

# Income Statement

9/1/2024 - 9/30/2024, By Month, Cash basis

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

## Merrill Pines Condominium Association Inc

Amount	09-2024	Total
<b>Income</b>		
Association Fee Income	71,370.17	71,370.17
<b>Total Income</b>	<b>\$71,370.17</b>	<b>\$71,370.17</b>
<b>Expense</b>		
Electricity	1,698.74	1,698.74
Gate Repairs & Maintenance	885.95	885.95
Insurance	22,733.79	22,733.79
Landscape Contract	4,850.00	4,850.00
Maintenance Staffing	7,250.00	7,250.00
Management Fees	5,500.00	5,500.00
Pond/Lake Maintenance	220.00	220.00
Pool Supplies	1,584.50	1,584.50
Postage and Delivery	758.96	758.96
Sewer	128.30	128.30
Signage Repairs	3,315.44	3,315.44
Telephone & Internet	580.73	580.73
Trash Removal - Contract	11,169.76	11,169.76
Water	240.35	240.35
Water - Irrigation Water	1,714.40	1,714.40
<b>Total Expense</b>	<b>\$62,630.92</b>	<b>\$62,630.92</b>
<b>Net Operating Income</b>	<b>\$8,739.25</b>	<b>\$8,739.25</b>
<b>Net Income</b>	<b>\$8,739.25</b>	<b>\$8,739.25</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	9/1/2024 - 9/30/2024				1/1/2024 - 9/30/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
Association Fee Income	71,370.17	77,440.00	(6,069.83)	92.16 %	889,580.88	696,960.00	192,620.88	127.64 %
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>\$71,370.17</b>	<b>\$77,440.01</b>	<b>(\$6,069.84)</b>	<b>92.16 %</b>	<b>\$889,655.98</b>	<b>\$696,960.09</b>	<b>\$192,695.89</b>	<b>127.65 %</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	0.00	0.00	0.00	0.00 %	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	1,125.00	(912.91)	18.85 %
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  
PO Box 57035  
Jacksonville, FL 32241

Account	9/1/2024 - 9/30/2024				1/1/2024 - 9/30/2024			
	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	1,350.00	(1,350.00)	0.00 %
Drainage Repairs & Maintenance	0.00	0.00	0.00	0.00 %	0.00	0.01	(0.01)	0.00 %
Electricity	1,698.74	1,416.67	282.07	119.91 %	13,927.70	12,750.00	1,177.70	109.24 %
Fees to the Division	0.00	117.33	(117.33)	0.00 %	0.00	1,056.00	(1,056.00)	0.00 %
Fire Inspection	0.00	1,666.67	(1,666.67)	0.00 %	0.00	15,000.00	(15,000.00)	0.00 %
Fire Prevention & System Maintenance	0.00	1,000.00	(1,000.00)	0.00 %	16,324.39	9,000.00	7,324.39	181.38 %
Gate Repairs & Maintenance	885.95	416.67	469.28	212.63 %	8,435.00	3,750.00	4,685.00	224.93 %
General Repairs & Maintenance	0.00	2,083.33	(2,083.33)	0.00 %	50,317.00	18,750.00	31,567.00	268.36 %
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 %	288,331.73	137,736.75	150,594.98	209.34 %
Irrigation Repairs & Maintenance	0.00	250.00	(250.00)	0.00 %	3,704.45	2,250.00	1,454.45	164.64 %
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 %	53,350.00	45,000.00	8,350.00	118.56 %
Landscape Remediation	0.00	666.67	(666.67)	0.00 %	750.00	6,000.00	(5,250.00)	12.50 %
Legal and Professional Fees	0.00	416.67	(416.67)	0.00 %	842.50	3,750.00	(2,907.50)	22.47 %
Licenses and Permits	0.00	31.25	(31.25)	0.00 %	1,408.00	281.25	1,126.75	500.62 %
Lift Station Repairs & Maintenance	0.00	250.00	(250.00)	0.00 %	10,210.00	2,250.00	7,960.00	453.78 %
Maintenance Staffing	7,250.00	7,592.00	(342.00)	95.50 %	67,250.00	68,328.00	(1,078.00)	98.42 %

