

Income Statement

8/1/2024 - 8/31/2024, By Month, Cash basis

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Merrill Pines Condominium Association Inc

Amount	08-2024	Total
Income		
Association Fee Income	69,691.88	69,691.88
Total Income	\$69,691.88	\$69,691.88
Expense		
Building Repairs & Maintenance	9,200.00	9,200.00
Electricity	3,799.62	3,799.62
Fire Prevention & System Maintenance	1,789.88	1,789.88
Gate Repairs & Maintenance	2,215.65	2,215.65
General Repairs & Maintenance	5,000.00	5,000.00
Janitorial Supplies	990.15	990.15
Landscape Contract	4,850.00	4,850.00
Landscape Remediation	750.00	750.00
Maintenance Staffing	7,500.00	7,500.00
Management Fees	5,250.00	5,250.00
Other Expenses	72.65	72.65
Pond/Lake Maintenance	600.00	600.00
Pool Supplies	1,595.50	1,595.50
Reimbursable Expense	220.00	220.00
Sewer	467.19	467.19
Signage Repairs	2,347.94	2,347.94
Supplies	636.71	636.71
Taxes	85.00	85.00
Telephone & Internet	580.74	580.74

Income Statement

8/1/2024 - 8/31/2024, By Month, Cash basis

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Amount	08-2024	Total
Trash Removal - Contract	6,104.29	6,104.29
Trash Removal - Junk/Other	1,750.00	1,750.00
Water	497.05	497.05
Water - Irrigation Water	2,910.91	2,910.91
Total Expense	\$59,213.28	\$59,213.28
Net Operating Income	\$10,478.60	\$10,478.60
Net Income	\$10,478.60	\$10,478.60

Budget vs. Actuals

Cash basis

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Merrill Pines Condominium Association Inc - 2024 Approved Budget

Account	8/1/2024 - 8/31/2024				1/1/2024 - 8/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Association Fee Income	69,691.88	77,440.00	(7,748.12)	89.99 %	818,210.71	619,520.00	198,690.71	132.07 %
Barcode	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Gate Remote	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Interest Income	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Interest Income-Operating	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Interest Income-Reserve	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Key Income	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Late Fee Income	0.00	0.00	0.00	0.00 %	50.10	0.01	50.09	501,000.00 %
Maintenance - Reimbursement	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
NSF Fee Income	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Other Income	0.00	0.00	0.00	--	25.00	0.00	25.00	--
Total for Income	\$69,691.88	\$77,440.01	(\$7,748.13)	89.99 %	\$818,285.81	\$619,520.09	\$198,765.72	132.08 %
Expense								
Advertising	0.00	0.00	0.00	--	190.35	0.00	190.35	--
Bad Debt	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Bank Fees	0.00	0.00	0.00	0.00 %	18.23	0.01	18.22	182,300.00 %
Building Repairs & Maintenance	9,200.00	0.00	9,200.00	1,104,000,000.0 0 %	43,505.39	0.01	43,505.38	435,053,900.00 %
Cart Repair/Maintenance	0.00	125.00	(125.00)	0.00 %	212.09	1,000.00	(787.91)	21.21 %
Clubhouse Cleaning Supplies	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %

Budget vs. Actuals

Cash basis

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 PO Box 57035
 Jacksonville, FL 32241

