

# Income Statement

7/1/2024 - 7/31/2024, By Month, Cash basis

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

## Merrill Pines Condominium Association Inc

Amount	07-2024	Total
<b>Income</b>		
Association Fee Income	117,865.45	117,865.45
<b>Total Income</b>	<b>\$117,865.45</b>	<b>\$117,865.45</b>
<b>Expense</b>		
Building Repairs & Maintenance	4,390.91	4,390.91
Cart Repair/Maintenance	212.09	212.09
Fire Prevention & System Maintenance	6,026.50	6,026.50
Insurance	22,733.79	22,733.79
Irrigation Repairs & Maintenance	2,148.32	2,148.32
Landscape Contract	4,850.00	4,850.00
Lift Station Repairs & Maintenance	3,935.00	3,935.00
Maintenance Staffing	7,500.00	7,500.00
Management Fees	5,250.00	5,250.00
Pest Control - Termite	11,132.00	11,132.00
Pond/Lake Maintenance	200.00	200.00
Pool Maintenance & Repairs	1,300.00	1,300.00
Pool Monitor	490.00	490.00
Pool Supplies	1,234.50	1,234.50
Postage and Delivery	1,423.98	1,423.98
Taxes	250.00	250.00
Telephone & Internet	621.59	621.59
Trash Removal - Contract	5,089.09	5,089.09
Trash Removal - Junk/Other	2,910.00	2,910.00

# Income Statement

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Amount	07-2024	Total
Tree Trimming and Removal	8,500.00	8,500.00
<b>Total Expense</b>	<b>\$90,197.77</b>	<b>\$90,197.77</b>
<b>Net Operating Income</b>	<b>\$27,667.68</b>	<b>\$27,667.68</b>
<b>Net Income</b>	<b>\$27,667.68</b>	<b>\$27,667.68</b>

# Budget vs. Actuals

Cash basis

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

## Merrill Pines Condominium Association Inc - 2024 Approved Budget

Account	7/1/2024 - 7/31/2024				1/1/2024 - 12/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
Association Fee Income	117,865.45	77,440.00	40,425.45	152.20 %	1,125,007.53	929,280.00	195,727.53	121.06 %
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	--
<b>Total for Income</b>	<b>\$117,865.45</b>	<b>\$77,440.01</b>	<b>\$40,425.44</b>	<b>152.20 %</b>	<b>\$1,125,082.63</b>	<b>\$929,280.09</b>	<b>\$195,802.54</b>	<b>121.07 %</b>
<b>Expense</b>								
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	4,390.91	0.00	4,390.91	526,909,200.00 %	48,705.39	0.01	48,705.38	487,053,900.00 %
Cart Repair/Maintenance	212.09	125.00	87.09	169.67 %	212.09	1,500.00	(1,287.91)	14.14 %
Clubhouse Cleaning Supplies	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %

# Budget vs. Actuals

Cash basis

Prepared By: QOR, LLC  
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Account	7/1/2024 - 7/31/2024				1/1/2024 - 12/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Common Area Repairs & Maintenance	0.00	0.00	0.00	0.00 %	500.00	0.01	499.99	5,000,000.00 %
Coupons and Statements	0.00	150.00	(150.00)	0.00 %	0.00	1,800.00	(1,800.00)	0.00 %
Drainage Repairs & Maintenance	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Electricity	0.00	1,416.67	(1,416.67)	0.00 %	16,799.31	17,000.00	(200.69)	98.82 %
Fees to the Division	0.00	117.33	(117.33)	0.00 %	0.00	1,408.00	(1,408.00)	0.00 %
Fire Inspection	0.00	1,666.67	(1,666.67)	0.00 %	0.00	20,000.00	(20,000.00)	0.00 %
Fire Prevention & System Maintenance	6,026.50	1,000.00	5,026.50	602.65 %	19,979.39	12,000.00	7,979.39	166.49 %
Gate Repairs & Maintenance	0.00	416.67	(416.67)	0.00 %	18,556.65	5,000.00	13,556.65	371.13 %
General Repairs & Maintenance	0.00	2,083.33	(2,083.33)	0.00 %	50,817.00	25,000.00	25,817.00	203.27 %
Gutter Repairs & Maintenance	0.00	0.00	0.00	0.00 %	6,985.00	0.01	6,984.99	69,850,000.00 %
Insurance	22,733.79	15,304.08	7,429.71	148.55 %	345,399.40	183,649.00	161,750.40	188.08 %
Irrigation Repairs & Maintenance	2,148.32	250.00	1,898.32	859.33 %	3,999.45	3,000.00	999.45	133.32 %
Janitorial Supplies	0.00	0.00	0.00	0.00 %	2,863.57	0.01	2,863.56	28,635,700.00 %
Landscape Contract	4,850.00	5,000.00	(150.00)	97.00 %	67,900.00	60,000.00	7,900.00	113.17 %
Landscape Remediation	0.00	666.67	(666.67)	0.00 %	750.00	8,000.00	(7,250.00)	9.38 %
Legal and Professional Fees	0.00	416.67	(416.67)	0.00 %	842.50	5,000.00	(4,157.50)	16.85 %
Licenses and Permits	0.00	31.25	(31.25)	0.00 %	1,408.00	375.00	1,033.00	375.47 %
Lift Station Repairs & Maintenance	3,935.00	250.00	3,685.00	1,574.00 %	18,180.00	3,000.00	15,180.00	606.00 %
Maintenance Staffing	7,500.00	7,592.00	(92.00)	98.79 %	81,750.00	91,104.00	(9,354.00)	89.73 %

