

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

For the One Month and Four Months Ended April 30, 2024

CHARLES L. BELOTE & ASSOCIATES, P.A.
Certified Public Accountants and Consultants



ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
401 Management, Inc.
New Smyrna Beach, FL

Management is responsible for the accompanying financial statements of 401 Management, Inc. (a condominium association) which comprise the balance sheet as of April 30, 2024, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the one month and four months ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a required part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context.

Charles L. Belote & Associates, P.A.

May 15, 2024

401 Management, Inc.

Balance Sheet

As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	
Reserve Contribution	44,410.00
101 · Cash in Bank-Checking - Other	<u>186,450.34</u>
Total 101 · Cash in Bank-Checking	<u>230,860.34</u>
Total Checking/Savings	231,060.34
Accounts Receivable	
120 · Assessmments Receivable	
121 · Regular Assessments Receivable	<u>25.00</u>
Total 120 · Assessmments Receivable	<u>25.00</u>
Total Accounts Receivable	25.00
Other Current Assets	
150 · Prepaid Insurance	<u>7,895.17</u>
Total Other Current Assets	<u>7,895.17</u>
Total Current Assets	238,980.51
Fixed Assets	
250 · Building-Managers Unit	121,887.26
255 · Furniture & Appliances	9,000.94
280 · Accumulated Depreciation	<u>(116,430.21)</u>
Total Fixed Assets	<u>14,457.99</u>
TOTAL ASSETS	<u><u>253,438.50</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
404 · FICA Payable	306.00
405 · Withholding Tax Payable	922.00
407 · Assessments Received in Advance	5,650.00
4071 · Reserve Asmts Paid in Advance	19,210.00
408 · Unemployment Tax Payable	<u>14.00</u>
Total Other Current Liabilities	<u>26,102.00</u>
Total Current Liabilities	26,102.00
Long Term Liabilities	
550 · Reserve Fund Balance	<u>25,200.00</u>
Total Long Term Liabilities	<u>25,200.00</u>
Total Liabilities	51,302.00
Equity	
560 · Fund Balance	75,668.32
Net Income	<u>126,468.18</u>
Total Equity	<u>202,136.50</u>
TOTAL LIABILITIES & EQUITY	<u><u>253,438.50</u></u>

401 Management, Inc.
Statement of Revenues & Expenses-Actual to Budget
April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	9,800.00	9,800.00	0.00	211,400.00	212,600.00	(1,200.00)	291,000.00
602 · Reserve Assessments	0.00	0.00	0.00	21,000.00	21,000.00	0.00	42,000.00
604 · Late Fees	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Total Income	9,800.00	9,800.00	0.00	232,475.00	233,600.00	(1,125.00)	333,000.00
Gross Profit	9,800.00	9,800.00	0.00	232,475.00	233,600.00	(1,125.00)	333,000.00
Expense							
900 · Salaries-Mgr / Management Fee	1,500.00	1,500.00	0.00	6,000.00	6,000.00	0.00	18,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	0.00	666.68	(666.68)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	2,000.00	2,000.00	0.00	6,000.00
905 · Temporary Outside Labor	228.00	166.67	61.33	312.00	666.68	(354.68)	2,000.00
906 · Insurance-Liability/DO/Crime	0.00	0.00	0.00	15,863.17	17,600.00	(1,736.83)	17,600.00
907 · Insurance-Umbrella	0.00	0.00	0.00	4,209.50	5,900.00	(1,690.50)	5,900.00
909 · Insurance-Workmans Comp	0.00	0.00	0.00	650.00	1,000.00	(350.00)	1,000.00
910 · Insurance-Property	0.00	70,000.00	(70,000.00)	0.00	70,000.00	(70,000.00)	70,000.00
911 · Insurance-Flood	0.00	0.00	0.00	0.00	0.00	0.00	17,600.00
912 · Accounting	300.00	320.00	(20.00)	2,628.00	2,440.00	188.00	5,000.00
913 · Legal Fees	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00
914 · Licenses & Permits	0.00	66.67	(66.67)	214.00	266.68	(52.68)	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	0.00	33.32	(33.32)	100.00
916 · Office/Operational Expenses	311.30	375.00	(63.70)	494.50	1,500.00	(1,005.50)	4,500.00
918 · Pest Control-Building	0.00	0.00	0.00	1,909.20	2,000.00	(90.80)	2,000.00
919 · Fertilization/ PestControl-Lawn	0.00	0.00	0.00	1,043.10	1,200.00	(156.90)	1,200.00
922 · Maintenance-Grounds	950.00	1,500.00	(550.00)	8,808.88	6,000.00	2,808.88	18,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	0.00	666.68	(666.68)	2,000.00
924 · Maintenance-Buildings	328.07	1,000.00	(671.93)	12,913.26	4,000.00	8,913.26	12,000.00
926 · Maintenance-Elevator	375.00	666.67	(291.67)	1,439.00	2,666.68	(1,227.68)	8,000.00
928 · Maintenance-Pool	0.00	750.00	(750.00)	88.34	3,000.00	(2,911.66)	9,000.00
929 · Pool Service	929.20	700.00	229.20	3,929.20	2,800.00	1,129.20	8,400.00
993 · Pool Furnishings	0.00	100.00	(100.00)	35.94	400.00	(364.06)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	33.32	(33.32)	100.00
934 · Payroll Tax Expense	167.00	158.33	8.67	668.00	633.32	34.68	1,900.00
936 · Telephone Expense	887.35	250.00	637.35	1,427.71	1,000.00	427.71	3,000.00
938 · Cable TV/Internet	2,097.08	2,166.67	(69.59)	8,966.78	8,666.68	300.10	26,000.00
939 · Web Hosting	9.00	41.67	(32.67)	103.80	166.68	(62.88)	500.00
942 · Utilities-Common (Electricity)	649.18	666.67	(17.49)	1,947.56	2,666.68	(719.12)	8,000.00
944 · Utilities-#103	121.05	166.67	(45.62)	343.53	666.68	(323.15)	2,000.00
946 · Utilities-Water & Sewer	584.36	583.33	1.03	1,790.53	2,333.32	(542.79)	7,000.00
947 · Utilities - Common (Gas)	1,185.29	1,300.00	(114.71)	6,655.87	7,200.00	(544.13)	10,600.00
953 · Security	0.00	500.00	(500.00)	289.95	2,000.00	(1,710.05)	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	275.00	300.00	(25.00)	900.00
962 · Managers Reseidence Expense	0.00	166.67	(166.67)	0.00	666.68	(666.68)	2,000.00
992 · Unanticipated Expenses	0.00	808.33	(808.33)	0.00	3,233.32	(3,233.32)	9,700.00
995 · Reserve Allocation	0.00	0.00	0.00	21,000.00	21,000.00	0.00	42,000.00
Total Expense	11,196.88	84,961.68	(73,764.80)	106,006.82	181,706.72	(75,699.90)	333,000.00
Net Ordinary Income	(1,396.88)	(75,161.68)	73,764.80	126,468.18	51,893.28	74,574.90	0.00
Net Income	(1,396.88)	(75,161.68)	73,764.80	126,468.18	51,893.28	74,574.90	0.00

