |                              |             |
| 10/14/2019                            | 1764 | Vial Fotheringham LLP          | Inv #282407                    | QPM Trust Account - NEW      | 245.72      |
| 10/31/2019                            | 1616 | Vial Fotheringham LLP          | Inv #284221                    | QPM Trust Account - NEW      | 745.00      |
| Total Legal                           |      |                                |                                |                              | 990.72      |
| <b>Management Fees</b>                |      |                                |                                |                              |             |
| 10/31/2019                            |      | Quality Property Management    | October management fee         | QPM Trust Account - NEW      | 700.00      |
| 10/31/2019                            |      | Quality Property Management    | Sept management fee            | QPM Trust Account - NEW      | 700.00      |
| Total Management Fees                 |      |                                |                                |                              | 1,400.00    |
| Total ADMINISTRATIVE / RESERVE STUDY  |      |                                |                                |                              | 5,473.01    |
| <b>COMMON AREA / ONSITE</b>           |      |                                |                                |                              |             |
| <b>Common Area-Building Mtce</b>      |      |                                |                                |                              |             |
| <b>Building Maintenance</b>           |      |                                |                                |                              |             |
| 10/31/2019                            |      | Quality Property Management    | Casters on patio door replaced | QPM Trust Account - NEW      | 220.25      |
| Total Building Maintenance            |      |                                |                                |                              | 220.25      |
| <b>Common Area Cleanup</b>            |      |                                |                                |                              |             |
| 10/14/2019                            | 1756 | Father & Daughter Clean-up ... | October Cleanup                | QPM Trust Account - NEW      | 379.00      |
| 10/14/2019                            | 1756 | Father & Daughter Clean-up ... | Grounds cleanup                | QPM Trust Account - NEW      | 29.00       |
| Total Common Area Cleanup             |      |                                |                                |                              | 408.00      |
| Total Common Area-Building Mtce       |      |                                |                                |                              | 628.25      |

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| <b>Security</b>                          |      |                                     |                                    |                              |             |
| 10/14/2019                               | 1752 | Advanced Security-Recovery          |                                    | QPM Trust Account - NEW      | 175.00      |
|  |      | Total Security                      |                                    |                              | 175.00      |
|  |      | Total COMMON AREA / ONSITE          |                                    |                              | 803.25      |
| <b>GROUNDS</b>                           |      |                                     |                                    |                              |             |
| <b>Yard Care</b>                         |      |                                     |                                    |                              |             |
| 10/14/2019                               | 1762 | Pro Lawn Services, Inc.             | Monthly landscaping                | QPM Trust Account - NEW      | 1,300.00    |
| 10/31/2019                               | 1615 | Pro Lawn Services, Inc.             | Monthly landscaping                | QPM Trust Account - NEW      | 1,300.00    |
|  |      | Total Yard Care                     |                                    |                              | 2,600.00    |
|  |      | Total GROUNDS                       |                                    |                              | 2,600.00    |
| <b>LIGHTING &amp; ELECTRICAL REPAIRS</b> |      |                                     |                                    |                              |             |
| 10/01/2019                               |      | Lowe's                              | 2 outdoor lights returned          | Banner Bank - Operating 5... | -98.96      |
| 10/02/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 79.47       |
| 10/15/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 37.13       |
| 10/21/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 18.26       |
| 10/22/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 11.97       |
| 10/25/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 11.97       |
| 10/28/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 11.97       |
| 10/28/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 11.97       |
| 10/31/2019                               |      | Costco                              | Light bulbs                        | Banner Bank - Operating 5... | 11.97       |
| 10/31/2019                               |      | Quality Property Management         | South entry lighting by dumpster   | QPM Trust Account - NEW      | 164.25      |
|  |      | Total LIGHTING & ELECTRICAL REPAIRS |                                    |                              | 260.00      |
| <b>PLUMBING</b>                          |      |                                     |                                    |                              |             |
| <b>Exterior Water Line Repair</b>        |      |                                     |                                    |                              |             |
| 10/31/2019                               |      | Quality Property Management         | Leak repair by unit #48            | QPM Trust Account - NEW      | 320.25      |
| 10/31/2019                               |      | Quality Property Management         | Leak repair by unit #48            | QPM Trust Account - NEW      | 675.00      |
|  |      | Total Exterior Water Line Repair    |                                    |                              | 995.25      |
|  |      | Total PLUMBING                      |                                    |                              | 995.25      |
| <b>POOL</b>                              |      |                                     |                                    |                              |             |
| <b>Pool Upkeep and Supplies</b>          |      |                                     |                                    |                              |             |
| 10/14/2019                               | 1755 | Clearwater Oasis                    | Pool services                      | QPM Trust Account - NEW      | 555.60      |
| 10/31/2019                               |      | Quality Property Management         | Mtce coordination fee - Clearwater | QPM Trust Account - NEW      | 27.78       |
| 10/31/2019                               |      | Quality Property Management         | Mtce coordination fee - Clearwater | QPM Trust Account - NEW      | 31.25       |