# Budget vs. Actuals

Cash basis

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Account	7/1/2024 - 7/31/2024				1/1/2024 - 12/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Management Fees	5,250.00	4,500.00	750.00	116.67 %	58,500.00	54,000.00	4,500.00	108.33 %
Materials & Supplies	0.00	1,083.33	(1,083.33)	0.00 %	2,582.75	13,000.00	(10,417.25)	19.87 %
Office Supplies	0.00	208.33	(208.33)	0.00 %	0.00	2,500.00	(2,500.00)	0.00 %
Other Expenses	0.00	0.00	0.00	--	72.65	0.00	72.65	--
Pest Control	0.00	1,100.00	(1,100.00)	0.00 %	5,325.00	13,200.00	(7,875.00)	40.34 %
Pest Control - Termite	11,132.00	1,000.00	10,132.00	1,113.20 %	11,132.00	12,000.00	(868.00)	92.77 %
Pest Control/Other	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
Pond/Lake Maintenance	200.00	250.00	(50.00)	80.00 %	2,020.00	3,000.00	(980.00)	67.33 %
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	1,300.00	166.67	1,133.33	780.00 %	6,756.62	2,000.00	4,756.62	337.83 %
Pool Monitor	490.00	0.00	490.00	58,800,000.00 %	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	1,234.50	562.00	672.50	219.66 %	7,644.75	6,744.00	900.75	113.36 %
Postage and Delivery	1,423.98	208.33	1,215.65	683.51 %	3,345.66	2,500.00	845.66	133.83 %
Reimbursable Expense	0.00	0.00	0.00	0.00 %	440.00	0.01	439.99	4,400,000.00 %
Reserves Pooled	0.00	18,333.33	(18,333.33)	0.00 %	66,668.00	220,000.00	(153,332.00)	30.30 %
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	15,000.00	(13,280.00)	11.47 %
Sewer	0.00	133.33	(133.33)	0.00 %	1,377.82	1,600.00	(222.18)	86.11 %
Signage Repairs	0.00	0.00	0.00	0.00 %	6,074.75	0.01	6,074.74	60,747,500.00 %
Social Committee	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %

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Account	7/1/2024 - 7/31/2024				1/1/2024 - 12/31/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Supplies	0.00	0.00	0.00	--	2,208.40	0.00	2,208.40	--
Taxes	250.00	0.00	250.00	--	1,185.00	0.00	1,185.00	--
Telephone & Internet	621.59	450.00	171.59	138.13 %	5,117.42	5,400.00	(282.58)	94.77 %
Trash Removal - Contract	5,089.09	6,583.33	(1,494.24)	77.30 %	115,272.89	79,000.00	36,272.89	145.92 %
Trash Removal - Junk/Other	2,910.00	2,500.00	410.00	116.40 %	33,490.00	30,000.00	3,490.00	111.63 %
Tree Trimming and Removal	8,500.00	833.33	7,666.67	1,020.00 %	8,500.00	10,000.00	(1,500.00)	85.00 %
Water	0.00	208.33	(208.33)	0.00 %	1,784.47	2,500.00	(715.53)	71.38 %
Water - Irrigation Water	0.00	1,541.67	(1,541.67)	0.00 %	14,435.40	18,500.00	(4,064.60)	78.03 %
<b>Total for Expense</b>	<b>\$90,197.77</b>	<b>\$77,440.01</b>	<b>\$12,757.76</b>	<b>116.47 %</b>	<b>\$1,045,550.61</b>	<b>\$929,280.16</b>	<b>\$116,270.45</b>	<b>112.51 %</b>
<b>Net Operating Income</b>	<b>\$27,667.68</b>	<b>(\$0.01)</b>	<b>\$27,667.69</b>	<b>0.00 %</b>	<b>\$79,532.02</b>	<b>(\$0.07)</b>	<b>\$79,532.09</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>\$27,667.68</b>	<b>(\$0.01)</b>	<b>\$27,667.69</b>	<b>0.00 %</b>	<b>\$79,532.02</b>	<b>(\$0.07)</b>	<b>\$79,532.09</b>	<b>0.00 %</b>