401 Management, Inc.
Reserve Activity Report
As of April 30, 2024

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
550 · Reserve Fund Balance						4,200.00
01/31/2024	Aje54		allocate reserve fees to fund balance		21,000.00	25,200.00
Total 550 · Reserve Fund Balance				0.00	21,000.00	25,200.00
TOTAL				0.00	21,000.00	25,200.00

401 Management, Inc.
Statement of Cash Flows
January through April 2024

	<u>Jan - Apr 24</u>
OPERATING ACTIVITIES	
Net Income	126,468.18
Adjustments to reconcile Net Income to net cash provided by operations:	
120 · Assessmments Receivable:121 · Regular Assessments Receivable	675.00
155 · Prepaid Expenses	144.00
400 · Accounts Payable	(2,879.91)
404 · FICA Payable	(165.68)
405 · Withholding Tax Payable	922.00
407 · Assessments Received in Advance	(54,925.00)
4071 · Reserve Asmts Paid in Advance	10,800.00
408 · Unemployment Tax Payable	14.00
Net cash provided by Operating Activities	<u>81,052.59</u>
FINANCING ACTIVITIES	
550 · Reserve Fund Balance	<u>21,000.00</u>
Net cash provided by Financing Activities	<u>21,000.00</u>
Net cash increase for period	102,052.59
Cash at beginning of period	<u>129,007.75</u>
Cash at end of period	<u><u>231,060.34</u></u>

401 Management, Inc.
Owner Receivables
As of April 30, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
606-Himes Invoice	02/29/2024	Late fee	<u>25.00</u>
Total 606-Himes			<u>25.00</u>
TOTAL			<u><u>25.00</u></u>

401 Management, Inc.
Regular Assessments Received in Advance
As of April 30, 2024

Type	Date	Memo	Open Balance
205-Trifone(Dungannon Prop.)			
Payment	01/17/2023		(200.00)
Total 205-Trifone(Dungannon Prop.)			(200.00)
301-Bass			
Payment	04/17/2024		(700.00)
Total 301-Bass			(700.00)
305-Ledger			
Payment	04/23/2024		(700.00)
Total 305-Ledger			(700.00)
501-Kaiser			
Payment	04/30/2024		(700.00)
Total 501-Kaiser			(700.00)
504-Glenasset Inc./Torruella			
Payment	03/06/2024		(600.00)
Payment	04/03/2024		(700.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
505-McCabe			
Payment	04/17/2024		(700.00)
Total 505-McCabe			(700.00)
604-Anness			
Payment	04/30/2024		(700.00)
Total 604-Anness			(700.00)
605-Colaluca Living Trust			
Payment	07/26/2023		(650.00)
Total 605-Colaluca Living Trust			(650.00)
TOTAL			(5,650.00)

401 Management, Inc.
Reserve Assessments Received in Advance
As of April 30, 2024

Type	Date	Memo	Open Balance
101-Corso			
Payment	01/10/2024		(600.00)
Total 101-Corso			(600.00)
102-Howe			
Payment	01/04/2024		(600.00)
Total 102-Howe			(600.00)
104-Malone/Samson			
Payment	12/27/2023		(600.00)
Total 104-Malone/Samson			(600.00)
105-Schuiteman			
Payment	12/19/2023		(600.00)
Total 105-Schuiteman			(600.00)
106-Chris Garvin			
Payment	01/10/2024		(600.00)
Total 106-Chris Garvin			(600.00)
201-Fleming/Boone			
Payment	01/10/2024		(600.00)
Total 201-Fleming/Boone			(600.00)
202-Allison			
Payment	01/10/2024		(600.00)
Total 202-Allison			(600.00)
203-Dunn			
Payment	01/10/2024		(600.00)
Total 203-Dunn			(600.00)
204-Perkins			
Payment	01/15/2024		(600.00)
Total 204-Perkins			(600.00)
206-Zimmer			
Payment	12/19/2023		(600.00)
Total 206-Zimmer			(600.00)