Account	8/1/2024 - 8/31/2024				1/1/2024 - 8/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Common Area Repairs & Maintenance	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Coupons and Statements	0.00	150.00	(150.00)	0.00 %	0.00	1,200.00	(1,200.00)	0.00 %
Drainage Repairs & Maintenance	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Electricity	3,799.62	1,416.67	2,382.95	268.21 %	12,228.96	11,333.33	895.63	107.90 %
Fees to the Division	0.00	117.33	(117.33)	0.00 %	0.00	938.67	(938.67)	0.00 %
Fire Inspection	0.00	1,666.67	(1,666.67)	0.00 %	0.00	13,333.33	(13,333.33)	0.00 %
Fire Prevention & System Maintenance	1,789.88	1,000.00	789.88	178.99 %	16,324.39	8,000.00	8,324.39	204.05 %
Gate Repairs & Maintenance	2,215.65	416.67	1,798.98	531.76 %	7,549.05	3,333.33	4,215.72	226.47 %
General Repairs & Maintenance	5,000.00	2,083.33	2,916.67	240.00 %	50,317.00	16,666.67	33,650.33	301.90 %
Gutter Repairs & Maintenance	0.00	0.00	0.00	0.00 %	6,985.00	0.01	6,984.99	69,850,000.00 %
Insurance	0.00	15,304.08	(15,304.08)	0.00 %	265,597.94	122,432.67	143,165.27	216.93 %
Irrigation Repairs & Maintenance	0.00	250.00	(250.00)	0.00 %	3,704.45	2,000.00	1,704.45	185.22 %
Janitorial Supplies	990.15	0.00	990.15	118,818,000.00 %	2,863.57	0.01	2,863.56	28,635,700.00 %
Landscape Contract	4,850.00	5,000.00	(150.00)	97.00 %	48,500.00	40,000.00	8,500.00	121.25 %
Landscape Remediation	750.00	666.67	83.33	112.50 %	750.00	5,333.33	(4,583.33)	14.06 %
Legal and Professional Fees	0.00	416.67	(416.67)	0.00 %	842.50	3,333.33	(2,490.83)	25.28 %
Licenses and Permits	0.00	31.25	(31.25)	0.00 %	1,408.00	250.00	1,158.00	563.20 %
Lift Station Repairs & Maintenance	0.00	250.00	(250.00)	0.00 %	10,210.00	2,000.00	8,210.00	510.50 %
Maintenance Staffing	7,500.00	7,592.00	(92.00)	98.79 %	60,000.00	60,736.00	(736.00)	98.79 %

Budget vs. Actuals

Cash basis

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Jacksonville, FL 32241

Account	8/1/2024 - 8/31/2024				1/1/2024 - 8/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Management Fees	5,250.00	4,500.00	750.00	116.67 %	42,000.00	36,000.00	6,000.00	116.67 %
Materials & Supplies	0.00	1,083.33	(1,083.33)	0.00 %	2,582.75	8,666.67	(6,083.92)	29.80 %
Office Supplies	0.00	208.33	(208.33)	0.00 %	0.00	1,666.67	(1,666.67)	0.00 %
Other Expenses	72.65	0.00	72.65	--	72.65	0.00	72.65	--
Pest Control	0.00	1,100.00	(1,100.00)	0.00 %	5,325.00	8,800.00	(3,475.00)	60.51 %
Pest Control - Termite	0.00	1,000.00	(1,000.00)	0.00 %	11,132.00	8,000.00	3,132.00	139.15 %
Pest Control/Other	0.00	41.67	(41.67)	0.00 %	0.00	333.33	(333.33)	0.00 %
Pond/Lake Maintenance	600.00	250.00	350.00	240.00 %	1,800.00	2,000.00	(200.00)	90.00 %
Pool Contract	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Pool Devices	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Pool Maintenance & Repairs	0.00	166.67	(166.67)	0.00 %	6,756.62	1,333.33	5,423.29	506.75 %
Pool Monitor	0.00	0.00	0.00	0.00 %	3,390.00	0.01	3,389.99	33,900,000.00 %
Pool Permit	0.00	0.00	0.00	0.00 %	650.70	0.01	650.69	6,507,000.00 %
Pool Supplies	1,595.50	562.00	1,033.50	283.90 %	6,060.25	4,496.00	1,564.25	134.79 %
Postage and Delivery	0.00	208.33	(208.33)	0.00 %	1,423.98	1,666.67	(242.69)	85.44 %
Reimbursable Expense	220.00	0.00	220.00	26,400,000.00 %	440.00	0.01	439.99	4,400,000.00 %
Reserves Pooled	0.00	18,333.33	(18,333.33)	0.00 %	50,001.00	146,666.67	(96,665.67)	34.09 %
Roof Repairs & Maintenance	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Security Patrol	0.00	1,250.00	(1,250.00)	0.00 %	1,720.00	10,000.00	(8,280.00)	17.20 %
Sewer	467.19	133.33	333.86	350.39 %	986.62	1,066.67	(80.05)	92.50 %
Signage Repairs	2,347.94	0.00	2,347.94	281,752,800.00 %	2,759.31	0.01	2,759.30	27,593,100.00 %