## Check Detail

Prepared By: QOR, LLC  
PO Box 57035

Check Date	Check Number	Property or company Name	Memo	Amount	
<b>Merrill Pines Condo Association, Inc</b>					
6/21/2024		Merrill Pines Condomi	Absolute Animal Removal	Inv0112 trapping raccoons, spraying interior	\$1600.00
1/24/2024		Merrill Pines Condomi	Agent Fire	Diagnostic building 1700	\$419.25
3/27/2024		Merrill Pines Condomi	Agent Fire	Fire Inspections	\$3138.46
4/6/2024	1020	Merrill Pines Condomi	Agent Fire	Inv 514007 Building 1700 repair	\$3655.00
7/9/2024		Merrill Pines Condomi	Agent Fire	ck 1062 - Inv 51602	\$6026.50
				<b>\$13239.21</b>	
1/22/2024		Merrill Pines Condomi	Alston Contracting	unpaid 2023 pool monitoring bill	\$900.00
1/29/2024		Merrill Pines Condomi	Alston Contracting	Battery for pool vacuum	\$169.25
2/1/2024		Merrill Pines Condomi	Alston Contracting	ck#990 - Bulk area-shrink payment 1 of 2	\$657.48
2/7/2024		Merrill Pines Condomi	Alston Contracting	ck#992 - Patching holes in lanais (412, 1007	\$322.00
2/20/2024		Merrill Pines Condomi	Alston Contracting	ck#993 - Bulk area-shrink payment 2 of 2	\$1000.00
3/6/2024		Merrill Pines Condomi	Alston Contracting	Reimbursement purchased parts for pressur	\$31.16
3/6/2024		Merrill Pines Condomi	Alston Contracting	Balance of bulk area (2 of 2)	\$600.00
3/19/2024		Merrill Pines Condomi	Alston Contracting	Exit gate repair (1 of 2) deposit	\$1000.00
3/28/2024		Merrill Pines Condomi	Alston Contracting	ck#1016 - Exit gate repair (2 of 2) balance	\$400.00
4/10/2024	1022	Merrill Pines Condomi	Alston Contracting	Deposit (1of2)Drywall Repair 1302 -water d	\$1000.00
4/10/2024		Multiple	Alston Contracting	Multiple bills	\$1285.00
4/15/2024	1024	Merrill Pines Condomi	Alston Contracting	Repair of pool gate hinge (parts)	\$285.00
4/24/2024	1026	Merrill Pines Condomi	Alston Contracting	Deposit (1of2) exit gate repair-2nd occurren	\$1000.00
5/1/2024	1031	Merrill Pines Condomi	Alston Contracting	Balance of (2of2) drywall repair unit 1302	\$500.00
5/1/2024	1032	Merrill Pines Condomi	Alston Contracting	Balance (2of2) of gate repair	\$600.00
5/1/2024		Merrill Pines Condomi	Alston Contracting	ck1032 - final payment for gate repair	\$600.00
5/2/2024		Merrill Pines Condomi	Alston Contracting	ck1031 - final payment for unit 1302-repair	\$500.00

5/9/2024	1034	Merrill Pines Condomi Alston Contracting	Repair of 1900, 1300 and 1400-stucco damage	\$1400.00
5/10/2024		Merrill Pines Condomi Alston Contracting	Deposit 1 of 2 soffit repair for 1300, 1400, 1	\$1400.00
5/22/2024	1039	Merrill Pines Condomi Alston Contracting	Pool monitoring deposit (1of2)	\$500.00
5/22/2024	1040	Merrill Pines Condomi Alston Contracting	Deposit for pool gate extension (1of2)	\$1000.00
5/22/2024		Merrill Pines Condomi Alston Contracting	Memorial Day pool monitoring	\$500.00
5/22/2024		Merrill Pines Condomi Alston Contracting	Deposit for pool gate extension 1 of 2	\$1000.00
5/29/2024	1041	Merrill Pines Condomi Alston Contracting	Pool monitoring (2of2) Memorial Day Week	\$500.00
5/29/2024		Merrill Pines Condomi Alston Contracting	final payment Memorial Day pool monitorir	\$500.00
7/16/2024		Multiple Alston Contracting	Multiple bills	\$5602.09
				<b>\$23251.98</b>
1/25/2024		Merrill Pines Condomi Beach River Landscapes	January 202 (Contract)	\$4850.00
2/27/2024		Merrill Pines Condomi Beach River Landscapes	ck#995 - February 2024 lawn maint (contract)	\$4850.00
3/30/2024	1015	Merrill Pines Condomi Beach River Landscapes	March 2024 Contract	\$4850.00
4/24/2024	1029	Merrill Pines Condomi Beach River Landscapes	April monthly maint.	\$4850.00
4/24/2024		Merrill Pines Condomi Beach River Landscapes	April Landscape Maintenance	\$4850.00
5/25/2024	1043	Merrill Pines Condomi Beach River Landscapes	May Landscape maintenance	\$4850.00
6/15/2024	1042	Merrill Pines Condomi Beach River Landscapes	June monthly maint	\$4850.00
6/26/2024		Merrill Pines Condomi Beach River Landscapes	stop pay and reissue check 1043-May Lands	\$4850.00
7/16/2024		Multiple Beach River Landscapes	Multiple bills	\$6998.32
				<b>\$45798.32</b>
2/26/2024		Merrill Pines Condomi Clear Waters, Inc.	ck#1001 - January 2024 pond maint. Inv 138	\$200.00
3/11/2024		Merrill Pines Condomi Clear Waters, Inc.	ck#1010	\$200.00
4/25/2024	1027	Merrill Pines Condomi Clear Waters, Inc.	March monthly maintenance	\$200.00
5/9/2024	1036	Merrill Pines Condomi Clear Waters, Inc.	Inv141365	\$200.00
5/15/2024		Merrill Pines Condomi Clear Waters, Inc.	ck1036	\$200.00
7/17/2024		Merrill Pines Condomi Clear Waters, Inc.	ck#1071 - inv 143770	\$200.00
				<b>\$1200.00</b>
3/7/2024		Merrill Pines Condomi Comcast	ACH	\$122.15