401 Management, Inc.
Reserve Assessments Received in Advance
As of April 30, 2024

Type	Date	Memo	Open Balance
301-Bass			
Payment	01/10/2024		(600.00)
Total 301-Bass			(600.00)
303-Greene			
Payment	12/13/2023		(600.00)
Total 303-Greene			(600.00)
304-Oyster			
Payment	01/18/2024		(600.00)
Total 304-Oyster			(600.00)
305-Ledger			
Payment	01/10/2024		(600.00)
Total 305-Ledger			(600.00)
306-Gilbert			
Payment	01/10/2024		(600.00)
Total 306-Gilbert			(600.00)
401-Weeks			
Payment	12/19/2023		(600.00)
Total 401-Weeks			(600.00)
402-Ayash			
Payment	01/10/2024		(600.00)
Total 402-Ayash			(600.00)
403-Roberts/Gilbert (Deacon Prop.)			
Payment	01/10/2024		(600.00)
Total 403-Roberts/Gilbert (Deacon Prop.)			(600.00)
404-Laramy			
Payment	01/10/2024		(600.00)
Total 404-Laramy			(600.00)
405-Putnam			
Payment	01/10/2024		(600.00)
Total 405-Putnam			(600.00)

401 Management, Inc.
Reserve Assessments Received in Advance
As of April 30, 2024

Type	Date	Memo	Open Balance
406-Stacy			
Payment	01/22/2024		(600.00)
Total 406-Stacy			(600.00)
501-Kaiser			
Payment	01/04/2024		(600.00)
Total 501-Kaiser			(600.00)
502-Maler			
Payment	01/10/2024		(600.00)
Total 502-Maler			(600.00)
503-Chappell			
Payment	01/04/2024		(600.00)
Total 503-Chappell			(600.00)
504-Glenasset Inc./Torruella			
Payment	01/17/2024		(600.00)
Total 504-Glenasset Inc./Torruella			(600.00)
505-McCabe			
General Journal	02/14/2024	move credit from ...	(450.00)
Payment	02/23/2024		(150.00)
Total 505-McCabe			(600.00)
506-Bryan			
Payment	01/10/2024		(600.00)
Total 506-Bryan			(600.00)
601-Caridis			
Payment	01/17/2024		(600.00)
Total 601-Caridis			(600.00)
602-Daniel			
Payment	12/27/2023		(600.00)
Total 602-Daniel			(600.00)
603-Wall			
Payment	12/21/2023		(600.00)
Total 603-Wall			(600.00)

401 Management, Inc.
Reserve Assessments Received in Advance
As of April 30, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
604-Anness Payment	01/10/2024		<u>(600.00)</u>
Total 604-Anness			(600.00)
605-Colaluca Living Trust Payment	01/04/2024		<u>(600.00)</u>
Total 605-Colaluca Living Trust			(600.00)
606-Himes Payment	01/26/2024		<u>(10.00)</u>
Total 606-Himes			<u>(10.00)</u>
TOTAL			<u><u>(19,210.00)</u></u>