Budget vs. Actuals

Cash basis

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Account	8/1/2024 - 8/31/2024				1/1/2024 - 8/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Social Committee	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Supplies	636.71	0.00	636.71	--	1,062.87	0.00	1,062.87	--
Taxes	85.00	0.00	85.00	--	1,185.00	0.00	1,185.00	--
Telephone & Internet	580.74	450.00	130.74	129.05 %	4,536.69	3,600.00	936.69	126.02 %
Trash Removal - Contract	6,104.29	6,583.33	(479.04)	92.72 %	77,639.47	52,666.67	24,972.80	147.42 %
Trash Removal - Junk/Other	1,750.00	2,500.00	(750.00)	70.00 %	24,880.00	20,000.00	4,880.00	124.40 %
Tree Trimming and Removal	0.00	833.33	(833.33)	0.00 %	8,500.00	6,666.67	1,833.33	127.50 %
Water	497.05	208.33	288.72	238.58 %	1,163.42	1,666.67	(503.25)	69.81 %
Water - Irrigation Water	2,910.91	1,541.67	1,369.24	188.82 %	9,063.03	12,333.33	(3,270.30)	73.48 %
Total for Expense	\$59,213.28	\$77,440.01	(\$18,226.73)	76.46 %	\$796,338.28	\$619,520.17	\$176,818.11	128.54 %
Net Operating Income	\$10,478.60	(\$0.01)	\$10,478.61	0.00 %	\$21,947.53	(\$0.08)	\$21,947.61	0.00 %
Net Income	\$10,478.60	(\$0.01)	\$10,478.61	0.00 %	\$21,947.53	(\$0.08)	\$21,947.61	0.00 %

Check Detail

From 8/1/2024 to 8/31/2024

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Check Date	Check Number	Property or company	Name	Memo	Amount
Merrill Pines Condo Association, Inc					
8/1/2024		Merrill Pines Condominium Association Inc	Agent Fire	INV 50516210	1,789.88
8/1/2024		Merrill Pines Condominium Association Inc	Mr Sparky	Invoice 334274 - Invoice 334274/repair shortage at camera gate	500.00
8/3/2024		Multiple	QOR Solutions LLC	Multiple bills	14,376.86
8/8/2024		Multiple	JEA	July and August	7,747.42
8/9/2024		Multiple	Beach River Landscapes	VOID - Multiple bills	0.00
8/9/2024		Merrill Pines Condominium Association Inc	Image 360	Signage 1 of 2 flotation sign, use sidewalk signs, building signs and dog signs	2,347.94
8/9/2024		Multiple	Beach River Landscapes	landscape update/entrance of community	5,600.00
8/16/2024		Merrill Pines Condominium Association Inc	Republic Services #687		6,104.29
8/21/2024		Multiple	Alston Contracting	Multiple bills	15,200.00
8/21/2024		Merrill Pines Condominium Association Inc	The Tidy Touch	INV 0288 ck1092	1,750.00
8/22/2024		Merrill Pines Condominium Association Inc	DoorKing	240822	41.95
8/26/2024		Merrill Pines Condominium Association Inc	Clear Waters, Inc.	May June and July	600.00
8/26/2024		Multiple	Comcast	Multiple bills	580.74
8/27/2024		Merrill Pines Condominium Association Inc	Brian Williams	Unit 709/sold/overpayment	220.00
8/27/2024		Multiple	Poolsure	Multiple bills	1,595.50
8/27/2024		Multiple	Southeastern Business Solutions, Inc	Multiple bills	673.70
8/28/2024		Merrill Pines Condominium Association Inc	Department of Revenue	2023 tax filing late fee	85.00

