

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

For the One Month Ended January 31, 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 January 31, 2024, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the one month 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.

February 10, 2024

401 Management, Inc.
Balance Sheet
As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	
Reserve Contribution	43,210.00
101 · Cash in Bank-Checking - Other	204,374.70
Total 101 · Cash in Bank-Checking	247,584.70
Total Checking/Savings	247,784.70
Accounts Receivable	
120 · Assessmments Receivable	/
124 · Reserve Contribution	600.00
Total 120 · Assessmments Receivable	600.00
Total Accounts Receivable	600.00
Other Current Assets	
150 · Prepaid Insurance	7,895.17
Total Other Current Assets	7,895.17
Total Current Assets	256,279.87
Fixed Assets	
250 · Building-Managers Unit	121,887.26
255 · Furniture & Appliances	9,000.94
280 · Accumulated Depreciation	(116,430.21)
Total Fixed Assets	14,457.99
TOTAL ASSETS	270,737.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
404 · FICA Payable	306.00
407 · Assessments Received in Advance	5,325.00
4071 · Reserve Asmts Paid in Advance	18,610.00
408 · Unemployment Tax Payable	14.00
Total Other Current Liabilities	24,255.00
Total Current Liabilities	24,255.00
Long Term Liabilities	
550 · Reserve Fund Balance	25,200.00
Total Long Term Liabilities	25,200.00
Total Liabilities	49,455.00
Equity	
560 · Fund Balance	75,668.32
Net Income	145,614.54
Total Equity	221,282.86
TOTAL LIABILITIES & EQUITY	270,737.86

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

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	182,000.00	137,000.00	45,000.00	182,000.00	137,000.00	45,000.00	291,000.00
602 · Reserve Assessments	21,000.00	21,000.00	0.00	21,000.00	21,000.00	0.00	42,000.00
Total Income	203,000.00	158,000.00	45,000.00	203,000.00	158,000.00	45,000.00	333,000.00
Gross Profit	203,000.00	158,000.00	45,000.00	203,000.00	158,000.00	45,000.00	333,000.00
Expense							
900 · Salaries-Mgr / Management Fee	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	500.00	500.00	0.00	6,000.00
905 · Temporary Outside Labor	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
906 · Insurance-Liability/DO/Crime	15,863.17	17,600.00	(1,736.83)	15,863.17	17,600.00	(1,736.83)	17,600.00
907 · Insurance-Umbrella	4,209.50	5,900.00	(1,690.50)	4,209.50	5,900.00	(1,690.50)	5,900.00
909 · Insurance-Workmans Comp	650.00	1,000.00	(350.00)	650.00	1,000.00	(350.00)	1,000.00
910 · Insurance-Property	0.00	0.00	0.00	0.00	0.00	0.00	70,000.00
911 · Insurance-Flood	0.00	0.00	0.00	0.00	0.00	0.00	17,600.00
912 · Accounting	0.00	1,480.00	(1,480.00)	0.00	1,480.00	(1,480.00)	5,000.00
913 · Legal Fees	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00
914 · Licenses & Permits	214.00	66.67	147.33	214.00	66.67	147.33	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	0.00	8.33	(8.33)	100.00
916 · Office/Operational Expenses	42.40	375.00	(332.60)	42.40	375.00	(332.60)	4,500.00
918 · Pest Control-Building	849.00	0.00	849.00	849.00	0.00	849.00	2,000.00
919 · Fertilization/ PestControl-Lawn	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
922 · Maintenance-Grounds	969.11	1,500.00	(530.89)	969.11	1,500.00	(530.89)	18,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
924 · Maintenance-Buildings	5,115.91	1,000.00	4,115.91	5,115.91	1,000.00	4,115.91	12,000.00
926 · Maintenance-Elevator	375.00	666.67	(291.67)	375.00	666.67	(291.67)	8,000.00
928 · Maintenance-Pool	0.00	750.00	(750.00)	0.00	750.00	(750.00)	9,000.00
929 · Pool Service	1,500.00	700.00	800.00	1,500.00	700.00	800.00	8,400.00
933 · Pool Furnishings	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	8.33	(8.33)	100.00
934 · Payroll Tax Expense	167.00	158.33	8.67	167.00	158.33	8.67	1,900.00
936 · Telephone Expense	238.52	250.00	(11.48)	238.52	250.00	(11.48)	3,000.00
938 · Cable TV/Internet	2,579.43	2,166.67	412.76	2,579.43	2,166.67	412.76	26,000.00
939 · Web Hosting	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00
942 · Utilities-Common (Electricity)	0.00	666.67	(666.67)	0.00	666.67	(666.67)	8,000.00
944 · Utilities-#103	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
946 · Utilities-Water & Sewer	0.00	583.33	(583.33)	0.00	583.33	(583.33)	7,000.00
947 · Utilities - Common (Gas)	1,587.42	2,200.00	(612.58)	1,587.42	2,200.00	(612.58)	10,600.00
953 · Security	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
961 · Managers Mileage Expense	25.00	75.00	(50.00)	25.00	75.00	(50.00)	900.00
962 · Managers Residence Expense	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
992 · Unanticipated Expenses	0.00	808.33	(808.33)	0.00	808.33	(808.33)	9,700.00
995 · Reserve Allocation	21,000.00	21,000.00	0.00	21,000.00	21,000.00	0.00	42,000.00
Total Expense	57,385.46	62,521.68	(5,136.22)	57,385.46	62,521.68	(5,136.22)	333,000.00
Net Ordinary Income	145,614.54	95,478.32	50,136.22	145,614.54	95,478.32	50,136.22	0.00
Net Income	145,614.54	95,478.32	50,136.22	145,614.54	95,478.32	50,136.22	0.00