401 Management, Inc.

General Ledger

As of April 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
100 · Petty Cash						200.00
Total 100 · Petty Cash						200.00
101 · Cash in Bank-Checking						230,160.22
Reserve Contribution						44,410.00
Total Reserve Contribution						44,410.00
101 · Cash in Bank-Checking - Other						185,750.22
04/01/2024	10141	Dustin Gunter			500.00	185,250.22
04/01/2024	10142	Nicole Gunter			500.00	184,750.22
04/03/2024	EFT	United States Treasury	59-2004609		1,228.00	183,522.22
04/03/2024	10143	Truist Bank	4046 0112 0354 5012 -		674.55	182,847.67
04/03/2024	10144	Gas South	Invoice #837583560398 02/15/24-03/15/24		498.01	182,349.66
04/03/2024			Deposit	3,500.00		185,849.66
04/04/2024	eft	Florida U.C. Fund	1585005-9		6.00	185,843.66
04/04/2024	eft	United States Treasury	59-2004609		36.00	185,807.66
04/08/2024			Deposit	2,800.00		188,607.66
04/10/2024	10145	Charter Communications	8337 11 027 0310158		93.19	188,514.47
04/10/2024	10146	Charter Communications	8337 11 027 0310067		44.98	188,469.49
04/10/2024	10147	ProServe Pools LLC	Invoice #1000060225		179.20	188,290.29
04/10/2024	10148	Wiginton Fire Systems, Inc.	Invoice #INS120130		639.00	187,651.29
04/10/2024	10149	SEI Elevators LLC	Invoice #203779		450.00	187,201.29
04/17/2024			Deposit	2,125.00		189,326.29
04/17/2024	10150	Charles L. Belote & Associates, P.A.	March		300.00	189,026.29
04/17/2024	10151	Alexia Gunter	10 hours @ \$12.00/hour		120.00	188,906.29
04/17/2024	10152	Katelyn Gunter	9 hours @ \$12.00/hour		108.00	188,798.29
04/17/2024	10153	ProServe Pools LLC	Invoice #1000060386		750.00	188,048.29
04/17/2024	10154	Onsite Direct LLC	Lawn Maintenance-April		950.00	187,098.29
04/17/2024	10155	Hosting NSB			9.00	187,089.29
04/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,097.08	184,992.21
04/23/2024			Deposit	700.00		185,692.21
04/23/2024	10156	Florida Public Utilities	Account 0439320-3 03/15 - 04/15		687.28	185,004.93
04/24/2024	debit	Utilities Commission	501634-101748 - Water		584.36	184,420.57
04/24/2024	debit	Utilities Commission	501635-101749 Common		649.18	183,771.39
04/24/2024	debit	Utilities Commission	501653-101767 Unit #103		121.05	183,650.34
04/30/2024			Deposit	2,800.00		186,450.34
Total 101 · Cash in Bank-Checking - Other				11,925.00	11,224.88	186,450.34
Total 101 · Cash in Bank-Checking				11,925.00	11,224.88	230,860.34
120 · Assessmments Receivable						750.00
121 · Regular Assessments Receivable						750.00
04/01/2024	2138	301-Bass		700.00		1,450.00
04/01/2024	2139	304-Oyster		700.00		2,150.00
04/01/2024	2140	406-Stacy		700.00		2,850.00
04/01/2024	2141	101-Corso		700.00		3,550.00
04/01/2024	2142	606-Himes		700.00		4,250.00
04/01/2024	2143	604-Anness		700.00		4,950.00
04/01/2024	2144	501-Kaiser		700.00		5,650.00
04/01/2024	2145	505-McCabe		700.00		6,350.00
04/01/2024	2146	504-Glenasset Inc./Torruella		700.00		7,050.00
04/01/2024	2147	405-Putnam		700.00		7,750.00
04/01/2024	2148	305-Ledger		700.00		8,450.00
04/01/2024	2149	302-Rich		700.00		9,150.00
04/01/2024	2150	203-Dunn		700.00		9,850.00
04/01/2024	2151	202-Allison		700.00		10,550.00
04/03/2024	14815	101-Corso			700.00	9,850.00
04/03/2024	0036...	302-Rich			700.00	9,150.00
04/03/2024	0100...	604-Anness			700.00	8,450.00
04/03/2024	0000...	202-Allison			700.00	7,750.00
04/03/2024	0036...	504-Glenasset Inc./Torruella			700.00	7,050.00
04/08/2024	0000...	405-Putnam			700.00	6,350.00
04/08/2024	0304...	301-Bass			700.00	5,650.00
04/08/2024	0000...	304-Oyster			700.00	4,950.00
04/08/2024	8413...	406-Stacy			700.00	4,250.00
04/17/2024	1528	301-Bass			1,425.00	2,825.00
04/17/2024	0001...	505-McCabe			700.00	2,125.00

401 Management, Inc.

General Ledger

As of April 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
04/23/2024	759	305-Ledger			700.00	1,425.00
04/30/2024	0100...	604-Anness			700.00	725.00
04/30/2024	0000...	606-Himes			700.00	25.00
04/30/2024	1324	501-Kaiser			700.00	(675.00)
04/30/2024	0000...	203-Dunn			700.00	(1,375.00)
04/30/2024	Aje63	PrepdAdj	adjust to actual at 4/30/24	1,400.00		25.00
Total 121 · Regular Assessments Receivable				11,200.00	11,925.00	25.00
122 · Tennis Court Special Assessment						0.00
Total 122 · Tennis Court Special Assessment						0.00
123 · 2022 Hurricane Assessment						0.00
Total 123 · 2022 Hurricane Assessment						0.00
124 · Reserve Contribution						0.00
Total 124 · Reserve Contribution						0.00
Total 120 · Assessmments Receivable				11,200.00	11,925.00	25.00
150 · Prepaid Insurance						7,895.17
Total 150 · Prepaid Insurance						7,895.17
250 · Building-Managers Unit						121,887.26
Total 250 · Building-Managers Unit						121,887.26
255 · Furniture & Appliances						9,000.94
Total 255 · Furniture & Appliances						9,000.94
280 · Accumulated Depreciation						(116,430.21)
Total 280 · Accumulated Depreciation						(116,430.21)
404 · FICA Payable						(306.00)
04/01/2024	10141	Dustin Gunter		0.00		(306.00)
04/01/2024	10141	Dustin Gunter			62.00	(368.00)
04/01/2024	10141	Dustin Gunter			62.00	(430.00)
04/01/2024	10141	Dustin Gunter			14.50	(444.50)
04/01/2024	10141	Dustin Gunter			14.50	(459.00)
04/01/2024	10142	Nicole Gunter		0.00		(459.00)
04/01/2024	10142	Nicole Gunter			62.00	(521.00)
04/01/2024	10142	Nicole Gunter			62.00	(583.00)
04/01/2024	10142	Nicole Gunter			14.50	(597.50)
04/01/2024	10142	Nicole Gunter			14.50	(612.00)
04/03/2024	EFT	United States Treasury	59-2004609	124.00		(488.00)
04/03/2024	EFT	United States Treasury	59-2004609	124.00		(364.00)
04/03/2024	EFT	United States Treasury	59-2004609	29.00		(335.00)
04/03/2024	EFT	United States Treasury	59-2004609	29.00		(306.00)
04/03/2024	EFT	United States Treasury	59-2004609	0.00		(306.00)
Total 404 · FICA Payable				306.00	306.00	(306.00)
405 · Withholding Tax Payable						(922.00)
04/01/2024	10141	Dustin Gunter			461.00	(1,383.00)
04/01/2024	10142	Nicole Gunter			461.00	(1,844.00)
04/03/2024	EFT	United States Treasury	59-2004609	922.00		(922.00)
Total 405 · Withholding Tax Payable				922.00	922.00	(922.00)
407 · Assessments Received in Advance						(4,250.00)
04/30/2024	Aje63	PrepdAdj	adjust to actual at 4/30/24		1,400.00	(5,650.00)
Total 407 · Assessments Received in Advance				0.00	1,400.00	(5,650.00)
4071 · Reserve Asmts Paid in Advance						(19,210.00)
Total 4071 · Reserve Asmts Paid in Advance						(19,210.00)