# Budget vs. Actuals

Cash basis

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

Account	9/1/2024 - 9/30/2024				1/1/2024 - 9/30/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Management Fees	5,500.00	4,500.00	1,000.00	122.22 %	47,500.00	40,500.00	7,000.00	117.28 %
Materials & Supplies	0.00	1,083.33	(1,083.33)	0.00 %	2,582.75	9,750.00	(7,167.25)	26.49 %
Office Supplies	0.00	208.33	(208.33)	0.00 %	0.00	1,875.00	(1,875.00)	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	9,900.00	(4,575.00)	53.79 %
Pest Control - Termite	0.00	1,000.00	(1,000.00)	0.00 %	11,132.00	9,000.00	2,132.00	123.69 %
Pest Control/Other	0.00	41.67	(41.67)	0.00 %	0.00	375.00	(375.00)	0.00 %
Pond/Lake Maintenance	220.00	250.00	(30.00)	88.00 %	2,020.00	2,250.00	(230.00)	89.78 %
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	1,500.00	5,256.62	450.44 %
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	1,584.50	562.00	1,022.50	281.94 %	7,644.75	5,058.00	2,586.75	151.14 %
Postage and Delivery	758.96	208.33	550.63	364.30 %	2,182.94	1,875.00	307.94	116.42 %
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 %	50,001.00	165,000.00	(114,999.00)	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	11,250.00	(9,530.00)	15.29 %
Sewer	128.30	133.33	(5.03)	96.23 %	1,114.92	1,200.00	(85.08)	92.91 %
Signage Repairs	3,315.44	0.00	3,315.44	397,852,800.00 %	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 %

# Budget vs. Actuals

Cash basis

Prepared By: QOR, LLC  
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Jacksonville, FL 32241

Account	9/1/2024 - 9/30/2024				1/1/2024 - 9/30/2024			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Supplies	0.00	0.00	0.00	--	1,062.87	0.00	1,062.87	--
Taxes	0.00	0.00	0.00	--	1,185.00	0.00	1,185.00	--
Telephone & Internet	580.73	450.00	130.73	129.05 %	5,117.42	4,050.00	1,067.42	126.36 %
Trash Removal - Contract	11,169.76	6,583.33	4,586.43	169.67 %	88,809.23	59,250.00	29,559.23	149.89 %
Trash Removal - Junk/Other	0.00	2,500.00	(2,500.00)	0.00 %	24,880.00	22,500.00	2,380.00	110.58 %
Tree Trimming and Removal	0.00	833.33	(833.33)	0.00 %	8,500.00	7,500.00	1,000.00	113.33 %
Water	240.35	208.33	32.02	115.37 %	1,403.77	1,875.00	(471.23)	74.87 %
Water - Irrigation Water	1,714.40	1,541.67	172.73	111.20 %	10,777.43	13,875.00	(3,097.57)	77.68 %
<b>Total for Expense</b>	<b>\$62,630.92</b>	<b>\$77,440.01</b>	<b>(\$14,809.09)</b>	<b>80.88 %</b>	<b>\$858,969.20</b>	<b>\$696,960.16</b>	<b>\$162,009.04</b>	<b>123.25 %</b>
<b>Net Operating Income</b>	<b>\$8,739.25</b>	<b>(\$0.01)</b>	<b>\$8,739.26</b>	<b>0.00 %</b>	<b>\$30,686.78</b>	<b>(\$0.07)</b>	<b>\$30,686.85</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>\$8,739.25</b>	<b>(\$0.01)</b>	<b>\$8,739.26</b>	<b>0.00 %</b>	<b>\$30,686.78</b>	<b>(\$0.07)</b>	<b>\$30,686.85</b>	<b>0.00 %</b>