401 Management, Inc.
 Reserve Activity Report
 As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
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 2024

	<u>Jan 24</u>
OPERATING ACTIVITIES	
Net Income	145,614.54
Adjustments to reconcile Net Income to net cash provided by operations:	
120 · Assessmments Receivable:121 · Regular Assessments Receivable	700.00
120 · Assessmments Receivable:124 · Reserve Contribution	(600.00)
155 · Prepaid Expenses	144.00
400 · Accounts Payable	(2,879.91)
404 · FICA Payable	(165.68)
407 · Assessments Received in Advance	(55,250.00)
4071 · Reserve Asmts Paid in Advance	10,200.00
408 · Unemployment Tax Payable	14.00
	<hr/>
Net cash provided by Operating Activities	97,776.95
FINANCING ACTIVITIES	
550 · Reserve Fund Balance	21,000.00
	<hr/>
Net cash provided by Financing Activities	21,000.00
	<hr/>
Net cash increase for period	118,776.95
Cash at beginning of period	129,007.75
	<hr/>
Cash at end of period	<u>247,784.70</u>

401 Management, Inc.
Regular Assessments Received in Advance
As of January 31, 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	01/10/2024		(700.00)
Total 301-Bass			(700.00)
305-Ledger			
Payment	01/17/2024		(700.00)
Total 305-Ledger			(700.00)
406-Stacy			
Payment	11/06/2023		(475.00)
Total 406-Stacy			(475.00)
501-Kaiser			
Payment	01/22/2024		(700.00)
Total 501-Kaiser			(700.00)
504-Glenasset Inc./Torruella			
Payment	01/17/2024		(50.00)
Total 504-Glenasset Inc./Torruella			(50.00)
505-McCabe			
Payment	03/09/2023		(450.00)
Payment	01/26/2024		(700.00)
Total 505-McCabe			(1,150.00)
604-Anness			
Payment	01/31/2024		(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			(5,325.00)

401 Management, Inc.
Reserve Assessment Receivables
As of January 31, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
302-Rich Invoice	01/01/2024		<u>600.00</u>
Total 302-Rich			<u>600.00</u>
TOTAL			<u><u>600.00</u></u>