401 Management, Inc.

General Ledger

As of April 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
		408 · Unemployment Tax Payable				(42.00)
04/01/2024	10141	Dustin Gunter			6.00	(48.00)
04/01/2024	10141	Dustin Gunter			1.00	(49.00)
04/01/2024	10142	Nicole Gunter			6.00	(55.00)
04/01/2024	10142	Nicole Gunter			1.00	(56.00)
04/04/2024	eft	Florida U.C. Fund	1585005-9	6.00		(50.00)
04/04/2024	eft	United States Treasury	59-2004609	36.00		(14.00)
		Total 408 · Unemployment Tax Payable		42.00	14.00	(14.00)
		550 · Reserve Fund Balance				(25,200.00)
		Total 550 · Reserve Fund Balance				(25,200.00)
		300 · Opening Bal Equity				0.00
		Total 300 · Opening Bal Equity				0.00
		560 · Fund Balance				(75,668.32)
		Total 560 · Fund Balance				(75,668.32)
		601 · Maintenance Fees				(201,600.00)
04/01/2024	2138	301-Bass	Maintenance Fee Billing		700.00	(202,300.00)
04/01/2024	2139	304-Oyster	Maintenance Fee Billing		700.00	(203,000.00)
04/01/2024	2140	406-Stacy	Maintenance Fee Billing		700.00	(203,700.00)
04/01/2024	2141	101-Corso	Maintenance Fee Billing		700.00	(204,400.00)
04/01/2024	2142	606-Himes	Maintenance Fee Billing		700.00	(205,100.00)
04/01/2024	2143	604-Anness	Maintenance Fee Billing		700.00	(205,800.00)
04/01/2024	2144	501-Kaiser	Maintenance Fee Billing		700.00	(206,500.00)
04/01/2024	2145	505-McCabe	Maintenance Fee Billing		700.00	(207,200.00)
04/01/2024	2146	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(207,900.00)
04/01/2024	2147	405-Putnam	Maintenance Fee Billing		700.00	(208,600.00)
04/01/2024	2148	305-Ledger	Maintenance Fee Billing		700.00	(209,300.00)
04/01/2024	2149	302-Rich	Maintenance Fee Billing		700.00	(210,000.00)
04/01/2024	2150	203-Dunn	Maintenance Fee Billing		700.00	(210,700.00)
04/01/2024	2151	202-Allison	Maintenance Fee Billing		700.00	(211,400.00)
		Total 601 · Maintenance Fees		0.00	9,800.00	(211,400.00)
		602 · Reserve Assessments				(21,000.00)
		Total 602 · Reserve Assessments				(21,000.00)
		604 · Late Fees				(75.00)
		Total 604 · Late Fees				(75.00)
		900 · Salaries-Mgr / Management Fee				4,500.00
04/01/2024	10141	Dustin Gunter		750.00		5,250.00
04/01/2024	10142	Nicole Gunter		750.00		6,000.00
		Total 900 · Salaries-Mgr / Management Fee		1,500.00	0.00	6,000.00
		903 · Managers Health Insurance				1,500.00
04/01/2024	10141	Dustin Gunter		250.00		1,750.00
04/01/2024	10142	Nicole Gunter		250.00		2,000.00
		Total 903 · Managers Health Insurance		500.00	0.00	2,000.00
		905 · Temporary Outside Labor				84.00
04/17/2024	10151	Alexia Gunter	10 hours @ \$12.00/hour	120.00		204.00
04/17/2024	10152	Katelyn Gunter	9 hours @ \$12.00/hour	108.00		312.00
		Total 905 · Temporary Outside Labor		228.00	0.00	312.00
		906 · Insurance-Liability/DO/Crime				15,863.17
		Total 906 · Insurance-Liability/DO/Crime				15,863.17
		907 · Insurance-Umbrella				4,209.50
		Total 907 · Insurance-Umbrella				4,209.50
		909 · Insurance-Workmans Comp				650.00
		Total 909 · Insurance-Workmans Comp				650.00

