

Meadow Woods Homeowners Association, LLC

Monthly Expense Detail

May 2019

Cash Basis

Date	Num	Name	Memo	Split	Paid Amount
Ordinary Income/Expense					
Expense					
OPERATING EXPENSES					
ADMINISTRATIVE / RESERVE STUDY					
Administrative Expense					
Bank Fees					
05/15/2019		Quality Property Management	Positive Bill Pay	QPM Trust Account - NEW	50.00
		Total Bank Fees			50.00
Business Licenses and Permits					
05/22/2019		Oregon Real Estate Agency	Registry C-783	QPM Trust Account - NEW	25.00
		Total Business Licenses and Permits			25.00
Common Area/Clubhouse Supplies					
05/09/2019		Charter Communications	Internet for clubhouse	QPM Trust Account - NEW	79.97
		Total Common Area/Clubhouse Supplies			79.97
Office Supplies					
05/02/2019		HP Instant Ink	Printer ink subscription	Banner Bank - Operating 5299	9.99
05/04/2019		Sherms Food 4 Less	Water for clubhouse	Banner Bank - Operating 5299	5.28
05/04/2019		Goodwill	Paper	Banner Bank - Operating 5299	2.69
05/04/2019		Costco	Food for meeting	Banner Bank - Operating 5299	7.79
05/06/2019		Staples	Printer paper	Banner Bank - Operating 5299	4.00
05/11/2019		Trader Joe's	Thank You gift	Banner Bank - Operating 5299	15.41
05/11/2019		Harry & David	Thank You gift	Banner Bank - Operating 5299	14.98
05/11/2019		Staples	Printer purchase	Banner Bank - Operating 5299	349.99
05/11/2019		Staples	Service contract	Banner Bank - Operating 5299	60.00
		Total Office Supplies			470.13
		Total Administrative Expense			625.10
Insurance Expense					
05/15/2019		Hanover Insurance	Commercial policy	QPM Trust Account - NEW	1,675.54
05/15/2019		Hanover Insurance	Umbrella policy	QPM Trust Account - NEW	172.92
		Total Insurance Expense			1,848.46
Accounting Services					
05/22/2019	1647	Aspire Accounting		QPM Trust Account - NEW	155.10
		Total Accounting Services			155.10
Management Fees					
05/15/2019		Quality Property Management	May Management	QPM Trust Account - NEW	700.00
		Total Management Fees			700.00
		Total ADMINISTRATIVE / RESERVE STUDY			3,328.66
COMMON AREA / ONSITE					
Common Area-Building Mtce					
Building Maintenance					
05/15/2019		Quality Property Management	Dryer vent line - Unit 12 vents to attic	QPM Trust Account - NEW	117.00
		Total Building Maintenance			117.00
Common Area Cleanup					
05/20/2019	1639	Father & Daughter Clean-up Ser...	Monthly cleanup service	QPM Trust Account - NEW	350.00
		Total Common Area Cleanup			350.00
Common Area Maintenance					
05/15/2019		Quality Property Management	Hang no trespass signs	QPM Trust Account - NEW	119.75
		Total Common Area Maintenance			119.75
		Total Common Area-Building Mtce			586.75
Security					
05/20/2019	1635	Advanced Security-Recovery		QPM Trust Account - NEW	175.00
		Total Security			175.00
		Total COMMON AREA / ONSITE			761.75