4/8/2024	Multiple	Comcast		\$1073.00	
5/9/2024	ACH Comcast	Merrill Pines Condomi	Comcast	ACH Comcast	\$457.64
5/10/2024		Merrill Pines Condomi	Comcast	ach240509	\$457.64
6/4/2024		Merrill Pines Condomi	Comcast	May	\$590.03
6/4/2024		Merrill Pines Condomi	Comcast	May	\$457.52
6/27/2024		Merrill Pines Condomi	Comcast		\$132.43
7/26/2024	Multiple	Comcast	Multiple bills		\$579.64
					<b>\$3870.05</b>
2/1/2024		Merrill Pines Condomi	Consolidated Utilities	ck#991 - Deposit for lift station pump 1 of 2	\$4750.00
2/21/2024		Merrill Pines Condomi	Consolidated Utilities	Monthly maintenance (contract) - ck#998	\$50.00
2/21/2024		Merrill Pines Condomi	Consolidated Utilities	ck#999 - Final pump payment 2 of 2	\$1375.00
2/22/2024		Merrill Pines Condomi	Consolidated Utilities	ck#997 - January and February 2024	\$100.00
7/17/2024	Multiple	Consolidated Utilities	Multiple bills		\$3935.00
					<b>\$10210.00</b>
2/2/2024		Merrill Pines Condomi	Department of Business Profi	ck#385 - DBPR (\$4 per door)	\$1408.00
5/3/2024	ACH Dept of H	Merrill Pines Condomi	Department of Health	Pool permit	\$325.35
					<b>\$1733.35</b>
4/16/2024	Multiple	Department of Revenue	Unpaid taxes for 2022		\$950.00
					<b>\$950.00</b>
3/14/2024		Merrill Pines Condomi	DKS Cellular	Door king subscription	\$43.95
4/9/2024	Multiple	DoorKing	Multiple bills		\$139.85
5/13/2024		Merrill Pines Condomi	DoorKing	May monthly maint-gate	\$51.95
5/22/2024		Merrill Pines Condomi	DoorKing	ACH 571855	\$51.95
6/25/2024		Merrill Pines Condomi	DoorKing	monthly subscription	\$51.95
7/23/2024		Merrill Pines Condomi	DoorKing	ACH	\$41.95
					<b>\$381.60</b>

2/26/2024	Merrill Pines Condomi Dolphn Backflow, Inc	ck#983 - Inv 39875	\$1295.30
			<b>\$1295.30</b>
4/6/2024 1019	Merrill Pines Condomi Earnshaw & Shearer PLLC	November 2023 Review and analysis of unit	\$742.50
			<b>\$742.50</b>
5/15/2024 1038	Merrill Pines Condomi Ernest Javier	Over payment for unit 1201	\$220.00
2/29/2024	Merrill Pines Condomi Flow Solutions Inc	InvP34175	\$125.00
4/6/2024 1018	Merrill Pines Condomi Flow Solutions Inc		\$225.00
5/9/2024 1037	Merrill Pines Condomi Flow Solutions Inc	unit 1310 water leak into unit 1302-charge l	\$395.00
5/15/2024	Merrill Pines Condomi Flow Solutions Inc	ck1037 - invP134644 unit 1310	\$395.00
			<b>\$1140.00</b>
4/23/2024	Merrill Pines Condomi Furniture Leisure		\$1318.00
4/19/2024 1025	Merrill Pines Condomi Image 360	pool sign	\$420.00
4/23/2024	Merrill Pines Condomi Image 360	Pool signs	\$240.94
5/1/2024 1033	Merrill Pines Condomi Image 360	Secondary pool sign	\$170.13
5/3/2024	Merrill Pines Condomi Image 360	pool signage	\$170.43
			<b>\$1001.50</b>
2/20/2024	Multiple	JEA ACH 240220	\$3536.38
3/6/2024	Multiple	JEA ACH 240306	\$3484.48
4/8/2024	Multiple	JEA	\$3409.11
5/8/2024	Multiple	JEA ACH 240508	\$2849.34
6/2/2024	Multiple	JEA May	\$4234.43
			<b>\$17513.74</b>
7/3/2024	Merrill Pines Condomi LBW CPA and Associates, Inc	2023 Tax Return Preparation	\$250.00

7/3/2024	1059	Merrill Pines Condomi Limbwalker Tree Service	Tree trim from roof line	\$8500.00
4/6/2024	1021	Merrill Pines Condomi Massey	Inv32884219B Pest control contract svcs	\$3300.00
7/18/2024		Merrill Pines Condomi Massey	ACH - Qrtly maint fee	\$11132.00
				<b>\$14432.00</b>
1/18/2024		Merrill Pines Condomi Merrill Pines Reserve Accoun	Jan Monthly Operating to Reserve Transfer	\$16667.00
4/8/2024		Merrill Pines Condomi Merrill Pines Reserve Accoun	Monthly Reserve Transfer	\$16667.00
6/27/2024		Merrill Pines Condomi Merrill Pines Reserve Accoun	June Reserve Transfer	\$16667.00
				<b>\$50001.00</b>
3/11/2024		Merrill Pines Condomi Mr Sparky	ck#1011 JEA breaker box unit 607 - Associat	\$524.00
6/27/2024		Merrill Pines Condomi Off Duty Services	Off Duty JSO services for July 3 and July 4	\$1720.00
7/10/2024		Merrill Pines Condomi Page per Page	ch 2407103283 - Mass mailing of Rules and	\$1423.98
1/25/2024		Merrill Pines Condomi Poolsure	Inv#130295619213	\$617.25
4/12/2024	ACH	Merrill Pines Condomi Poolsure	e-check Feb, March and April payment-cher	\$1853.62
4/12/2024		Merrill Pines Condomi Poolsure	Feb, March and April	\$1853.62
7/18/2024		Merrill Pines Condomi Poolsure	ACH	\$1234.50
				<b>\$5558.99</b>
3/5/2024		Merrill Pines Condomi PowerPro	Deposit for fence repair and clean (1 of 2 pa	\$21766.00
5/1/2024	1030	Merrill Pines Condomi PowerPro	(2of2) Final payment for fence repair	\$21766.00
				<b>\$43532.00</b>