401 Management, Inc.

General Ledger

As of April 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
912 · Accounting						2,328.00
04/17/2024	10150	Charles L. Belote & Associates, P.A.	March	300.00		2,628.00
Total 912 · Accounting				300.00	0.00	2,628.00
914 · Licenses & Permits						214.00
Total 914 · Licenses & Permits						214.00
916 · Office/Operational Expenses						183.20
04/03/2024	10143	Truist Bank	Amazon	127.90		311.10
04/03/2024	10143	Truist Bank	Home Depot	15.40		326.50
04/03/2024	10143	Truist Bank	Amazon	121.40		447.90
04/03/2024	10143	Truist Bank	Publix	46.60		494.50
Total 916 · Office/Operational Expenses				311.30	0.00	494.50
918 · Pest Control-Building						1,909.20
Total 918 · Pest Control-Building						1,909.20
919 · Fertilization/ PestControl-Lawn						1,043.10
Total 919 · Fertilization/ PestControl-Lawn						1,043.10
922 · Maintenance-Grounds						7,858.88
04/17/2024	10154	Onsite Direct LLC	Lawn Maintenance-April	950.00		8,808.88
Total 922 · Maintenance-Grounds				950.00	0.00	8,808.88
924 · Maintenance-Buildings						12,585.19
04/03/2024	10143	Truist Bank	Home Depot	304.53		12,889.72
04/03/2024	10143	Truist Bank	Home Depot	23.54		12,913.26
Total 924 · Maintenance-Buildings				328.07	0.00	12,913.26
926 · Maintenance-Elevator						1,064.00
04/10/2024	10149	SEI Elevators LLC	qtrly maintenance	375.00		1,439.00
Total 926 · Maintenance-Elevator				375.00	0.00	1,439.00
928 · Maintenance-Pool						88.34
Total 928 · Maintenance-Pool						88.34
929 · Pool Service						3,000.00
04/10/2024	10147	ProServe Pools LLC	Stenner Service Repair	179.20		3,179.20
04/17/2024	10153	ProServe Pools LLC	Invoice #1000060386	750.00		3,929.20
Total 929 · Pool Service				929.20	0.00	3,929.20
993 · Pool Furnishings						35.94
Total 993 · Pool Furnishings						35.94
934 · Payroll Tax Expense						501.00
04/01/2024	10141	Dustin Gunter		62.00		563.00
04/01/2024	10141	Dustin Gunter		14.50		577.50
04/01/2024	10141	Dustin Gunter		6.00		583.50
04/01/2024	10141	Dustin Gunter		1.00		584.50
04/01/2024	10142	Nicole Gunter		62.00		646.50
04/01/2024	10142	Nicole Gunter		14.50		661.00
04/01/2024	10142	Nicole Gunter		6.00		667.00
04/01/2024	10142	Nicole Gunter		1.00		668.00
Total 934 · Payroll Tax Expense				167.00	0.00	668.00
936 · Telephone Expense						540.36
04/03/2024	10143	Truist Bank	Verizon	35.18		575.54
04/10/2024	10145	Charter Communications	8337 11 027 0310158	93.19		668.73
04/10/2024	10146	Charter Communications	8337 11 027 0310067	44.98		713.71
04/10/2024	10148	Wiginton Fire Systems, Inc.	Invoice #INS120130	639.00		1,352.71
04/10/2024	10149	SEI Elevators LLC	qtrly phone monitoring	75.00		1,427.71
Total 936 · Telephone Expense				887.35	0.00	1,427.71

401 Management, Inc.

General Ledger

As of April 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
938 · Cable TV/Internet						6,869.70
04/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,097.08		8,966.78
Total 938 · Cable TV/Internet				2,097.08	0.00	8,966.78
939 · Web Hosting						94.80
04/17/2024	10155	Hosting NSB	adding February Financials and Projected Cash Flow	9.00		103.80
Total 939 · Web Hosting				9.00	0.00	103.80
942 · Utilities-Common (Electricity)						1,298.38
04/24/2024	debit	Utilities Commission	501635-101749 Common	649.18		1,947.56
Total 942 · Utilities-Common (Electricity)				649.18	0.00	1,947.56
944 · Utilities-#103						222.48
04/24/2024	debit	Utilities Commission	501653-101767 Unit #103	121.05		343.53
Total 944 · Utilities-#103				121.05	0.00	343.53
946 · Utilities-Water & Sewer						1,206.17
04/24/2024	debit	Utilities Commission	501634-101748 - Water	584.36		1,790.53
Total 946 · Utilities-Water & Sewer				584.36	0.00	1,790.53
947 · Utilities - Common (Gas)						5,470.58
04/03/2024	10144	Gas South	Invoice #837583560398 02/15/24-03/15/24	498.01		5,968.59
04/23/2024	10156	Florida Public Utilities	Account 0439320-3 03/15 - 04/15	687.28		6,655.87
Total 947 · Utilities - Common (Gas)				1,185.29	0.00	6,655.87
953 · Security						289.95
Total 953 · Security						289.95
961 · Managers Mileage Expense						200.00
04/01/2024	10141	Dustin Gunter		37.50		237.50
04/01/2024	10142	Nicole Gunter		37.50		275.00
Total 961 · Managers Mileage Expense				75.00	0.00	275.00
995 · Reserve Allocation						21,000.00
Total 995 · Reserve Allocation						21,000.00
TOTAL				35,591.88	35,591.88	0.00