401 Management, Inc.
Reserve Assessments Received in Advance
As of January 31, 2024

Type	Date	Memo	Open Balance
101-Shoemaker/Corso			
Payment	01/10/2024		(600.00)
Total 101-Shoemaker/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 January 31, 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 January 31, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
406-Stacy Payment	01/22/2024		<u>(600.00)</u>
Total 406-Stacy			(600.00)
501-Kaiser Payment	01/04/2024		<u>(600.00)</u>
Total 501-Kaiser			(600.00)
502-Maler Payment	01/10/2024		<u>(600.00)</u>
Total 502-Maler			(600.00)
503-Chappell Payment	01/04/2024		<u>(600.00)</u>
Total 503-Chappell			(600.00)
504-Glenasset Inc./Torruella Payment	01/17/2024		<u>(600.00)</u>
Total 504-Glenasset Inc./Torruella			(600.00)
506-Bryan Payment	01/10/2024		<u>(600.00)</u>
Total 506-Bryan			(600.00)
601-Caridis Payment	01/17/2024		<u>(600.00)</u>
Total 601-Caridis			(600.00)
602-Daniel Payment	12/27/2023		<u>(600.00)</u>
Total 602-Daniel			(600.00)
603-Wall Payment	12/21/2023		<u>(600.00)</u>
Total 603-Wall			(600.00)
604-Anness Payment	01/10/2024		<u>(600.00)</u>
Total 604-Anness			(600.00)

401 Management, Inc.
Reserve Assessments Received in Advance
As of January 31, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
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>(18,610.00)</u></u>

401 Management, Inc.

General Ledger

As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
100 - Petty Cash						200.00
Total 100 - Petty Cash						200.00
101 - Cash in Bank-Checking						128,807.75
Reserve Contribution						12,610.00
01/04/2024			Deposit	4,800.00		17,410.00
01/10/2024			Deposit	15,000.00		32,410.00
01/10/2024			Deposit	3,600.00		36,010.00
01/15/2024			Deposit	1,200.00		37,210.00
01/17/2024			Deposit	2,400.00		39,610.00
01/18/2024			Deposit	1,200.00		40,810.00
01/22/2024			Deposit	1,200.00		42,010.00
01/26/2024			Deposit	600.00		42,610.00
01/31/2024			Deposit	600.00		43,210.00
Total Reserve Contribution				30,600.00	0.00	43,210.00
101 - Cash in Bank-Checking - Other						116,197.75
01/01/2024	10087	Dustin Gunter			936.00	115,261.75
01/01/2024	10088	Nicole Gunter			936.00	114,325.75
01/04/2024	EFT	United States Treasury	59-2004609		471.68	113,854.07
01/04/2024	10093	ProServe Pools LLC			881.03	112,973.04
01/04/2024	10094	Truist Bank	4046 0112 0354 5012		343.22	112,629.82
01/04/2024	10095	Massey Services Inc.	Account Key: 835199 Contract ID: 138533		849.00	111,780.82
01/04/2024	10096	ProServe Pools LLC	Invoice 1000059279		750.00	111,030.82
01/04/2024			Deposit	29,450.00		140,480.82
01/10/2024	10097	Charter Communications	8337 11 027 0310158		88.21	140,392.61