Total for Merrill Pines Condo Association, Inc

\$59,213.28

Check Detail

From 8/1/2024 to 8/31/2024

Prepared By: QOR, LLC
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Jacksonville, FL 32241

Summary by bank account

Bank Account	Amount
Merrill Pines Condo Association, Inc	59,213.28
Grand total	\$59,213.28

Trial Balance

Prepared By: QOR, LLC
 PO Box 57035
 Jacksonville, FL 32241

For **Merrill Pines Condominium Association Inc**

Statement date **8/1/2024 - 8/31/2024**, Accrual **Basis**

Merrill Pines Condominium Association Inc

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Asset	Accounts Receivable	242,842.47	77,440.00	69,691.88	7,748.12	250,590.59
Asset	Merrill Pines Condo Association Reserves	460,324.27	0.00	0.00	0.00	460,324.27
Asset	Merrill Pines Condo Association, Inc	(703,568.88)	0.00	59,213.28	(59,213.28)	(762,782.16)
Asset	Undeposited Funds	638,591.82	69,691.88	0.00	69,691.88	708,283.70
Liability	Accounts Payable	0.00	59,213.28	59,213.28	0.00	0.00
Liability	Prepayments	(18,656.70)	0.00	0.00	0.00	(18,656.70)
Equity	Opening Balance Equity	(368,737.51)	0.00	0.00	0.00	(368,737.51)
Equity	Owner Contribution	(33,498.46)	0.00	0.00	0.00	(33,498.46)
Equity	Retained Earnings	(253,106.80)	0.00	0.00	0.00	(253,106.80)
Income	Application Fee Income	0.00	0.00	0.00	0.00	0.00
Income	Association Fee Income	(699,099.51)	0.00	77,440.00	(77,440.00)	(776,539.51)
Income	Gate Remote	(100.00)	0.00	0.00	0.00	(100.00)
Income	Interest Income	(95.70)	0.00	0.00	0.00	(95.70)
Income	Interest Income-Reserve	0.00	0.00	0.00	0.00	0.00
Income	Late Fee Income	(125.00)	0.00	0.00	0.00	(125.00)
Income	Maintenance - Reimbursement	(1,895.00)	0.00	0.00	0.00	(1,895.00)
Expense	Advertising	190.35	0.00	0.00	0.00	190.35
Expense	Bank Fees	18.23	0.00	0.00	0.00	18.23
Expense	Building Repairs & Maintenance	34,305.39	9,200.00	0.00	9,200.00	43,505.39
Expense	Cart Repair/Maintenance	212.09	0.00	0.00	0.00	212.09
Expense	Electricity	8,429.34	3,799.62	0.00	3,799.62	12,228.96

Trial Balance

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For **Merrill Pines Condominium Association Inc**