# Check Detail

From 9/1/2024 to 9/30/2024

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

Check Date	Check Number	Property or company	Name	Memo	Amount
<b>Merrill Pines Condo Association, Inc</b>					
9/3/2024		Multiple	QOR Solutions LLC	September monthly fee (maintenance and management)	12,750.00
9/9/2024		Multiple	Comcast	Multiple bills	580.73
9/11/2024		Merrill Pines Condominium Association Inc	Image 360	ck#1097 - Signage:pool, building and sidewalk signs	3,315.44
9/17/2024		Multiple	JEA		3,781.79
9/17/2024		Multiple	Republic Services #687	Multiple bills	11,169.76
9/17/2024		Merrill Pines Condominium Association Inc	Southeastern Business Solutions, Inc	INV 5839	834.00
9/18/2024		Merrill Pines Condominium Association Inc	Page per Page	First Annual and Budget Meeting Mailing	758.96
9/22/2024		Merrill Pines Condominium Association Inc	US Premium Finance	Insurance finance payment	22,733.79
9/23/2024		Merrill Pines Condominium Association Inc	Poolsure	ck#1099 - Poolsure Aquasol chemical delivery	1,584.50
9/24/2024		Merrill Pines Condominium Association Inc	Clear Waters, Inc.	ck#1098 - Pond maint	220.00
9/24/2024		Merrill Pines Condominium Association Inc	DoorKing	Gate system	51.95
9/28/2024		Merrill Pines Condominium Association Inc	Beach River Landscapes	ck#1100 - September Landscape maintenance	4,850.00
<b>Total for Merrill Pines Condo Association, Inc</b>					<b>\$62,630.92</b>

## Summary by bank account

Bank Account	Amount
Merrill Pines Condo Association, Inc	62,630.92
<b>Grand total</b>	<b>\$62,630.92</b>

# Vendor Ledger

9/1/2024 - 9/30/2024, Merrill Pines Condominium Association  
Inc

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

## Beach River Landscapes

Date	Property or company	Ref. No.	Description	Bill	Payment
9/24/2024	Merrill Pines Condominium Association Inc	ck#1100	September Landscape maintenance	4,850.00	
9/28/2024	Merrill Pines Condominium Association Inc	ck#1100	September Landscape maintenance		4,850.00
<b>Total for Beach River Landscapes</b>				<b>\$4,850.00</b>	<b>\$4,850.00</b>

## Clear Waters, Inc.

Date	Property or company	Ref. No.	Description	Bill	Payment
9/24/2024	Merrill Pines Condominium Association Inc	ck#1098	Pond maint	220.00	
9/24/2024	Merrill Pines Condominium Association Inc	ck#1098	Pond maint		220.00
<b>Total for Clear Waters, Inc.</b>				<b>\$220.00</b>	<b>\$220.00</b>

## Comcast

Date	Property or company	Ref. No.	Description	Bill	Payment
9/9/2024	Merrill Pines Condominium Association Inc			458.51	
9/9/2024	Merrill Pines Condominium Association Inc				458.51
9/9/2024	Merrill Pines Condominium Association Inc		Comcast internet clubhouse		122.22
9/26/2024	Merrill Pines Condominium Association Inc		Comcast internet clubhouse	122.22	
<b>Total for Comcast</b>				<b>\$580.73</b>	<b>\$580.73</b>

## DoorKing

Date	Property or company	Ref. No.	Description	Bill	Payment
9/24/2024	Merrill Pines Condominium Association Inc		Gate system	51.95	
9/24/2024	Merrill Pines Condominium Association Inc		Gate system		51.95
<b>Total for DoorKing</b>				<b>\$51.95</b>	<b>\$51.95</b>

## Image 360

Date	Property or company	Ref. No.	Description	Bill	Payment
9/11/2024	Merrill Pines Condominium Association Inc	ck#1097	Signage:pool, building and sidewalk signs	3,315.44	
9/11/2024	Merrill Pines Condominium Association Inc	ck#1097	Signage:pool, building and sidewalk signs		3,315.44
<b>Total for Image 360</b>				<b>\$3,315.44</b>	<b>\$3,315.44</b>

## JEA

Date	Property or company	Ref. No.	Description	Bill	Payment
9/17/2024	Merrill Pines Condominium Association Inc			1,698.74	
9/17/2024	Merrill Pines Condominium Association Inc			240.35	
9/17/2024	Merrill Pines Condominium Association Inc			128.30	