01/10/2024	10098	SEI Elevators LLC	Invoice #203333		450.00	139,942.61
01/10/2024			Deposit	77,300.00		217,242.61
01/10/2024	10099	Charles L. Belote & Associates, P.A.	December accounting services		360.00	216,882.61
01/15/2024			Deposit	16,400.00		233,282.61
01/16/2024	10100	Charles R. Adams & Associates, Inc.	Deposit		5,000.00	228,282.61
01/17/2024			Deposit	800.00		229,082.61
01/17/2024	10101	Onsite Direct LLC	Lawn Maintenance-January		950.00	228,132.61
01/17/2024	10102	Charter Communications	8337 11 027 0310067		40.14	228,092.47
01/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,579.43	225,513.04
01/22/2024			Deposit	700.00		226,213.04
01/24/2024	10103	FCA Insurance	Policy Term 01/21/24-01/21/25		20,722.67	205,490.37
01/25/2024	Auto Debit	Utilities Commission			1,295.66	204,194.71
01/26/2024			Deposit	700.00		204,894.71
01/31/2024			Deposit	2,100.00		206,994.71
01/31/2024	10104	Florida Public Utilities	Account 0439320-3 12/15/23-01/18/24		1,587.42	205,407.29
01/31/2024	10105	Truist Bank	4046 0112 0354 5012 -		282.59	205,124.70
01/31/2024	10106	ProServe Pools LLC	Invoice 1000059532		750.00	204,374.70
Total 101 - Cash in Bank-Checking - Other				127,450.00	39,273.05	204,374.70
Total 101 - Cash in Bank-Checking				158,050.00	39,273.05	247,584.70
120 - Assessments Receivable						700.00
121 - Regular Assessments Receivable						700.00
01/01/2024	2072	603-Wall		8,200.00		8,900.00
01/01/2024	2073	602-Daniel		8,200.00		17,100.00
01/01/2024	2074	601-Caridis		8,200.00		25,300.00
01/01/2024	2075	503-Chappell		8,200.00		33,500.00
01/01/2024	2076	502-Maler		8,200.00		41,700.00
01/01/2024	2077	404-Laramy		8,200.00		49,900.00
01/01/2024	2078	402-Ayash		8,200.00		58,100.00
01/01/2024	2079	401-Wecks		8,200.00		66,300.00
01/01/2024	2080	303-Greene		8,200.00		74,500.00
01/01/2024	2081	206-Zimmer		8,200.00		82,700.00
01/01/2024	2082	201-Fleming/Boone		8,200.00		90,900.00
01/01/2024	2083	105-Schuiteman		8,200.00		99,100.00
01/01/2024	2084	104-Malone/Samson		8,200.00		107,300.00
01/01/2024	2085	102-Howe		8,200.00		115,500.00
01/01/2024	2086	106-Chris Garvin		8,200.00		123,700.00
01/01/2024	2087	204-Perkins		8,200.00		131,900.00
01/01/2024	2088	306-Gilbert		8,200.00		140,100.00
01/01/2024	2089	506-Bryan		8,200.00		148,300.00
01/01/2024	2090	301-Bass		700.00		149,000.00
01/01/2024	2091	304-Oyster		700.00		149,700.00
01/01/2024	2092	406-Stacy		700.00		150,400.00
01/01/2024	2093	101-Shoemaker/Corso		700.00		151,100.00
01/01/2024	2094	606-Himes		700.00		151,800.00
01/01/2024	2095	605-Colaluca Living Trust		8,200.00		160,000.00
01/01/2024	2096	604-Anness		700.00		160,700.00
01/01/2024	2097	501-Kaiscr		700.00		161,400.00
01/01/2024	2098	505-McCabe		700.00		162,100.00