401 Management, Inc.
Cash Receipts Journal
April 2024

Type	Num	Date	Name	Account	Amount
Deposit		04/03/2024		101 · Cash in Bank-Checking	3,500.00
Payment	14815	04/03/2024	101-Corso	149 · Undeposited Funds	(700.00)
Payment	0036782945	04/03/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0036709771	04/03/2024	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0100000004	04/03/2024	604-Anness	149 · Undeposited Funds	(700.00)
Payment	0000001101	04/03/2024	202-Allison	149 · Undeposited Funds	(700.00)
TOTAL					(3,500.00)
Deposit		04/08/2024		101 · Cash in Bank-Checking	2,800.00
Payment	0000005698	04/08/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0304243890	04/08/2024	301-Bass	149 · Undeposited Funds	(700.00)
Payment	0000001144	04/08/2024	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	841343721	04/08/2024	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(2,800.00)
Deposit		04/17/2024		101 · Cash in Bank-Checking	2,125.00
Payment	1528	04/17/2024	301-Bass	149 · Undeposited Funds	(1,425.00)
Payment	0001093047	04/17/2024	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(2,125.00)
Deposit		04/23/2024		101 · Cash in Bank-Checking	700.00
Payment	759	04/23/2024	305-Ledger	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		04/30/2024		101 · Cash in Bank-Checking	2,800.00
Payment	1324	04/30/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
Payment	0000005184	04/30/2024	606-Himes	149 · Undeposited Funds	(700.00)
Payment	0000985031	04/30/2024	203-Dunn	149 · Undeposited Funds	(700.00)
Payment	0100000005	04/30/2024	604-Anness	149 · Undeposited Funds	(700.00)
TOTAL					(2,800.00)

401 Management, Inc.
Cash Disbursement Journal
April 2024

Date	Num	Name	Memo	Account	Amount
04/01/2024	10141	Dustin Gunter		900 · Salaries-Mgr / Management Fee	750.00
		Dustin Gunter		903 · Managers Health Insurance	250.00
		Dustin Gunter		961 · Managers Mileage Expense	37.50
		Dustin Gunter		404 · FICA Payable	0.00
		Dustin Gunter		405 · Withholding Tax Payable	(461.00)
		Dustin Gunter		934 · Payroll Tax Expense	62.00
		Dustin Gunter		404 · FICA Payable	(62.00)
		Dustin Gunter		404 · FICA Payable	(62.00)
		Dustin Gunter		934 · Payroll Tax Expense	14.50
		Dustin Gunter		404 · FICA Payable	(14.50)
		Dustin Gunter		404 · FICA Payable	(14.50)
		Dustin Gunter		934 · Payroll Tax Expense	6.00
		Dustin Gunter		408 · Unemployment Tax Payable	(6.00)
		Dustin Gunter		934 · Payroll Tax Expense	1.00
		Dustin Gunter		408 · Unemployment Tax Payable	(1.00)
					500.00
04/01/2024	10142	Nicole Gunter		900 · Salaries-Mgr / Management Fee	750.00
		Nicole Gunter		903 · Managers Health Insurance	250.00
		Nicole Gunter		961 · Managers Mileage Expense	37.50
		Nicole Gunter		404 · FICA Payable	0.00
		Nicole Gunter		405 · Withholding Tax Payable	(461.00)
		Nicole Gunter		934 · Payroll Tax Expense	62.00
		Nicole Gunter		404 · FICA Payable	(62.00)
		Nicole Gunter		404 · FICA Payable	(62.00)
		Nicole Gunter		934 · Payroll Tax Expense	14.50
		Nicole Gunter		404 · FICA Payable	(14.50)
		Nicole Gunter		404 · FICA Payable	(14.50)
		Nicole Gunter		934 · Payroll Tax Expense	6.00
		Nicole Gunter		408 · Unemployment Tax Payable	(6.00)
		Nicole Gunter		934 · Payroll Tax Expense	1.00
		Nicole Gunter		408 · Unemployment Tax Payable	(1.00)
					500.00
04/03/2024	EFT	United States Treasury	59-2004609	405 · Withholding Tax Payable	922.00
		United States Treasury	59-2004609	404 · FICA Payable	124.00
		United States Treasury	59-2004609	404 · FICA Payable	124.00
		United States Treasury	59-2004609	404 · FICA Payable	29.00
		United States Treasury	59-2004609	404 · FICA Payable	29.00
		United States Treasury	59-2004609	404 · FICA Payable	0.00
					1,228.00
04/03/2024	10143	Truist Bank	Amazon	916 · Office/Operational Expenses	127.90
		Truist Bank	Home Depot	916 · Office/Operational Expenses	15.40
		Truist Bank	Amazon	916 · Office/Operational Expenses	121.40
		Truist Bank	Home Depot	924 · Maintenance-Buildings	304.53
		Truist Bank	Home Depot	924 · Maintenance-Buildings	23.54
		Truist Bank	Verizon	936 · Telephone Expense	35.18
		Truist Bank	Publix	916 · Office/Operational Expenses	46.60
04/03/2024	10144	Gas South	Invoice #837583560398 02/15/24-03/15/24	947 · Utilities - Common (Gas)	498.01
					498.01
04/04/2024	eft	Florida U.C. Fund	1585005-9	408 · Unemployment Tax Payable	6.00
					6.00
04/04/2024	eft	United States Treasury	59-2004609	408 · Unemployment Tax Payable	36.00
					36.00
04/10/2024	10145	Charter Communications	8337 11 027 0310158	936 · Telephone Expense	93.19
					93.19
04/10/2024	10146	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	44.98
					44.98
04/10/2024	10147	ProServe Pools LLC	Stenner Service Repair	929 · Pool Service	179.20
					179.20