7/8/2024	Merrill Pines Condomi	Pro Locksmith	ck#1063 - Building 500 Agent Fire Troublesh	\$790.91
1/8/2024	Multiple	QOR Solutions LLC	Management Fee (Contract)	\$12750.00
			1/30/2024	\$350.00
2/5/2024	Multiple	QOR Solutions LLC	Management Fee (Contract)	\$12750.00
2/26/2024	Merrill Pines Condomi	QOR Solutions LLC	ACH 597039303	\$535.00
3/4/2024	Multiple	QOR Solutions LLC	Management Fee (Contract)	\$12750.00
4/1/2024	Multiple	QOR Solutions LLC	April 2024 Management Fee	\$12750.00
5/1/2024	Multiple	QOR Solutions LLC	May monthly contract	\$12750.00
5/13/2024	Merrill Pines Condomi	QOR Solutions LLC	Maintenance Supplies, see inv1400	\$1445.58
5/28/2024	Merrill Pines Condomi	QOR Solutions LLC	inv1400 maint supplies	\$1445.58
6/3/2024	Multiple	QOR Solutions LLC	June's Management Fee	\$12750.00
6/25/2024	Merrill Pines Condomi	QOR Solutions LLC	Chargeback-Bulk pick up	\$1300.00
6/27/2024	Merrill Pines Condomi	QOR Solutions LLC	Chargeback Amazon supplies ck#1058	\$252.17
6/27/2024	Merrill Pines Condomi	QOR Solutions LLC	Chargeback-maintenance supplies-inv 1403	\$427.84
7/1/2024	Multiple	QOR Solutions LLC	July's Management Fees	\$12750.00
7/8/2024	Merrill Pines Condomi	QOR Solutions LLC	ck 1056 - bulk pick up 6/20/2024 inv1402	\$1350.00
				<b>\$96356.17</b>
3/7/2024	Merrill Pines Condomi	Republic Services #687	ACH	\$6335.01
3/20/2024	Merrill Pines Condomi	Republic Services #687		\$19861.30
4/23/2024	Multiple	Republic Services #687	Multiple bills	\$19001.97
5/13/2024	Merrill Pines Condomi	Republic Services #687	May Bill Pay 240513	\$7527.96
5/13/2024	Merrill Pines Condomi	Republic Services #687	ACH 240513	\$7527.96
6/4/2024	Merrill Pines Condomi	Republic Services #687	ach	\$6191.89
7/10/2024	Merrill Pines Condomi	Republic Services #687	Ach240708	\$5089.09
				<b>\$71535.18</b>
4/9/2024	Merrill Pines Condomi	Southeastern Business Soluti	Gate transmitters	\$427.00
6/2/2024	Merrill Pines Condomi	Southeastern Business Soluti	Inv5581 - motor calibration-camera adjustr	\$293.70

6/2/2024	Merrill Pines Condomi Southeastern Business Soluti	inv 5534 - Inv5534 transmitters and fobs	\$567.00
6/3/2024	Merrill Pines Condomi Southeastern Business Soluti	inv5579-ach - Inv5579	\$150.00
			<b>\$1437.70</b>

1/24/2024	Merrill Pines Condomi The Tidy Touch	Inv#232 and 231 Jan 2024	\$2260.00
2/27/2024	Merrill Pines Condomi The Tidy Touch	ck#1003	\$1505.00
3/11/2024	Merrill Pines Condomi The Tidy Touch		\$1545.00
4/6/2024 1017	Merrill Pines Condomi The Tidy Touch		\$1780.00
4/6/2024	Merrill Pines Condomi The Tidy Touch	Inv 0255	\$1780.00
4/18/2024 1028	Merrill Pines Condomi The Tidy Touch	Inv260	\$1550.00
5/1/2024	Merrill Pines Condomi The Tidy Touch	inv 240(260)	\$1550.00
5/9/2024 1035	Merrill Pines Condomi The Tidy Touch	Inv0265	\$2050.00
5/15/2024	Merrill Pines Condomi The Tidy Touch	ck1035 - inv0205	\$2050.00
5/25/2024 1044	Merrill Pines Condomi The Tidy Touch	Inv270	\$1300.00
6/18/2024	Merrill Pines Condomi The Tidy Touch	Check 1052	\$1550.00
6/27/2024	Merrill Pines Condomi The Tidy Touch	VOID - Inv 0255	\$0.00
7/29/2024	Merrill Pines Condomi The Tidy Touch	ck#1074 - inv 0280 bulk pick up	\$1560.00
			<b>\$20480.00</b>

1/8/2024	Merrill Pines Condomi US Premium Finance	Jan 2024 ins payment	\$22221.06
2/15/2024	Merrill Pines Condomi US Premium Finance	ACH16439183/ACH16438310 - Insurance	\$24436.54
3/6/2024	Merrill Pines Condomi US Premium Finance	ACH 16756542	\$2215.48
4/8/2024	Merrill Pines Condomi US Premium Finance		\$2215.48
5/8/2024 ACH US Prem	Merrill Pines Condomi US Premium Finance	Insurance	\$2215.48
5/8/2024	Merrill Pines Condomi US Premium Finance	May Insurance	\$2215.48
5/13/2024	Multiple US Premium Finance	May Insurance Gen Liab policy	\$81187.42
5/20/2024	Multiple US Premium Finance	ach240520 and ACH 240521(down pay for r	\$81187.42
6/13/2024	Merrill Pines Condomi US Premium Finance	ach18307385	\$2236.00
6/24/2024	Merrill Pines Condomi US Premium Finance	ACH June payment	\$22733.79
7/23/2024	Merrill Pines Condomi US Premium Finance	ACH	\$22733.79
			<b>\$265597.94</b>