Statement date **8/1/2024 - 8/31/2024**, Accrual **Basis**

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	Fire Prevention & System Maintenance	14,534.51	1,789.88	0.00	1,789.88	16,324.39
Expense	Gate Repairs & Maintenance	5,333.40	2,215.65	0.00	2,215.65	7,549.05
Expense	General Repairs & Maintenance	45,317.00	5,000.00	0.00	5,000.00	50,317.00
Expense	Gutter Repairs & Maintenance	6,985.00	0.00	0.00	0.00	6,985.00
Expense	Insurance	265,597.94	0.00	0.00	0.00	265,597.94
Expense	Irrigation Repairs & Maintenance	3,704.45	0.00	0.00	0.00	3,704.45
Expense	Janitorial Supplies	1,873.42	990.15	0.00	990.15	2,863.57
Expense	Landscape Contract	43,650.00	4,850.00	0.00	4,850.00	48,500.00
Expense	Landscape Remediation	0.00	750.00	0.00	750.00	750.00
Expense	Legal and Professional Fees	842.50	0.00	0.00	0.00	842.50
Expense	Licenses and Permits	1,408.00	0.00	0.00	0.00	1,408.00
Expense	Lift Station Repairs & Maintenance	10,210.00	0.00	0.00	0.00	10,210.00
Expense	Maintenance Staffing	52,500.00	7,500.00	0.00	7,500.00	60,000.00
Expense	Management Fees	36,750.00	5,250.00	0.00	5,250.00	42,000.00
Expense	Materials & Supplies	2,582.75	0.00	0.00	0.00	2,582.75
Expense	Other Expenses	0.00	72.65	0.00	72.65	72.65
Expense	Pest Control	5,325.00	0.00	0.00	0.00	5,325.00
Expense	Pest Control - Termite	11,132.00	0.00	0.00	0.00	11,132.00
Expense	Pond/Lake Maintenance	1,200.00	600.00	0.00	600.00	1,800.00
Expense	Pool Maintenance & Repairs	6,756.62	0.00	0.00	0.00	6,756.62
Expense	Pool Monitor	3,390.00	0.00	0.00	0.00	3,390.00
Expense	Pool Permit	650.70	0.00	0.00	0.00	650.70

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Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	Pool Supplies	4,464.75	1,595.50	0.00	1,595.50	6,060.25
Expense	Postage and Delivery	1,423.98	0.00	0.00	0.00	1,423.98
Expense	Reimbursable Expense	220.00	220.00	0.00	220.00	440.00
Expense	Reserves Pooled	50,001.00	0.00	0.00	0.00	50,001.00
Expense	Security Patrol	1,720.00	0.00	0.00	0.00	1,720.00
Expense	Sewer	519.43	467.19	0.00	467.19	986.62
Expense	Signage Repairs	411.37	2,347.94	0.00	2,347.94	2,759.31
Expense	Supplies	426.16	636.71	0.00	636.71	1,062.87
Expense	Taxes	1,100.00	85.00	0.00	85.00	1,185.00
Expense	Telephone & Internet	3,955.95	580.74	0.00	580.74	4,536.69
Expense	Trash Removal - Contract	71,535.18	6,104.29	0.00	6,104.29	77,639.47
Expense	Trash Removal - Junk/Other	23,130.00	1,750.00	0.00	1,750.00	24,880.00
Expense	Tree Trimming and Removal	8,500.00	0.00	0.00	0.00	8,500.00
Expense	Water	666.37	497.05	0.00	497.05	1,163.42
Expense	Water - Irrigation Water	6,152.12	2,910.91	0.00	2,910.91	9,063.03
Total for Merrill Pines Condominium Association Inc			\$265,558.44	\$265,558.44		

Vendor Ledger

8/1/2024 - 8/31/2024, Merrill Pines Condominium Association Inc

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Jacksonville, FL 32241

Agent Fire

Date	Property or company	Ref. No.	Description	Bill	Payment
8/1/2024	Merrill Pines Condominium Association Inc		INV 50516210		1,789.88
8/30/2024	Merrill Pines Condominium Association Inc		INV 50516210	1,789.88	
Total for Agent Fire				\$1,789.88	\$1,789.88

