

Budget vs. Actuals

Prepared By: QOR, LLC
PO Box 57035

Merrill Pines Condominium Association, Inc. -

1/1/2024 - 6/30/2024

Account	Actual	Budget	Over Budget	% of Budget
Income				
Association Fee Income	\$512687.35	\$464640.00	-\$131726.48	71.65 %
Barcode	\$0.00	\$0.00	\$0.00	0.00 %
Gate Remote	\$0.00	\$0.00	\$0.00	0.00 %
Interest Income	\$0.00	\$0.00	\$0.00	0.00 %
Interest Income-Operating	\$0.00	\$0.00	\$0.00	0.00 %
Interest Income-Reserve	\$0.00	\$0.00	\$0.00	0.00 %
Key Income	\$0.00	\$0.00	\$0.00	0.00 %
Late Fee Income	\$0.00	\$0.00	\$0.00	0.00 %
Maintenance - Reimbursement	\$0.00	\$0.00	\$0.00	0.00 %
NSF Fee Income	\$0.00	\$0.00	\$0.00	0.00 %
Total for Income	\$512687.35	\$464640.05	-\$131726.53	71.65 %
Expense				
Advertising	\$0.00	\$0.00	\$0.00	--
Bad Debt	\$0.00	\$0.00	\$0.00	0.00 %
Bank Fees	\$18.23	\$0.00	\$18.23	364600.00 %
Building Repairs & Maintenance	\$29914.48	\$0.00	\$29914.48	598289600.00 %
Cart Repair/Maintenance	\$0.00	\$750.00	-\$750.00	0.00 %
Clubhouse Cleaning Supplies	\$0.00	\$0.00	\$0.00	0.00 %
Common Area Repairs & Maintenance	\$0.00	\$0.00	\$0.00	0.00 %
Coupons and Statements	\$0.00	\$900.00	-\$900.00	0.00 %
Drainage Repairs & Maintenance	\$0.00	\$0.00	\$0.00	0.00 %
Electricity	\$8429.34	\$8500.00	-\$70.66	99.17 %
Fees to the Division	\$0.00	\$704.00	-\$704.00	0.00 %
Fire Inspection	\$0.00	\$10000.00	-\$10000.00	0.00 %
Fire Prevention & System Maintenance	\$8508.01	\$6000.00	\$2508.01	141.80 %

Gate Repairs & Maintenance	\$5333.40	\$2500.00	\$2833.40	213.34 %
General Repairs & Maintenance	\$45317.00	\$12500.00	\$32817.00	362.54 %
Gutter Repairs & Maintenance	\$6985.00	\$0.00	\$6985.00	139700000.00 %
Insurance	\$242864.15	\$91824.50	\$151039.65	264.49 %
Irrigation Repairs & Maintenance	\$1556.13	\$1500.00	\$56.13	103.74 %
Janitorial Supplies	\$1873.42	\$0.00	\$1873.42	37468400.00 %
Landscape Contract	\$38800.00	\$30000.00	\$8800.00	129.33 %
Landscape Remediation	\$0.00	\$4000.00	-\$4000.00	0.00 %
Legal and Professional Fees	\$842.50	\$2500.00	-\$1657.50	33.70 %
Licenses and Permits	\$1408.00	\$187.50	\$1220.50	750.93 %
Lift Station Repairs & Maintenance	\$6275.00	\$1500.00	\$4775.00	418.33 %
Maintenance Staffing	\$45000.00	\$45552.00	-\$552.00	98.79 %
Management Fees	\$31500.00	\$27000.00	\$4500.00	116.67 %
Materials & Supplies	\$2582.75	\$6500.00	-\$3917.25	39.73 %
Office Supplies	\$0.00	\$1250.00	-\$1250.00	0.00 %
Pest Control	\$5325.00	\$6600.00	-\$1275.00	80.68 %
Pest Control - Termite	\$0.00	\$6000.00	-\$6000.00	0.00 %
Pest Control/Other	\$0.00	\$250.00	-\$250.00	0.00 %
Pond/Lake Maintenance	\$1000.00	\$1500.00	-\$500.00	66.67 %
Pool Contract	\$0.00	\$0.00	\$0.00	0.00 %
Pool Devices	\$0.00	\$0.00	\$0.00	0.00 %
Pool Maintenance & Repairs	\$5456.62	\$1000.00	\$4456.62	545.66 %
Pool Monitor	\$2900.00	\$0.00	\$2900.00	58000000.00 %
Pool Permit	\$650.70	\$0.00	\$650.70	13014000.00 %
Pool Supplies	\$3230.25	\$3372.00	-\$141.75	95.80 %
Postage and Delivery	\$0.00	\$1250.00	-\$1250.00	0.00 %
Reimbursable Expense	\$220.00	\$0.00	\$220.00	4400000.00 %
Reserves Pooled	\$50001.00	\$110000.00	-\$59999.00	45.46 %
Roof Repairs & Maintenance	\$0.00	\$0.00	\$0.00	0.00 %
Security Patrol	\$1720.00	\$7500.00	-\$5780.00	22.93 %
Sewer	\$519.43	\$800.00	-\$280.57	64.93 %

Signage Repairs	\$411.37	\$0.00	\$411.37	8227400.00 %
Social Committee	\$0.00	\$0.00	\$0.00	0.00 %
Supplies	\$426.16	\$0.00	\$426.16	--
Taxes	\$850.00	\$0.00	\$850.00	--
Telephone & Internet	\$3334.36	\$2700.00	\$634.36	123.49 %
Trash Removal - Contract	\$66446.09	\$39500.00	\$26946.09	168.22 %
Trash Removal - Junk/Other	\$20220.00	\$15000.00	\$5220.00	134.80 %
Tree Trimming and Removal	\$0.00	\$5000.00	-\$5000.00	0.00 %
Water	\$666.37	\$1250.00	-\$583.63	53.31 %
Water - Irrigation Water	\$6152.12	\$9250.00	-\$3097.88	66.51 %
Total for Expense	\$646927.23	\$464640.08	\$182287.15	139.23 %
Net Operating Income	-\$134239.88	\$0.00	-\$314013.68	0.00 %
Net Income	-\$134239.88	\$0.00	-\$314013.68	0.00 %