401 Management, Inc.

General Ledger

As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
01/01/2024	2099	504-Glenasset Inc./Torruella		700.00		162,800.00
01/01/2024	2100	405-Putnam		700.00		163,500.00
01/01/2024	2101	403-Roberts/Gilbert (Deacon Prop.)		8,200.00		171,700.00
01/01/2024	2102	305-Ledger		700.00		172,400.00
01/01/2024	2103	302-Rich		700.00		173,100.00
01/01/2024	2104	203-Dunn		700.00		173,800.00
01/01/2024	2105	202-Allison		700.00		174,500.00
01/01/2024	2107	205-Trifone(Dungannon Prop.)		8,200.00		182,700.00
01/04/2024	2014	503-Chappell			8,200.00	174,500.00
01/04/2024	1662	102-Howe			8,200.00	166,300.00
01/04/2024	1312	501-Kaiser			700.00	165,600.00
01/04/2024	0008715520	203-Dunn			700.00	164,900.00
01/04/2024	000006070	605-Colaluca Living Trust			8,200.00	156,700.00
01/04/2024	0009413953	302-Rich			650.00	156,050.00
01/04/2024	0000005655	405-Putnam			700.00	155,350.00
01/04/2024	010000001	604-Anness			700.00	154,650.00
01/04/2024	0000001097	202-Allison			700.00	153,950.00
01/04/2024	831468589	406-Stacy			700.00	153,250.00
01/10/2024	2118	402-Ayash			8,200.00	145,050.00
01/10/2024	14722	101-Shoemaker/Corso			700.00	144,350.00
01/10/2024	1168	502-Maler			8,200.00	136,150.00
01/10/2024	2058	403-Roberts/Gilbert (Deacon Prop.)			8,200.00	127,950.00
01/10/2024	1011	306-Gilbert			8,200.00	119,750.00
01/10/2024	0011289163	302-Rich			50.00	119,700.00
01/10/2024	0069590829	205-Trifone(Dungannon Prop.)			8,200.00	111,500.00
01/10/2024	0011531728	201-Fleming/Boone			8,200.00	103,300.00
01/10/2024	0068927400	404-Laramy			8,200.00	95,100.00
01/10/2024	0010244481	504-Glenasset Inc./Torruella			650.00	94,450.00
01/10/2024	0010720599	506-Bryan			8,200.00	86,250.00
01/10/2024	0000001141	304-Oyster			700.00	85,550.00
01/10/2024	0012031410	106-Chris Garvin			8,200.00	77,350.00
01/10/2024	2999	301-Bass			1,400.00	75,950.00
01/15/2024	982	204-Perkins			8,200.00	67,750.00
01/15/2024	129	601-Caridis			8,200.00	59,550.00
01/17/2024	1381	504-Glenasset Inc./Torruella			100.00	59,450.00
01/17/2024	738	305-Ledger			700.00	58,750.00
01/22/2024	1316	501-Kaiser			700.00	58,050.00
01/26/2024	0070861736	505-McCabe			700.00	57,350.00
01/31/2024	0000985012	203-Dunn			700.00	56,650.00
01/31/2024	0000005162	606-Himes			700.00	55,950.00
01/31/2024	0100000002	604-Anness			700.00	55,250.00
01/31/2024	Aje55	PrepdAdj	adjust to actual at 01/31/24		55,250.00	0.00
Total 121 - Regular Assessments Receivable				182,000.00	182,700.00	0.00
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
01/01/2024	142	604-Anness		600.00		600.00
01/01/2024	143	603-Wall		600.00		1,200.00
01/01/2024	144	602-Daniel		600.00		1,800.00
01/01/2024	145	601-Caridis		600.00		2,400.00
01/01/2024	146	506-Bryan		600.00		3,000.00
01/01/2024	147	504-Glenasset Inc./Torruella		600.00		3,600.00
01/01/2024	148	503-Chappell		600.00		4,200.00
01/01/2024	149	502-Maler		600.00		4,800.00
01/01/2024	150	406-Stacy		600.00		5,400.00
01/01/2024	151	404-Laramy		600.00		6,000.00
01/01/2024	152	403-Roberts/Gilbert (Deacon Prop.)		600.00		6,600.00
01/01/2024	153	402-Ayash		600.00		7,200.00
01/01/2024	154	401-Wecks		600.00		7,800.00
01/01/2024	155	306-Gilbert		600.00		8,400.00
01/01/2024	156	303-Greene		600.00		9,000.00
01/01/2024	157	302-Rich		600.00		9,600.00
01/01/2024	158	301-Bass		600.00		10,200.00
01/01/2024	159	206-Zimmer		600.00		10,800.00
01/01/2024	160	205-Trifone(Dungannon Prop.)		600.00		11,400.00
01/01/2024	161	204-Perkins		600.00		12,000.00
01/01/2024	162	201-Fleming/Boone		600.00		12,600.00
01/01/2024	163	106-Chris Garvin		600.00		13,200.00
01/01/2024	164	105-Schuiteman		600.00		13,800.00
01/01/2024	165	104-Malone/Samson		600.00		14,400.00
01/01/2024	166	102-Howe		600.00		15,000.00
01/01/2024	167	606-Himes		600.00		15,600.00