Alston Contracting

Date	Property or company	Ref. No.	Description	Bill	Payment
8/1/2024	Merrill Pines Condominium Association Inc	INv 454 Gate repair deposit 1of2	INv 454 Gate repair deposit 1of2	1,000.00	
8/1/2024	Merrill Pines Condominium Association Inc	Dryer vent cleaning dep 1of2	Dryer vent cleaning dep 1of2	1,000.00	
8/1/2024	Merrill Pines Condominium Association Inc	Sidewalk repairs deposit 1 of 2	Sidewalk repairs deposit 1 of 2	5,000.00	
8/13/2024	Merrill Pines Condominium Association Inc	INV 455 additional concrete	INV 455 additional concrete	1,200.00	
8/15/2024	Merrill Pines Condominium Association Inc		Dryer vent cleaning FINAL 2 of 2	1,000.00	
8/21/2024	Merrill Pines Condominium Association Inc	INv 454 Gate repair deposit 1of2	INv 454 Gate repair deposit 1of2		1,000.00
8/21/2024	Merrill Pines Condominium Association Inc	Dryer vent cleaning dep 1of2	Dryer vent cleaning dep 1of2		1,000.00
8/21/2024	Merrill Pines Condominium Association Inc	Sidewalk repairs deposit 1 of 2	Sidewalk repairs deposit 1 of 2		5,000.00
8/21/2024	Merrill Pines Condominium Association Inc	INV 455 additional concrete	INV 455 additional concrete		1,200.00
8/21/2024	Merrill Pines Condominium Association Inc		Dryer vent cleaning FINAL 2 of 2		1,000.00
8/21/2024	Merrill Pines Condominium Association Inc		Sidewalk repairs Final 2 of 2 ck 1095		6,000.00
8/22/2024	Merrill Pines Condominium Association Inc		Sidewalk repairs Final 2 of 2 ck 1095	6,000.00	
Total for Alston Contracting				\$15,200.00	\$15,200.00

Beach River Landscapes

Date	Property or company	Ref. No.	Description	Bill	Payment
8/9/2024	Merrill Pines Condominium Association Inc		landscape update/entrance of community	750.00	
8/9/2024	Merrill Pines Condominium Association Inc		August Landscape maint	4,850.00	
8/9/2024	Merrill Pines Condominium Association Inc	ck#1042	June 2024 Payment		
8/9/2024	Merrill Pines Condominium Association Inc		landscape update/entrance of community		
8/9/2024	Merrill Pines Condominium Association Inc		August Landscape maint		
8/9/2024	Merrill Pines Condominium Association Inc		landscape update/entrance of community		750.00

Vendor Ledger

8/1/2024 - 8/31/2024, Merrill Pines Condominium Association Inc

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Date	Property or company	Ref. No.	Description	Bill	Payment
8/9/2024	Merrill Pines Condominium Association Inc		August Landscape maint		4,850.00
Total for Beach River Landscapes				\$5,600.00	\$5,600.00

Brian Williams

Date	Property or company	Ref. No.	Description	Bill	Payment
8/27/2024	Merrill Pines Condominium Association Inc		Unit 709/sold/overpayment	220.00	
8/27/2024	Merrill Pines Condominium Association Inc		Unit 709/sold/overpayment		220.00
Total for Brian Williams				\$220.00	\$220.00

Clear Waters, Inc.

Date	Property or company	Ref. No.	Description	Bill	Payment
8/26/2024	Merrill Pines Condominium Association Inc		May June and July	600.00	
8/26/2024	Merrill Pines Condominium Association Inc		May June and July		600.00
Total for Clear Waters, Inc.				\$600.00	\$600.00

Comcast

Date	Property or company	Ref. No.	Description	Bill	Payment
8/9/2024	Merrill Pines Condominium Association Inc			458.51	
8/26/2024	Merrill Pines Condominium Association Inc		ACH 8495741	122.23	
8/26/2024	Merrill Pines Condominium Association Inc				458.51
8/26/2024	Merrill Pines Condominium Association Inc		ACH 8495741		122.23
Total for Comcast				\$580.74	\$580.74

Department of Revenue

Date	Property or company	Ref. No.	Description	Bill	Payment
8/28/2024	Merrill Pines Condominium Association Inc		2023 tax filing late fee	85.00	
8/28/2024	Merrill Pines Condominium Association Inc		2023 tax filing late fee		85.00
Total for Department of Revenue				\$85.00	\$85.00

