

Meadow Woods Homeowners Association, LLC
Monthly Expense Detail
August 2019

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE / RESERVE STUDY					
Administrative Expense					
Bank Fees					
08/01/2019			Bill pay fee	Banner Bank - Const. 0050	4.00
08/13/2019	905117	Riverview Community Bank	Cashiers check fee	Banner Bank - Operating 5299	6.00
08/23/2019		Quality Property Management	Positive Pay Banking	QPM Trust Account - NEW	50.00
Total Bank Fees					60.00
Common Area/Clubhouse Supplies					
08/08/2019		Grocery Outlet	Food for meeting	Banner Bank - Operating 5299	14.46
08/16/2019		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
08/19/2019		Fred Meyer	Repairs to lock	Banner Bank - Operating 5299	26.76
08/26/2019		Grocery Outlet	Food for meeting	Banner Bank - Operating 5299	24.26
08/28/2019		Grocery Outlet	Food for meeting	Banner Bank - Operating 5299	5.05
Total Common Area/Clubhouse Supplies					150.50
Office Supplies					
08/09/2019		Staples	Card stock	Banner Bank - Operating 5299	11.00
08/15/2019		Goodwill	Misc office supplies	Banner Bank - Operating 5299	5.09
08/30/2019		Staples	Supplies for meeting	Banner Bank - Operating 5299	11.00
Total Office Supplies					27.09
Total Administrative Expense					237.59
Insurance Expense					
08/15/2019		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,723.18
08/15/2019		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.91
Total Insurance Expense					1,896.09
Legal					
08/23/2019	1703	Vial Fotheringham LLP	Inv #280754	QPM Trust Account - NEW	265.00
Total Legal					265.00
Loan Servicing					
08/23/2019		Quality Property Management	Serial Loan assessment billing	QPM Trust Account - NEW	355.00
Total Loan Servicing					355.00
Management Fees					
08/23/2019		Quality Property Management	July Management Fee	QPM Trust Account - NEW	0.00
08/23/2019		Quality Property Management	August management	QPM Trust Account - NEW	700.00
Total Management Fees					700.00
Total ADMINISTRATIVE / RESERVE STUDY					3,453.68
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Building Maintenance					
08/23/2019		Quality Property Management	Remove vent covers/dry surfaces/drain holes	QPM Trust Account - NEW	210.00
Total Building Maintenance					210.00
Common Area Cleanup					
08/19/2019	1693	Father & Daughter Clean-up Se...	August cleanup	QPM Trust Account - NEW	437.50
Total Common Area Cleanup					437.50
Common Area Maintenance					
08/23/2019		Quality Property Management	Install yellow jacket traps	QPM Trust Account - NEW	128.75
Total Common Area Maintenance					128.75
Total Common Area-Building Mtce					776.25
Security					
08/19/2019	1692	Advanced Security-Recovery		QPM Trust Account - NEW	175.00
Total Security					175.00
Total COMMON AREA / ONSITE					951.25

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GROUND					
Irrigation-Flowers-Fertilizer					
Flowers					
08/17/2019		Fred Meyer	Yard mums	Banner Bank - Operating 5299	12.97
		Total Flowers			12.97
		Total Irrigation-Flowers-Fertilizer			12.97
Yard Care					
08/23/2019	1702	Pro Lawn Services, Inc.	Gardining coordination fee	QPM Trust Account - NEW	65.00
08/23/2019	1702	Pro Lawn Services, Inc.	Monthly landscaping	QPM Trust Account - NEW	1,300.00
		Total Yard Care			1,365.00
		Total GROUND			1,377.97
LIGHTING & ELECTRICAL REPAIRS					
08/23/2019		Quality Property Management	Covered all wiring	QPM Trust Account - NEW	50.00
		Total LIGHTING & ELECTRICAL REPAIRS			50.00
PLUMBING					
08/10/2019		Lowe's	Plumbing parts	Banner Bank - Operating 5299	27.15
08/13/2019		Fred Meyer	Plumbing parts	Banner Bank - Operating 5299	1.99
08/15/2019		Lowe's	Plumbing parts	Banner Bank - Operating 5299	8.98
08/29/2019		Lowe's	Return - did not need	Banner Bank - Operating 5299	-26.15
		Total PLUMBING			11.97
POOL					
Pool Upkeep and Supplies					
08/23/2019	1700	Clearwater Oasis	Pool services	QPM Trust Account - NEW	625.00
08/23/2019	1700	Clearwater Oasis	Install new pool light w/new bulb	QPM Trust Account - NEW	150.00
08/23/2019		Quality Property Management	Markup - Monthly pool services	QPM Trust Account - NEW	38.75
		Total Pool Upkeep and Supplies			813.75
		Total POOL			813.75
UTILITIES					
Electricity Services					
08/19/2019	1697	Pacific Power		QPM Trust Account - NEW	120.54
08/19/2019	1696	Pacific Power		QPM Trust Account - NEW	208.31
		Total Electricity Services			328.85
Garbage Services					
08/19/2019	1699	Rogue Disposal		QPM Trust Account - NEW	1,995.93
		Total Garbage Services			1,995.93
Water Services					
08/19/2019	1695	Medford Water		QPM Trust Account - NEW	647.76
08/19/2019	1694	Medford Water		QPM Trust Account - NEW	697.64
		Total Water Services			1,345.40
		Total UTILITIES			3,670.18
		Total OPERATING EXPENSES			10,328.80
		Total Expense			10,328.80
		Net Ordinary Income			-10,328.80
Other Income/Expense					
Other Expense					
Interest Expense (RVCB)					
08/19/2019	1698	Riverview Community Bank	Interest only payment	QPM Trust Account - NEW	745.46
		Total Interest Expense (RVCB)			745.46
CONSTRUCTION DEFECT FUND					
Construction Defect					
08/09/2019	5426	J2 Building Consultants Inc.	Inv #8370	Banner Bank - Const. 0050	7,500.00
08/28/2019	105	Gores Construction	Application #5	RVCB - Checking 3122	639.62
08/28/2019	104	Gores Construction	Current payment due on Defect Work	RVCB - Checking 3122	211,000.00
		Total Construction Defect			219,139.62
		Total CONSTRUCTION DEFECT FUND			219,139.62

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RESERVE FUND SPENDING					
Concrete-Flatwork-Safety Repair					
08/06/2019	101	Renfro Striping and Sealcoat	Inv #072919	RVCB - Money Market 3193	500.00
08/23/2019		Quality Property Management	Concrete work/buried conduit/yellow jacket traps	QPM Trust Account - NEW	766.50
08/30/2019		Quality Property Management	Demo & pour concrete	QPM Trust Account - NEW	1,159.00
Total Concrete-Flatwork-Safety Repair					2,425.50
Total RESERVE FUND SPENDING					2,425.50
Total Other Expense					222,310.58
Net Other Income					-222,310.58
Net Income					-232,639.38