401 Management, Inc.

General Ledger

As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
01/01/2024	168	501-Kaiser		600.00		16,200.00
01/01/2024	169	505-McCabe		600.00		16,800.00
01/01/2024	170	605-Colaluca Living Trust		600.00		17,400.00
01/01/2024	171	203-Dunn		600.00		18,000.00
01/01/2024	172	101-Shoemaker/Corso		600.00		18,600.00
01/01/2024	173	405-Putnam		600.00		19,200.00
01/01/2024	174	304-Oyster		600.00		19,800.00
01/01/2024	175	202-Allison		600.00		20,400.00
01/01/2024	176	305-Ledger		600.00		21,000.00
01/04/2024	2014	503-Chappell			1,200.00	19,800.00
01/04/2024	1662	102-Howe			1,200.00	18,600.00
01/04/2024	1313	501-Kaiser			1,200.00	17,400.00
01/04/2024	000006069	605-Colaluca Living Trust			1,200.00	16,200.00
01/10/2024	543	604-Anness			1,200.00	15,000.00
01/10/2024	734	305-Ledger			1,200.00	13,800.00
01/10/2024	1169	502-Maler			1,200.00	12,600.00
01/10/2024	2998	301-Bass			1,200.00	11,400.00
01/10/2024	2056	403-Roberts/Gilbert (Deacon Prop.)			1,200.00	10,200.00
01/10/2024	1012	306-Gilbert			1,200.00	9,000.00
01/10/2024	0000985015	203-Dunn			1,200.00	7,800.00
01/10/2024	0069590828	205-Trifone(Dungannon Prop.)			600.00	7,200.00
01/10/2024	0011531729	201-Fleming/Boone			1,200.00	6,000.00
01/10/2024	0000005656	405-Pntnam			1,200.00	4,800.00
01/10/2024	0010720600	506-Bryan			1,200.00	3,600.00
01/10/2024	0000001099	202-Allison			1,200.00	2,400.00
01/10/2024	0012031409	106-Chris Garvin			1,200.00	1,200.00
01/10/2024	2118	402-Ayash			1,200.00	0.00
01/10/2024	14722	101-Shoemaker/Corso			1,200.00	(1,200.00)
01/10/2024	0068927400	404-Larany			1,200.00	(2,400.00)
01/15/2024	982	204-Perkins			1,200.00	(3,600.00)
01/17/2024	131	601-Caridis			1,200.00	(4,800.00)
01/17/2024	1382	504-Glenasset Inc./Torruella			1,200.00	(6,000.00)
01/18/2024	2888	304-Oyster			1,200.00	(7,200.00)
01/22/2024	11263	406-Stacy			600.00	(7,800.00)
01/22/2024	832005321	406-Stacy			600.00	(8,400.00)
01/26/2024	1557	606-Himes			600.00	(9,000.00)
01/31/2024	0070452928	505-McCabe			600.00	(9,600.00)
01/31/2024	Aje56	PrepdAdj	adjust to actual at 01/31/24	10,200.00		600.00
Total 124 · Reserve Contribution				31,200.00	30,600.00	600.00
Total 120 · Assessmments Receivable				213,200.00	213,300.00	600.00
150 · Prepaid Insurance						7,895.17
Total 150 · Prepaid Insurance						7,895.17
155 · Prepaid Expenses						144.00
01/01/2024	Aje49		reverse prepaid expense to 2024 Licenses and Fees		144.00	0.00
Total 155 · Prepaid Expenses				0.00	144.00	0.00
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)
400 · Accounts Payable						(2,879.91)
01/04/2024	10093	ProServe Pools LLC		881.03		(1,998.88)
01/04/2024	10094	Truist Bank	4046 0112 0354 5012	343.22		(1,655.66)
01/10/2024	10099	Charles L. Belote & Associates, P.A.	December accounting services	360.00		(1,295.66)
01/25/2024	Auto Debit	Utilities Commission		1,295.66		0.00
Total 400 · Accounts Payable				2,879.91	0.00	0.00