1/24/2024	Merrill Pines Condomi Valley Bank	Checks	\$18.23
6/10/2024	Merrill Pines Condomi Wildlife Removal Services	ck#1050	\$425.00
6/10/2024	Merrill Pines Condomi Window Gang	check 1049	\$6985.00
<b>Total for Merrill Pines Condo Association, Inc</b>			<b>\$737125.00</b>

# Trial Balance

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

For **Merrill Pines Condominium Association Inc**

Statement date **7/1/2024 - 7/30/2024, Cash Basis**

## Merrill Pines Condominium Association Inc

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Asset	Accounts Receivable	110,378.99	0.00	0.00	0.00	110,378.99
Asset	Merrill Pines Condo Association Reserves	460,324.27	0.00	0.00	0.00	460,324.27
Asset	Merrill Pines Condo Association, Inc	(613,371.11)	0.00	90,197.77	(90,197.77)	(703,568.88)
Asset	Undeposited Funds	492,018.59	114,565.45	0.00	114,565.45	606,584.04
Liability	Prepayments	(44,674.58)	0.00	0.00	0.00	(44,674.58)
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	(18,638.94)	0.00	0.00	0.00	(18,638.94)
Income	Association Fee Income	(630,653.38)	0.00	114,565.45	(114,565.45)	(745,218.83)
Income	Interest Income-Reserve	0.00	0.00	0.00	0.00	0.00
Income	Late Fee Income	(50.10)	0.00	0.00	0.00	(50.10)
Income	Other Income	(25.00)	0.00	0.00	0.00	(25.00)
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	29,914.48	4,390.91	0.00	4,390.91	34,305.39
Expense	Cart Repair/Maintenance	0.00	212.09	0.00	212.09	212.09
Expense	Electricity	8,429.34	0.00	0.00	0.00	8,429.34
Expense	Fire Prevention & System Maintenance	8,508.01	6,026.50	0.00	6,026.50	14,534.51
Expense	Gate Repairs & Maintenance	5,333.40	0.00	0.00	0.00	5,333.40
Expense	General Repairs & Maintenance	45,317.00	0.00	0.00	0.00	45,317.00

# Trial Balance

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

For **Merrill Pines Condominium Association Inc**

Statement date **7/1/2024 - 7/30/2024, Cash Basis**

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	Gutter Repairs & Maintenance	6,985.00	0.00	0.00	0.00	6,985.00
Expense	Insurance	242,864.15	22,733.79	0.00	22,733.79	265,597.94
Expense	Irrigation Repairs & Maintenance	1,556.13	2,148.32	0.00	2,148.32	3,704.45
Expense	Janitorial Supplies	1,873.42	0.00	0.00	0.00	1,873.42
Expense	Landscape Contract	38,800.00	4,850.00	0.00	4,850.00	43,650.00
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	6,275.00	3,935.00	0.00	3,935.00	10,210.00
Expense	Maintenance Staffing	45,000.00	7,500.00	0.00	7,500.00	52,500.00
Expense	Management Fees	31,500.00	5,250.00	0.00	5,250.00	36,750.00
Expense	Materials & Supplies	2,582.75	0.00	0.00	0.00	2,582.75
Expense	Pest Control	5,325.00	0.00	0.00	0.00	5,325.00
Expense	Pest Control - Termite	0.00	11,132.00	0.00	11,132.00	11,132.00
Expense	Pond/Lake Maintenance	1,000.00	200.00	0.00	200.00	1,200.00
Expense	Pool Maintenance & Repairs	5,456.62	1,300.00	0.00	1,300.00	6,756.62
Expense	Pool Monitor	2,900.00	490.00	0.00	490.00	3,390.00
Expense	Pool Permit	650.70	0.00	0.00	0.00	650.70
Expense	Pool Supplies	3,230.25	1,234.50	0.00	1,234.50	4,464.75
Expense	Postage and Delivery	0.00	1,423.98	0.00	1,423.98	1,423.98
Expense	Reimbursable Expense	220.00	0.00	0.00	0.00	220.00
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	0.00	0.00	0.00	519.43



# Trial Balance

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

For **Merrill Pines Condominium Association Inc**

Statement date **7/1/2024 - 7/30/2024, Cash Basis**

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	Signage Repairs	411.37	0.00	0.00	0.00	411.37
Expense	Supplies	426.16	0.00	0.00	0.00	426.16
Expense	Taxes	850.00	250.00	0.00	250.00	1,100.00
Expense	Telephone & Internet	3,334.36	621.59	0.00	621.59	3,955.95
Expense	Trash Removal - Contract	66,446.09	5,089.09	0.00	5,089.09	71,535.18
Expense	Trash Removal - Junk/Other	20,220.00	2,910.00	0.00	2,910.00	23,130.00
Expense	Tree Trimming and Removal	0.00	8,500.00	0.00	8,500.00	8,500.00
Expense	Water	666.37	0.00	0.00	0.00	666.37
Expense	Water - Irrigation Water	6,152.12	0.00	0.00	0.00	6,152.12
<b>Total for Merrill Pines Condominium Association Inc</b>			<b>\$204,763.22</b>	<b>\$204,763.22</b>		

# Vendor Ledger

7/1/2024 - 7/31/2024, Merrill Pines Condominium Association  
Inc

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

## Agent Fire

Date	Property or company	Ref. No.	Description	Bill	Payment
7/9/2024	Merrill Pines Condominium Association Inc	ck 1062	Inv 51602	6,026.50	
7/9/2024	Merrill Pines Condominium Association Inc	ck 1062	Inv 51602		6,026.50
<b>Total for Agent Fire</b>				<b>\$6,026.50</b>	<b>\$6,026.50</b>