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GROUNDS					
Irrigation-Flowers-Fertilizer					
Back Flow Testing					
05/15/2019		Quality Property Management	Annual backflow test	QPM Trust Account - NEW	75.75
		Total Back Flow Testing			75.75
Irrigation Repairs					
05/20/2019	1645	Pro Lawn Services, Inc.	Irrigation spring start-up repairs	QPM Trust Account - NEW	476.00
05/20/2019	1645	Pro Lawn Services, Inc.	Irrigation replace broken valve	QPM Trust Account - NEW	325.00
		Total Irrigation Repairs			801.00
		Total Irrigation-Flowers-Fertilizer			876.75
Tree Trimming-Emergency Removal					
05/28/2019	5866	Arborsmith Tree Professionals	Tree removal	Banner Bank - Reserve 5302	3,520.00
		Total Tree Trimming-Emergency Removal			3,520.00
Yard Care					
05/15/2019		Quality Property Management	Markup Prolawn Services - 2 invoices	QPM Trust Account - NEW	40.05
05/20/2019	1645	Pro Lawn Services, Inc.	Monthly lawn care (prev month)	QPM Trust Account - NEW	1,300.00
05/20/2019	1645	Pro Lawn Services, Inc.	Monthly lawn care	QPM Trust Account - NEW	1,300.00
		Total Yard Care			2,640.05
		Total GROUND			7,036.80
PLUMBING					
05/15/2019		Quality Property Management	HWH repairs in clubhouse	QPM Trust Account - NEW	135.00
		Total PLUMBING			135.00
POOL					
Pool Upkeep and Supplies					
05/15/2019		Quality Property Management	Bi-monthly pool services	QPM Trust Account - NEW	235.00
05/15/2019		Quality Property Management	Markup Clearwater Oasis - 3 invoices	QPM Trust Account - NEW	35.25
05/20/2019	1638	Clearwater Oasis	March Pool Service	QPM Trust Account - NEW	235.00
05/20/2019	1638	Clearwater Oasis	April Pool Service	QPM Trust Account - NEW	235.00
		Total Pool Upkeep and Supplies			740.25
		Total POOL			740.25
UTILITIES					
Electricity Services					
05/20/2019	1643	Pacific Power		QPM Trust Account - NEW	124.94
05/20/2019	1644	Pacific Power		QPM Trust Account - NEW	116.36
		Total Electricity Services			241.30
Garbage Services					
05/20/2019	1646	Rogue Disposal		QPM Trust Account - NEW	1,995.93
		Total Garbage Services			1,995.93
Sewer Services					
05/20/2019	1636	City of Medford		QPM Trust Account - NEW	2,697.91
05/20/2019	1637	City of Medford		QPM Trust Account - NEW	1,769.89
05/23/2019	1648	City of Medford		QPM Trust Account - NEW	2,925.08
05/23/2019	1649	City of Medford		QPM Trust Account - NEW	1,361.03
		Total Sewer Services			8,753.91
Water Services					
05/20/2019	1641	Medford Water		QPM Trust Account - NEW	520.44
05/20/2019	1642	Medford Water		QPM Trust Account - NEW	347.24
		Total Water Services			867.68
		Total UTILITIES			11,858.82
		Total OPERATING EXPENSES			23,861.28
		Total Expense			23,861.28
		Net Ordinary Income			-23,861.28

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Other Income/Expense					
Other Expense					
CONSTRUCTION DEFECT FUND					
Construction Defect					
05/21/2019	5325	J2 Building Consultants Inc.	Inv #8042	Banner Bank - Const. 0050	4,250.00
05/22/2019	5324	Gores Construction	Project 1164 - 5/20/19	Banner Bank - Const. 0050	73,662.87
Total Construction Defect					77,912.87
Interest Expense (W.A.)					
05/27/2019		Western Alliance Loan Pmt		Banner Bank - Const. 0050	414.67
Total Interest Expense (W.A.)					414.67
Total CONSTRUCTION DEFECT FUND					78,327.54
RESERVE FUND SPENDING					
Concrete-Flatwork-Safety Repair					
05/15/2019		Quality Property Management	Concrete restoration	QPM Trust Account - NEW	2,275.25
Total Concrete-Flatwork-Safety Repair					2,275.25
Total RESERVE FUND SPENDING					2,275.25
Total Other Expense					80,602.79
Net Other Income					-80,602.79
Net Income					-104,464.07