|  |      | Total Pool Upkeep and Supplies      |                                    |                              | 614.63      |
|  |      | Total POOL                          |                                    |                              | 614.63      |
| <b>UTILITIES</b>                         |      |                                     |                                    |                              |             |
| <b>Electricity Services</b>              |      |                                     |                                    |                              |             |
| 10/14/2019                               | 1761 | Pacific Power                       |                                    | QPM Trust Account - NEW      | 82.01       |
| 10/14/2019                               | 1760 | Pacific Power                       |                                    | QPM Trust Account - NEW      | 190.02      |
|  |      | Total Electricity Services          |                                    |                              | 272.03      |
| <b>Garbage Services</b>                  |      |                                     |                                    |                              |             |
| 10/14/2019                               | 1763 | Rogue Disposal                      |                                    | QPM Trust Account - NEW      | 1,995.93    |
|  |      | Total Garbage Services              |                                    |                              | 1,995.93    |
| <b>Sewer Services</b>                    |      |                                     |                                    |                              |             |
| 10/14/2019                               | 1754 | City of Medford                     |                                    | QPM Trust Account - NEW      | 1,445.84    |
| 10/14/2019                               | 1753 | City of Medford                     |                                    | QPM Trust Account - NEW      | 2,736.59    |
| 10/31/2019                               | 1709 | City of Medford                     |                                    | QPM Trust Account - NEW      | 3,055.11    |
| 10/31/2019                               | 1598 | City of Medford                     |                                    | QPM Trust Account - NEW      | 2,138.55    |
|  |      | Total Sewer Services                |                                    |                              | 9,376.09    |

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| <b>Water Services</b>                  |      |                              |                                      |                           |                    |
| 10/14/2019                             | 1759 | Medford Water                |                                      | QPM Trust Account - NEW   | 598.20             |
| 10/14/2019                             | 1758 | Medford Water                |                                      | QPM Trust Account - NEW   | 615.76             |
| 10/31/2019                             | 1600 | Medford Water                |                                      | QPM Trust Account - NEW   | 338.00             |
| 10/31/2019                             | 1599 | Medford Water                |                                      | QPM Trust Account - NEW   | 366.67             |
| Total Water Services                   |      |                              |                                      |                           | 1,918.63           |
| Total UTILITIES                        |      |                              |                                      |                           | 13,562.68          |
| Total OPERATING EXPENSES               |      |                              |                                      |                           | 24,308.82          |
| Total Expense                          |      |                              |                                      |                           | 24,308.82          |
| Net Ordinary Income                    |      |                              |                                      |                           | -24,308.82         |
| <b>Other Income/Expense</b>            |      |                              |                                      |                           |                    |
| <b>Other Expense</b>                   |      |                              |                                      |                           |                    |
| <b>CONSTRUCTION DEFECT FUND</b>        |      |                              |                                      |                           |                    |
| <b>Construction Defect</b>             |      |                              |                                      |                           |                    |
| 10/15/2019                             | 5428 | J2 Building Consultants Inc. | Inv #8593                            | Banner Bank - Const. 0050 | 7,500.00           |
| 10/28/2019                             | 108  | Gores Construction           | Application #7                       | RVCB - Checking 3122      | 154,000.00         |
| 10/28/2019                             | 109  | Gores Construction           | Application #7                       | RVCB - Checking 3122      | 579.88             |
| Total Construction Defect              |      |                              |                                      |                           | 162,079.88         |
| Total CONSTRUCTION DEFECT FUND         |      |                              |                                      |                           | 162,079.88         |
| <b>Interest Expense (RVCB)</b>         |      |                              |                                      |                           |                    |
| 10/10/2019                             |      | Riverview Community Bank     |                                      | RVCB - Savings 0930       | 2,453.65           |
| Total Interest Expense (RVCB)          |      |                              |                                      |                           | 2,453.65           |
| <b>RESERVE FUND SPENDING</b>           |      |                              |                                      |                           |                    |
| <b>Concrete-Flatwork-Safety Repair</b> |      |                              |                                      |                           |                    |
| 10/31/2019                             |      | Quality Property Management  | Mtce coordination fee - Cut 'n Break | QPM Trust Account - NEW   | 105.00             |
| Total Concrete-Flatwork-Safety Repair  |      |                              |                                      |                           | 105.00             |
| Total RESERVE FUND SPENDING            |      |                              |                                      |                           | 105.00             |
| Total Other Expense                    |      |                              |                                      |                           | 164,638.53         |
| Net Other Income                       |      |                              |                                      |                           | -164,638.53        |
| <b>Net Income</b>                      |      |                              |                                      |                           | <b>-188,947.35</b> |