DoorKing

Date	Property or company	Ref. No.	Description	Bill	Payment
8/22/2024	Merrill Pines Condominium Association Inc		240822	41.95	
8/22/2024	Merrill Pines Condominium Association Inc		240822		41.95
Total for DoorKing				\$41.95	\$41.95

Image 360

Vendor Ledger

8/1/2024 - 8/31/2024, Merrill Pines Condominium Association Inc

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Date	Property or company	Ref. No.	Description	Bill	Payment
8/9/2024	Merrill Pines Condominium Association Inc		Signage 1 of 2 flotation sign, use sidewalk signs, building signs and dog signs	2,347.94	
8/9/2024	Merrill Pines Condominium Association Inc		Signage 1 of 2 flotation sign, use sidewalk signs, building signs and dog signs		2,347.94
Total for Image 360				\$2,347.94	\$2,347.94

JEA

Date	Property or company	Ref. No.	Description	Bill	Payment
8/8/2024	Merrill Pines Condominium Association Inc		July and August	3,799.62	
8/8/2024	Merrill Pines Condominium Association Inc		July and August	497.05	
8/8/2024	Merrill Pines Condominium Association Inc		July and August	2,910.91	
8/8/2024	Merrill Pines Condominium Association Inc		July and August	467.19	
8/8/2024	Merrill Pines Condominium Association Inc		late fee	72.65	
8/8/2024	Merrill Pines Condominium Association Inc		July and August		3,799.62
8/8/2024	Merrill Pines Condominium Association Inc		July and August		497.05
8/8/2024	Merrill Pines Condominium Association Inc		July and August		2,910.91
8/8/2024	Merrill Pines Condominium Association Inc		July and August		467.19
8/8/2024	Merrill Pines Condominium Association Inc		late fee		72.65
Total for JEA				\$7,747.42	\$7,747.42

Mr Sparky

Date	Property or company	Ref. No.	Description	Bill	Payment
8/1/2024	Merrill Pines Condominium Association Inc	Invoice 334274	Invoice 334274/repair shortage at camera gate	500.00	
8/1/2024	Merrill Pines Condominium Association Inc	Invoice 334274	Invoice 334274/repair shortage at camera gate		500.00
Total for Mr Sparky				\$500.00	\$500.00

Poolsure

Date	Property or company	Ref. No.	Description	Bill	Payment
8/27/2024	Merrill Pines Condominium Association Inc		Inv131295624000 ck!1091	617.25	
8/27/2024	Merrill Pines Condominium Association Inc		ck1090 VGB Drain	978.25	
8/27/2024	Merrill Pines Condominium Association Inc		Inv131295624000 ck!1091		617.25
8/27/2024	Merrill Pines Condominium Association Inc		ck1090 VGB Drain		978.25
Total for Poolsure				\$1,595.50	\$1,595.50

QOR Solutions LLC

Vendor Ledger

8/1/2024 - 8/31/2024, Merrill Pines Condominium Association Inc

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Date	Property or company	Ref. No.	Description	Bill	Payment
8/1/2024	Merrill Pines Condominium Association Inc		August payroll	7,500.00	
8/1/2024	Merrill Pines Condominium Association Inc		August mgmt fee	5,250.00	
8/2/2024	Merrill Pines Condominium Association Inc	INv 513	July Supplies	636.71	
8/3/2024	Merrill Pines Condominium Association Inc		August payroll		7,500.00
8/3/2024	Merrill Pines Condominium Association Inc		August mgmt fee		5,250.00
8/3/2024	Merrill Pines Condominium Association Inc	INv 513	July Supplies		636.71
8/3/2024	Merrill Pines Condominium Association Inc		INV 514		990.15
8/30/2024	Merrill Pines Condominium Association Inc		INV 514	990.15	
Total for QOR Solutions LLC				\$14,376.86	\$14,376.86