## Alston Contracting

Date	Property or company	Ref. No.	Description	Bill	Payment
7/5/2024	Merrill Pines Condominium Association Inc	inv445	golf cart tire/place tire on rim	212.09	
7/5/2024	Merrill Pines Condominium Association Inc		Deposit for pool monitoring	250.00	
7/10/2024	Merrill Pines Condominium Association Inc	2 of 2	Balance of Pool monitoring July 2024	240.00	
7/16/2024	Merrill Pines Condominium Association Inc	ck1073	Install of cage at pool entrance gate	1,300.00	
7/16/2024	Merrill Pines Condominium Association Inc	ck 1072	Deposit for soffit repair 1 of 2 #441	3,600.00	
7/16/2024	Merrill Pines Condominium Association Inc	inv445	golf cart tire/place tire on rim		212.09
7/16/2024	Merrill Pines Condominium Association Inc		Deposit for pool monitoring		250.00
7/16/2024	Merrill Pines Condominium Association Inc	2 of 2	Balance of Pool monitoring July 2024		240.00
7/16/2024	Merrill Pines Condominium Association Inc	ck1073	Install of cage at pool entrance gate		1,300.00
7/16/2024	Merrill Pines Condominium Association Inc	ck 1072	Deposit for soffit repair 1 of 2 #441		3,600.00
<b>Total for Alston Contracting</b>				<b>\$5,602.09</b>	<b>\$5,602.09</b>

## Beach River Landscapes

Date	Property or company	Ref. No.	Description	Bill	Payment
7/16/2024	Merrill Pines Condominium Association Inc	ck#1067	Irrigation Repairs inv 8535967	2,148.32	
7/16/2024	Merrill Pines Condominium Association Inc	ck#1068	July Landscape Maintenance	4,850.00	
7/16/2024	Merrill Pines Condominium Association Inc	ck#1067	Irrigation Repairs inv 8535967		2,148.32
7/16/2024	Merrill Pines Condominium Association Inc	ck#1068	July Landscape Maintenance		4,850.00
<b>Total for Beach River Landscapes</b>				<b>\$6,998.32</b>	<b>\$6,998.32</b>

## Clear Waters, Inc.

Date	Property or company	Ref. No.	Description	Bill	Payment
7/17/2024	Merrill Pines Condominium Association Inc	ck#1071	inv 143770	200.00	
7/17/2024	Merrill Pines Condominium Association Inc	ck#1071	inv 143770		200.00
<b>Total for Clear Waters, Inc.</b>				<b>\$200.00</b>	<b>\$200.00</b>

## Comcast

Date	Property or company	Ref. No.	Description	Bill	Payment
7/9/2024	Merrill Pines Condominium Association Inc	ach8495741	June payment	457.52	
7/26/2024	Merrill Pines Condominium Association Inc	ACH		122.12	

# Vendor Ledger

7/1/2024 - 7/31/2024, Merrill Pines Condominium Association  
Inc

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

Date	Property or company	Ref. No.	Description	Bill	Payment
7/26/2024	Merrill Pines Condominium Association Inc	ach8495741	June payment		457.52
7/26/2024	Merrill Pines Condominium Association Inc	ACH			122.12
<b>Total for Comcast</b>				<b>\$579.64</b>	<b>\$579.64</b>

## Consolidated Utilities

Date	Property or company	Ref. No.	Description	Bill	Payment
7/17/2024	Merrill Pines Condominium Association Inc	ck# 1069	Inv 1370391 - 5 Invoices monthly maint	250.00	
7/17/2024	Merrill Pines Condominium Association Inc	ck#1070	2023 past due invoices, 1377872,1377871,1371870	3,685.00	
7/17/2024	Merrill Pines Condominium Association Inc	ck# 1069	Inv 1370391 - 5 Invoices monthly maint		250.00
7/17/2024	Merrill Pines Condominium Association Inc	ck#1070	2023 past due invoices, 1377872,1377871,1371870		3,685.00
<b>Total for Consolidated Utilities</b>				<b>\$3,935.00</b>	<b>\$3,935.00</b>

## DoorKing

Date	Property or company	Ref. No.	Description	Bill	Payment
7/23/2024	Merrill Pines Condominium Association Inc	ACH		41.95	
7/23/2024	Merrill Pines Condominium Association Inc	ACH			41.95
<b>Total for DoorKing</b>				<b>\$41.95</b>	<b>\$41.95</b>

## LBW CPA and Associates, Inc

Date	Property or company	Ref. No.	Description	Bill	Payment
7/3/2024	Merrill Pines Condominium Association Inc		2023 Tax Return Preparation	250.00	
7/3/2024	Merrill Pines Condominium Association Inc		2023 Tax Return Preparation		250.00
<b>Total for LBW CPA and Associates, Inc</b>				<b>\$250.00</b>	<b>\$250.00</b>

## Limbwalker Tree Service

Date	Property or company	Ref. No.	Description	Bill	Payment
7/3/2024	Merrill Pines Condominium Association Inc		Tree trim from roof line	8,500.00	
7/3/2024	Merrill Pines Condominium Association Inc		Tree trim from roof line		8,500.00
<b>Total for Limbwalker Tree Service</b>				<b>\$8,500.00</b>	<b>\$8,500.00</b>

## Massey

Date	Property or company	Ref. No.	Description	Bill	Payment
7/18/2024	Merrill Pines Condominium Association Inc	ACH	Qrtly maint fee	11,132.00	
7/18/2024	Merrill Pines Condominium Association Inc	ACH	Qrtly maint fee		11,132.00
<b>Total for Massey</b>				<b>\$11,132.00</b>	<b>\$11,132.00</b>

