

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

June 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>					
06/04/2019				Banner Bank - Const. 0050	4.00
06/19/2019		Quality Property Management	Positive Pay Banking	QPM Trust Account - NEW	50.00
06/28/2019			Positive Pay Banking	QPM Trust Account - NEW	50.00
		Total Bank Fees			104.00
<b>Common Area/Clubhouse Supplies</b>					
06/17/2019		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
06/24/2019		Grocery Outlet	Food for meeting	Banner Bank - Operating 5...	2.93
		Total Common Area/Clubhouse Supplies			82.90
<b>Office Supplies</b>					
06/01/2019	5078	Carol Janowski	Meeting food	Banner Bank - Operating 5...	42.50
06/18/2019		Dollar Tree	Clips / Book Rings	Banner Bank - Operating 5...	5.00
06/21/2019		Winco	Food for meeting	Banner Bank - Operating 5...	11.40
		Total Office Supplies			58.90
<b>Postage</b>					
06/17/2019		USPS	Mail documents	Banner Bank - Operating 5...	7.65
		Total Postage			7.65
		Total Administrative Expense			253.45
<b>Insurance Expense</b>					
06/17/2019		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,675.54
06/17/2019		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.92
		Total Insurance Expense			1,848.46
<b>Accounting Services</b>					
06/19/2019	1662	Aspire Accounting		QPM Trust Account - NEW	146.85
		Total Accounting Services			146.85
<b>Legal</b>					
06/19/2019	1661	Vial Fotheringham LLP	Inv #275264 & #275263	QPM Trust Account - NEW	7,400.77
06/28/2019	1667	Vial Fotheringham LLP	Inv #2277605	QPM Trust Account - NEW	560.00
		Total Legal			7,960.77
<b>Management Fees</b>					
06/19/2019		Quality Property Management	June management fee	QPM Trust Account - NEW	700.00
		Total Management Fees			700.00
		Total ADMINISTRATIVE / RESERVE STUDY			10,909.53
<b>COMMON AREA / ONSITE</b>					
<b>Common Area-Building Mtce</b>					
<b>Common Area Cleanup</b>					
06/19/2019	1655	Father & Daughter Clean-up ...	Monthly cleanup service	QPM Trust Account - NEW	350.00
		Total Common Area Cleanup			350.00
		Total Common Area-Building Mtce			350.00
<b>Security</b>					
06/19/2019	1650	Advanced Security-Recovery		QPM Trust Account - NEW	175.00
		Total Security			175.00
		Total COMMON AREA / ONSITE			525.00

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<b>GROUNDS</b>					
<b>Irrigation-Flowers-Fertilizer</b>					
<b>Irrigation Repairs</b>					
06/19/2019	1659	Pro Lawn Services, Inc.	Replace irrigation line per proposal	QPM Trust Account - NEW	285.00
06/19/2019	1659	Pro Lawn Services, Inc.	Repair line break	QPM Trust Account - NEW	225.00
06/19/2019		Quality Property Management	Markup - Irrigation Repair Pro Lawn	QPM Trust Account - NEW	11.25
06/19/2019		Quality Property Management	Markup - Irrigation Repairs Pro Lawn	QPM Trust Account - NEW	14.25
06/28/2019			Markup - Irrigation repairs Pro Lawn	QPM Trust Account - NEW	11.25
06/28/2019			Irrigation repairs - sections Wayne Dalton	QPM Trust Account - NEW	1,011.25
06/28/2019	1666	Pro Lawn Services, Inc.	Repair line break	QPM Trust Account - NEW	225.00
Total Irrigation Repairs					1,783.00
Total Irrigation-Flowers-Fertilizer					1,783.00
<b>Yard Care</b>					
06/19/2019	1659	Pro Lawn Services, Inc.	Monthly lawn care (prev month)	QPM Trust Account - NEW	1,300.00
06/28/2019	1666	Pro Lawn Services, Inc.	Monthly landscaping	QPM Trust Account - NEW	1,300.00
Total Yard Care					2,600.00
Total GROUND					4,383.00
<b>LIGHTING &amp; ELECTRICAL REPAIRS</b>					
06/28/2019			Repair under sidewalk / splice kit	QPM Trust Account - NEW	224.00
06/28/2019	1663	Aztec Electric	Trouble shoot yard light, locate, repair	QPM Trust Account - NEW	348.13
Total LIGHTING & ELECTRICAL REPAIRS					572.13
<b>PLUMBING</b>					
<b>Exterior Water Line Repair</b>					
06/19/2019		Quality Property Management	Markups - American Leak Detection	QPM Trust Account - NEW	51.32
06/19/2019	1651	American Leak Detection	Service line detection / Inert Gas Charge	QPM Trust Account - NEW	977.50
06/19/2019		Quality Property Management	Leak detection at mainline. Repair piping	QPM Trust Account - NEW	723.50
06/19/2019		Quality Property Management	Robert meeting w/American Leak Detec...	QPM Trust Account - NEW	100.00
06/19/2019		Quality Property Management	Robert/Chair meeting w/American Leak ...	QPM Trust Account - NEW	100.00
Total Exterior Water Line Repair					1,952.32
Total PLUMBING					1,952.32
<b>POOL</b>					
<b>Pool Upkeep and Supplies</b>					
06/19/2019	1654	Clearwater Oasis	May Pool Service	QPM Trust Account - NEW	235.00
06/19/2019		Quality Property Management	Markup - Pool services	QPM Trust Account - NEW	11.75
Total Pool Upkeep and Supplies					246.75
Total POOL					246.75
<b>UTILITIES</b>					
<b>Electricity Services</b>					
06/28/2019			Markup - Aztec Electric	QPM Trust Account - NEW	17.41
Total Electricity Services					17.41
<b>Garbage Services</b>					
06/19/2019	1660	Rogue Disposal		QPM Trust Account - NEW	1,995.93
Total Garbage Services					1,995.93
<b>Sewer Services</b>					
06/19/2019	1653	City of Medford		QPM Trust Account - NEW	1,513.24
06/19/2019	1652	City of Medford		QPM Trust Account - NEW	2,395.31
Total Sewer Services					3,908.55

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<b>Water Services</b>					
06/19/2019	1658	Medford Water		QPM Trust Account - NEW	522.20
06/19/2019	1657	Medford Water		QPM Trust Account - NEW	722.40
06/28/2019	1665	Medford Water		QPM Trust Account - NEW	1,456.52
Total Water Services					2,701.12
Total UTILITIES					8,623.01
Total OPERATING EXPENSES					27,211.74
Total Expense					27,211.74
Net Ordinary Income					-27,211.74
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>CONSTRUCTION DEFECT FUND</b>					
<b>Construction Defect</b>					
06/11/2019	5362	J2 Building Consultants Inc.	Inv #8153	Banner Bank - Const. 0050	10,750.00
06/25/2019	5423	Gores Construction	Invoices 6/20/19	Banner Bank - Const. 0050	120,854.10
Total Construction Defect					131,604.10
Total CONSTRUCTION DEFECT FUND					131,604.10
Total Other Expense					131,604.10
Net Other Income					-131,604.10
<b>Net Income</b>					<b>-158,815.84</b>