Republic Services #687

Date	Property or company	Ref. No.	Description	Bill	Payment
8/16/2024	Merrill Pines Condominium Association Inc			6,104.29	
8/16/2024	Merrill Pines Condominium Association Inc				6,104.29
Total for Republic Services #687				\$6,104.29	\$6,104.29

Southeastern Business Solutions, Inc

Date	Property or company	Ref. No.	Description	Bill	Payment
8/27/2024	Merrill Pines Condominium Association Inc	Inv5691 viking ck1086	Inv5691 viking ck1086	223.70	
8/27/2024	Merrill Pines Condominium Association Inc		Card, Mango ISO PET UHF 900 MHz., operating Temperature -4F - 185F INV 5692	450.00	
8/27/2024	Merrill Pines Condominium Association Inc	Inv5691 viking ck1086	Inv5691 viking ck1086		223.70
8/27/2024	Merrill Pines Condominium Association Inc		Card, Mango ISO PET UHF 900 MHz., operating Temperature -4F - 185F INV 5692		450.00
Total for Southeastern Business Solutions, Inc				\$673.70	\$673.70

The Tidy Touch

Date	Property or company	Ref. No.	Description	Bill	Payment
8/21/2024	Merrill Pines Condominium Association Inc		INV 0288 ck1092		1,750.00
8/30/2024	Merrill Pines Condominium Association Inc		INV 0288 ck1092	1,750.00	
Total for The Tidy Touch				\$1,750.00	\$1,750.00

Summary by vendor

Vendor	Bill	Payment
Total - Agent Fire	1,789.88	1,789.88
Total - Alston Contracting	15,200.00	15,200.00

Vendor Ledger

8/1/2024 - 8/31/2024, Merrill Pines Condominium Association
Inc

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Vendor	Bill	Payment
Total - Beach River Landscapes	5,600.00	5,600.00
Total - Brian Williams	220.00	220.00
Total - Clear Waters, Inc.	600.00	600.00
Total - Comcast	580.74	580.74
Total - Department of Revenue	85.00	85.00
Total - DoorKing	41.95	41.95
Total - Image 360	2,347.94	2,347.94
Total - JEA	7,747.42	7,747.42
Total - Mr Sparky	500.00	500.00
Total - Poolsure	1,595.50	1,595.50
Total - QOR Solutions LLC	14,376.86	14,376.86
Total - Republic Services #687	6,104.29	6,104.29
Total - Southeastern Business Solutions, Inc	673.70	673.70
Total - The Tidy Touch	1,750.00	1,750.00
Grand total	\$59,213.28	\$59,213.28

Balance Sheet by fund type

As of 8/31/2024, Cash Basis

Prepared By: QOR, LLC
PO Box 57035
Jacksonville, FL 32241

Merrill Pines Condominium Association Inc

Assets	Operating	Total
Assets		
Current Asset		
Accounts Receivable	110,378.99	110,378.99
Merrill Pines Condo Association Reserves	460,324.27	460,324.27
Merrill Pines Condo Association, Inc	(762,782.16)	(762,782.16)
Undeposited Funds	679,575.92	679,575.92
Total Current Asset	\$487,497.02	\$487,497.02
Total Assets	\$487,497.02	\$487,497.02

Liabilities	Operating	Total
Liabilities		
Current Liability		
Prepayments	44,674.58	44,674.58
Total Current Liability	\$44,674.58	\$44,674.58
Total Liabilities	\$44,674.58	\$44,674.58

Equity	Operating	Total
Equity		
Opening Balance Equity	368,737.51	368,737.51
Owner Contribution	33,498.46	33,498.46
Retained Earnings	18,638.94	18,638.94
Net Income	21,947.53	21,947.53
Total Equity	\$442,822.44	\$442,822.44
Total Equity & Liabilities	\$487,497.02	\$487,497.02