401 Management, Inc.
Cash Disbursement Journal
April 2024

Date	Num	Name	Memo	Account	Amount
04/10/2024	10148	Wiginton Fire Systems, Inc.	Invoice #INS120130	936 · Telephone Expense	639.00
					639.00
04/10/2024	10149	SEI Elevators LLC	qtrly maintenance	926 · Maintenance-Elevator	375.00
		SEI Elevators LLC	qtrly phone monitoring	936 · Telephone Expense	75.00
					450.00
04/17/2024	10150	Charles L. Belote & Associates, P.A.	March	912 · Accounting	300.00
					300.00
04/17/2024	10151	Alexia Gunter	10 hours @ \$12.00/hour	905 · Temporary Outside Labor	120.00
					120.00
04/17/2024	10152	Katelyn Gunter	9 hours @ \$12.00/hour	905 · Temporary Outside Labor	108.00
					108.00
04/17/2024	10153	ProServe Pools LLC	Invoice #1000060386	929 · Pool Service	750.00
					750.00
04/17/2024	10154	Onsite Direct LLC	Lawn Maintenance-April	922 · Maintenance-Grounds	950.00
					950.00
04/17/2024	10155	Hosting NSB	adding February Financials and Projected Cash Flow	939 · Web Hosting	9.00
					9.00
04/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,097.08
					2,097.08
04/23/2024	10156	Florida Public Utilities	Account 0439320-3 03/15 - 04/15	947 · Utilities - Common (Gas)	687.28
					687.28
04/24/2024	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	584.36
					584.36
04/24/2024	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	649.18
					649.18
04/24/2024	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	121.05
					121.05
TOTAL					11,224.88

401 Management, Inc.
Reconciliation Detail
101 · Cash in Bank-Checking, Period Ending 04/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						235,766.70
Cleared Transactions						
Checks and Payments - 26 items						
Check	02/28/2024	10126	Charles R. Adams & Associates, Inc.	X	(5,000.00)	(5,000.00)
Check	03/27/2024	10139	Florida Public Utilities	X	(731.48)	(5,731.48)
Check	03/27/2024	10138	Massey Services Inc.	X	(285.00)	(6,016.48)
Check	03/29/2024	10140	All Phases LLC	X	(990.00)	(7,006.48)
Paycheck	04/01/2024	10142	Nicole Gunter	X	(500.00)	(7,506.48)
Paycheck	04/01/2024	10141	Dustin Gunter	X	(500.00)	(8,006.48)
Liability Check	04/03/2024	EFT	United States Treasury	X	(1,228.00)	(9,234.48)
Check	04/03/2024	10143	Truist Bank	X	(674.55)	(9,909.03)
Check	04/03/2024	10144	Gas South	X	(498.01)	(10,407.04)
Liability Check	04/04/2024	eft	United States Treasury	X	(36.00)	(10,443.04)
Liability Check	04/04/2024	eft	Florida U.C. Fund	X	(6.00)	(10,449.04)
Check	04/10/2024	10148	Wiginton Fire Systems, Inc.	X	(639.00)	(11,088.04)
Check	04/10/2024	10149	SEI Elevators LLC	X	(450.00)	(11,538.04)
Check	04/10/2024	10147	ProServe Pools LLC	X	(179.20)	(11,717.24)
Check	04/10/2024	10145	Charter Communications	X	(93.19)	(11,810.43)
Check	04/10/2024	10146	Charter Communications	X	(44.98)	(11,855.41)
Check	04/17/2024	10154	Onsite Direct LLC	X	(950.00)	(12,805.41)
Check	04/17/2024	10153	ProServe Pools LLC	X	(750.00)	(13,555.41)
Check	04/17/2024	10150	Charles L. Belote & Associates, P.A.	X	(300.00)	(13,855.41)
Check	04/17/2024	10151	Alexia Gunter	X	(120.00)	(13,975.41)
Check	04/17/2024	10152	Katelyn Gunter	X	(108.00)	(14,083.41)
Check	04/17/2024	10155	Hosting NSB	X	(9.00)	(14,092.41)
Check	04/18/2024	Debit	Bright House Networks	X	(2,097.08)	(16,189.49)
Check	04/24/2024	debit	Utilities Commission	X	(649.18)	(16,838.67)
Check	04/24/2024	debit	Utilities Commission	X	(584.36)	(17,423.03)
Check	04/24/2024	debit	Utilities Commission	X	(121.05)	(17,544.08)
Total Checks and Payments					(17,544.08)	(17,544.08)
Deposits and Credits - 5 items						
Deposit	03/31/2024			X	1,400.00	1,400.00
Deposit	04/03/2024			X	3,500.00	4,900.00
Deposit	04/08/2024			X	2,800.00	7,700.00
Deposit	04/17/2024			X	2,125.00	9,825.00
Deposit	04/23/2024			X	700.00	10,525.00
Total Deposits and Credits					10,525.00	10,525.00
Total Cleared Transactions					(7,019.08)	(7,019.08)
Cleared Balance					(7,019.08)	228,747.62
Uncleared Transactions						
Checks and Payments - 1 item						
Check	04/23/2024	10156	Florida Public Utilities		(687.28)	(687.28)
Total Checks and Payments					(687.28)	(687.28)

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 04/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 1 item						
Deposit	04/30/2024				2,800.00	2,800.00
Total Deposits and Credits					2,800.00	2,800.00
Total Uncleared Transactions					2,112.72	2,112.72
Register Balance as of 04/30/2024					(4,906.36)	230,860.34
Ending Balance					(4,906.36)	230,860.34