401 Management, Inc.

General Ledger

As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
404 - FICA Payable						(471.68)
01/01/2024	10087	Dustin Gunter		0.00		(471.68)
01/01/2024	10087	Dustin Gunter			62.00	(533.68)
01/01/2024	10087	Dustin Gunter			62.00	(595.68)
01/01/2024	10087	Dustin Gunter			14.50	(610.18)
01/01/2024	10087	Dustin Gunter			14.50	(624.68)
01/01/2024	10088	Nicole Gunter		0.00		(624.68)
01/01/2024	10088	Nicole Gunter			62.00	(686.68)
01/01/2024	10088	Nicole Gunter			62.00	(748.68)
01/01/2024	10088	Nicole Gunter			14.50	(763.18)
01/01/2024	10088	Nicole Gunter			14.50	(777.68)
01/04/2024	EFT	United States Treasury	59-2004609	191.14		(586.54)
01/04/2024	EFT	United States Treasury	59-2004609	191.14		(395.40)
01/04/2024	EFT	United States Treasury	59-2004609	44.70		(350.70)
01/04/2024	EFT	United States Treasury	59-2004609	44.70		(306.00)
01/04/2024	EFT	United States Treasury	59-2004609	0.00		(306.00)
Total 404 - FICA Payable				471.68	306.00	(306.00)
405 - Withholding Tax Payable						0.00
01/01/2024	10087	Dustin Gunter		0.00		0.00
01/01/2024	10088	Nicole Gunter		0.00		0.00
01/04/2024	EFT	United States Treasury	59-2004609	0.00		0.00
Total 405 - Withholding Tax Payable				0.00	0.00	0.00
407 - Assessments Received in Advance						(60,575.00)
01/31/2024	Aje55	PrepdAdj	adjust to actual at 01/31/24	55,250.00		(5,325.00)
Total 407 - Assessments Received in Advance				55,250.00	0.00	(5,325.00)
4071 - Reserve Asmts Paid in Advance						(8,410.00)
01/31/2024	Aje56	PrepdAdj	adjust to actual at 01/31/24		10,200.00	(18,610.00)
Total 4071 - Reserve Asmts Paid in Advance				0.00	10,200.00	(18,610.00)
408 - Unemployment Tax Payable						0.00
01/01/2024	10087	Dustin Gunter			6.00	(6.00)
01/01/2024	10087	Dustin Gunter			1.00	(7.00)
01/01/2024	10088	Nicole Gunter			6.00	(13.00)
01/01/2024	10088	Nicole Gunter			1.00	(14.00)
Total 408 - Unemployment Tax Payable				0.00	14.00	(14.00)
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)
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						0.00
01/01/2024	2072	603-Wall	Annual Maintenance Fee Billing		8,200.00	(8,200.00)
01/01/2024	2073	602-Daniel	Annual Maintenance Fee Billing		8,200.00	(16,400.00)
01/01/2024	2074	601-Caridis	Annual Maintenance Fee Billing		8,200.00	(24,600.00)
01/01/2024	2075	503-Chappell	Annual Maintenance Fee Billing		8,200.00	(32,800.00)
01/01/2024	2076	502-Maler	Annual Maintenance Fee Billing		8,200.00	(41,000.00)
01/01/2024	2077	404-Larany	Annual Maintenance Fee Billing		8,200.00	(49,200.00)
01/01/2024	2078	402-Ayash	Annual Maintenance Fee Billing		8,200.00	(57,400.00)
01/01/2024	2079	401-Weeks	Annual Maintenance Fee Billing		8,200.00	(65,600.00)
01/01/2024	2080	303-Greene	Annual Maintenance Fee Billing		8,200.00	(73,800.00)
01/01/2024	2081	206-Zimmer	Annual Maintenance Fee Billing		8,200.00	(82,000.00)
01/01/2024	2082	201-Fleming/Boone	Annual Maintenance Fee Billing		8,200.00	(90,200.00)
01/01/2024	2083	105-Schuiteman	Annual Maintenance Fee Billing		8,200.00	(98,400.00)
01/01/2024	2084	104-Malone/Samson	Annual Maintenance Fee Billing		8,200.00	(106,600.00)
01/01/2024	2085	102-Howe	Annual Maintenance Fee Billing		8,200.00	(114,800.00)
01/01/2024	2086	106-Chris Garvin	Annual Maintenance Fee Billing		8,200.00	(123,000.00)
01/01/2024	2087	204-Perkins	Annual Maintenance Fee Billing		8,200.00	(131,200.00)
01/01/2024	2088	306-Gilbert	Annual Maintenance Fee Billing		8,200.00	(139,400.00)
01/01/2024	2089	506-Bryan	Annual Maintenance Fee Billing		8,200.00	(147,600.00)
01/01/2024	2090	301-Bass	Maintenance Fee Billing		700.00	(148,300.00)
01/01/2024	2091	304-Oyster	Maintenance Fee Billing		700.00	(149,000.00)
01/01/2024	2092	406-Stacy	Maintenance Fee Billing		700.00	(149,700.00)
01/01/2024	2093	101-Shoemaker/Corso	Maintenance Fee Billing		700.00	(150,400.00)
01/01/2024	2094	606-Himes	Maintenance Fee Billing		700.00	(151,100.00)
01/01/2024	2095	605-Colalua Living Trust	Annual Maintenance Fee Billing		8,200.00	(159,300.00)