# Vendor Ledger

9/1/2024 - 9/30/2024, Merrill Pines Condominium Association  
Inc

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Date	Property or company	Ref. No.	Description	Bill	Payment
9/17/2024	Merrill Pines Condominium Association Inc			1,714.40	
9/17/2024	Merrill Pines Condominium Association Inc				1,698.74
9/17/2024	Merrill Pines Condominium Association Inc				240.35
9/17/2024	Merrill Pines Condominium Association Inc				128.30
9/17/2024	Merrill Pines Condominium Association Inc				1,714.40
<b>Total for JEA</b>				<b>\$3,781.79</b>	<b>\$3,781.79</b>

## Page per Page

Date	Property or company	Ref. No.	Description	Bill	Payment
9/18/2024	Merrill Pines Condominium Association Inc		First Annual and Budget Meeting Mailing	758.96	
9/18/2024	Merrill Pines Condominium Association Inc		First Annual and Budget Meeting Mailing		758.96
<b>Total for Page per Page</b>				<b>\$758.96</b>	<b>\$758.96</b>

## Poolsure

Date	Property or company	Ref. No.	Description	Bill	Payment
9/23/2024	Merrill Pines Condominium Association Inc	ck#1099	Poolsure Aquasol chemical delivery	1,584.50	
9/23/2024	Merrill Pines Condominium Association Inc	ck#1099	Poolsure Aquasol chemical delivery		1,584.50
<b>Total for Poolsure</b>				<b>\$1,584.50</b>	<b>\$1,584.50</b>

## QOR Solutions LLC

Date	Property or company	Ref. No.	Description	Bill	Payment
9/3/2024	Merrill Pines Condominium Association Inc			5,500.00	
9/3/2024	Merrill Pines Condominium Association Inc			7,250.00	
9/3/2024	Merrill Pines Condominium Association Inc				5,500.00
9/3/2024	Merrill Pines Condominium Association Inc				7,250.00
<b>Total for QOR Solutions LLC</b>				<b>\$12,750.00</b>	<b>\$12,750.00</b>

## Republic Services #687

Date	Property or company	Ref. No.	Description	Bill	Payment
9/5/2024	Merrill Pines Condominium Association Inc			5,584.88	
9/17/2024	Merrill Pines Condominium Association Inc			5,584.88	
9/17/2024	Merrill Pines Condominium Association Inc				5,584.88
9/17/2024	Merrill Pines Condominium Association Inc				5,584.88
<b>Total for Republic Services #687</b>				<b>\$11,169.76</b>	<b>\$11,169.76</b>

## Southeastern Business Solutions, Inc



# Vendor Ledger

9/1/2024 - 9/30/2024, Merrill Pines Condominium Association  
Inc

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

Date	Property or company	Ref. No.	Description	Bill	Payment
9/17/2024	Merrill Pines Condominium Association Inc		INV 5839	834.00	
9/17/2024	Merrill Pines Condominium Association Inc		INV 5839		834.00
<b>Total</b> for Southeastern Business Solutions, Inc				<b>\$834.00</b>	<b>\$834.00</b>

## US Premium Finance

Date	Property or company	Ref. No.	Description	Bill	Payment
9/22/2024	Merrill Pines Condominium Association Inc		Insurance finance payment		22,733.79
9/23/2024	Merrill Pines Condominium Association Inc		Insurance finance payment	22,733.79	
<b>Total</b> for US Premium Finance				<b>\$22,733.79</b>	<b>\$22,733.79</b>

## Summary by vendor

Vendor	Bill	Payment
Total - Beach River Landscapes	4,850.00	4,850.00
Total - Clear Waters, Inc.	220.00	220.00
Total - Comcast	580.73	580.73
Total - DoorKing	51.95	51.95
Total - Image 360	3,315.44	3,315.44
Total - JEA	3,781.79	3,781.79
Total - Page per Page	758.96	758.96
Total - Poolsure	1,584.50	1,584.50
Total - QOR Solutions LLC	12,750.00	12,750.00
Total - Republic Services #687	11,169.76	11,169.76
Total - Southeastern Business Solutions, Inc	834.00	834.00
Total - US Premium Finance	22,733.79	22,733.79
<b>Grand total</b>	<b>\$62,630.92</b>	<b>\$62,630.92</b>