# Vendor Ledger

7/1/2024 - 7/31/2024, Merrill Pines Condominium Association  
Inc

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

## Page per Page

Date	Property or company	Ref. No.	Description	Bill	Payment
7/10/2024	Merrill Pines Condominium Association Inc	ch 2407103283	Mass mailing of Rules and Regulations	1,423.98	
7/10/2024	Merrill Pines Condominium Association Inc	ch 2407103283	Mass mailing of Rules and Regulations		1,423.98
<b>Total for Page per Page</b>				<b>\$1,423.98</b>	<b>\$1,423.98</b>

## Poolsure

Date	Property or company	Ref. No.	Description	Bill	Payment
7/18/2024	Merrill Pines Condominium Association Inc	ACH		1,234.50	
7/18/2024	Merrill Pines Condominium Association Inc	ACH			1,234.50
<b>Total for Poolsure</b>				<b>\$1,234.50</b>	<b>\$1,234.50</b>

## Pro Locksmith

Date	Property or company	Ref. No.	Description	Bill	Payment
7/8/2024	Merrill Pines Condominium Association Inc	ck#1063	Building 500 Agent Fire Troubleshoot	790.91	
7/8/2024	Merrill Pines Condominium Association Inc	ck#1063	Building 500 Agent Fire Troubleshoot		790.91
<b>Total for Pro Locksmith</b>				<b>\$790.91</b>	<b>\$790.91</b>

## QOR Solutions LLC

Date	Property or company	Ref. No.	Description	Bill	Payment
7/1/2024	Merrill Pines Condominium Association Inc			5,250.00	
7/1/2024	Merrill Pines Condominium Association Inc			7,500.00	
7/1/2024	Merrill Pines Condominium Association Inc				5,250.00
7/1/2024	Merrill Pines Condominium Association Inc				7,500.00
7/8/2024	Merrill Pines Condominium Association Inc	ck 1056	bulk pick up 6/20/2024 inv 1402	1,350.00	
7/8/2024	Merrill Pines Condominium Association Inc	ck 1056	bulk pick up 6/20/2024 inv 1402		1,350.00
<b>Total for QOR Solutions LLC</b>				<b>\$14,100.00</b>	<b>\$14,100.00</b>

## Republic Services #687

Date	Property or company	Ref. No.	Description	Bill	Payment
7/10/2024	Merrill Pines Condominium Association Inc	Ach240708		5,089.09	
7/10/2024	Merrill Pines Condominium Association Inc	Ach240708			5,089.09
<b>Total for Republic Services #687</b>				<b>\$5,089.09</b>	<b>\$5,089.09</b>

## The Tidy Touch

# Vendor Ledger

7/1/2024 - 7/31/2024, Merrill Pines Condominium Association Inc

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

Date	Property or company	Ref. No.	Description	Bill	Payment
7/29/2024	Merrill Pines Condominium Association Inc	ck#1074	inv 0280 bulk pick up	1,560.00	
7/29/2024	Merrill Pines Condominium Association Inc	ck#1074	inv 0280 bulk pick up		1,560.00
<b>Total for The Tidy Touch</b>				<b>\$1,560.00</b>	<b>\$1,560.00</b>

## US Premium Finance

Date	Property or company	Ref. No.	Description	Bill	Payment
7/23/2024	Merrill Pines Condominium Association Inc	ACH		22,733.79	
7/23/2024	Merrill Pines Condominium Association Inc	ACH			22,733.79
<b>Total for US Premium Finance</b>				<b>\$22,733.79</b>	<b>\$22,733.79</b>

## Summary by vendor

Vendor	Bill	Payment
Total - Agent Fire	6,026.50	6,026.50
Total - Alston Contracting	5,602.09	5,602.09
Total - Beach River Landscapes	6,998.32	6,998.32
Total - Clear Waters, Inc.	200.00	200.00
Total - Comcast	579.64	579.64
Total - Consolidated Utilities	3,935.00	3,935.00
Total - DoorKing	41.95	41.95
Total - LBW CPA and Associates, Inc	250.00	250.00
Total - Limbwalker Tree Service	8,500.00	8,500.00
Total - Massey	11,132.00	11,132.00
Total - Page per Page	1,423.98	1,423.98
Total - Poolsure	1,234.50	1,234.50
Total - Pro Locksmith	790.91	790.91
Total - QOR Solutions LLC	14,100.00	14,100.00
Total - Republic Services #687	5,089.09	5,089.09
Total - The Tidy Touch	1,560.00	1,560.00
Total - US Premium Finance	22,733.79	22,733.79
<b>Grand total</b>	<b>\$90,197.77</b>	<b>\$90,197.77</b>

# Balance Sheet

As of 7/31/2024, Cash Basis

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

## Merrill Pines Condominium Association Inc

### Assets

#### Current Asset

Accounts Receivable	110,378.99
Merrill Pines Condo Association Reserves	460,324.27
Merrill Pines Condo Association, Inc	(703,568.88)
Undeposited Funds	609,884.04

**Total Current Asset** **\$477,018.42**

#### Total Assets

**\$477,018.42**

### Liabilities

#### Current Liability

Prepayments	44,674.58
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**Total Current Liability** **\$44,674.58**

#### Total Liabilities

**\$44,674.58**

### Equity

Opening Balance Equity	368,737.51
Owner Contribution	33,498.46
Retained Earnings	18,638.94
Net Income	11,468.93

**Total Equity** **\$432,343.84**

#### Total Liabilities & Equity

**\$477,018.42**