401 Management, Inc.

General Ledger

As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
01/01/2024	2096	604-Anness	Maintenance Fee Billing		700.00	(160,000.00)
01/01/2024	2097	501-Kaiser	Maintenance Fee Billing		700.00	(160,700.00)
01/01/2024	2098	505-McCabe	Maintenance Fee Billing		700.00	(161,400.00)
01/01/2024	2099	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(162,100.00)
01/01/2024	2100	405-Putnam	Maintenance Fee Billing		700.00	(162,800.00)
01/01/2024	2101	403-Roberts/Gilbert (Deacon Prop.)	Annual Maintenance Fee Billing		8,200.00	(171,000.00)
01/01/2024	2102	305-Ledger	Maintenance Fee Billing		700.00	(171,700.00)
01/01/2024	2103	302-Rich	Maintenance Fee Billing		700.00	(172,400.00)
01/01/2024	2104	203-Dunn	Maintenance Fee Billing		700.00	(173,100.00)
01/01/2024	2105	202-Allison	Maintenance Fee Billing		700.00	(173,800.00)
01/01/2024	2107	205-Trifone(Dungannon Prop.)	Annual Maintenance Fee Billing		8,200.00	(182,000.00)
Total 601 - Maintenance Fees				0.00	182,000.00	(182,000.00)
602 - Reserve Assessments						0.00
01/01/2024	142	604-Anness	Reserve Assessment		600.00	(600.00)
01/01/2024	143	603-Wall	Reserve Assessment		600.00	(1,200.00)
01/01/2024	144	602-Daniel	Reserve Assessment		600.00	(1,800.00)
01/01/2024	145	601-Caridis	Reserve Assessment		600.00	(2,400.00)
01/01/2024	146	506-Bryan	Reserve Assessment		600.00	(3,000.00)
01/01/2024	147	504-Glenasset Inc./Torruella	Reserve Assessment		600.00	(3,600.00)
01/01/2024	148	503-Chappell	Reserve Assessment		600.00	(4,200.00)
01/01/2024	149	502-Maler	Reserve Assessment		600.00	(4,800.00)
01/01/2024	150	406-Stacy	Reserve Assessment		600.00	(5,400.00)
01/01/2024	151	404-Larany	Reserve Assessment		600.00	(6,000.00)
01/01/2024	152	403-Roberts/Gilbert (Deacon Prop.)	Reserve Assessment		600.00	(6,600.00)
01/01/2024	153	402-Ayash	Reserve Assessment		600.00	(7,200.00)
01/01/2024	154	401-Weeks	Reserve Assessment		600.00	(7,800.00)
01/01/2024	155	306-Gilbert	Reserve Assessment		600.00	(8,400.00)
01/01/2024	156	303-Greene	Reserve Assessment		600.00	(9,000.00)
01/01/2024	157	302-Rich	Reserve Assessment		600.00	(9,600.00)
01/01/2024	158	301-Bass	Reserve Assessment		600.00	(10,200.00)
01/01/2024	159	206-Zimner	Reserve Assessment		600.00	(10,800.00)
01/01/2024	160	205-Trifone(Dungannon Prop.)	Reserve Assessment		600.00	(11,400.00)
01/01/2024	161	204-Perkins	Reserve Assessment		600.00	(12,000.00)
01/01/2024	162	201-Fleming/Boone	Reserve Assessment		600.00	(12,600.00)
01/01/2024	163	106-Chris Garvin	Reserve Assessment		600.00	(13,200.00)
01/01/2024	164	105-Schuiteman	Reserve Assessment		600.00	(13,800.00)
01/01/2024	165	104-Malone/Sainson	Reserve Assessment		600.00	(14,400.00)
01/01/2024	166	102-Howe	Reserve Assessment		600.00	(15,000.00)
01/01/2024	167	606-Himes	Reserve Assessment		600.00	(15,600.00)
01/01/2024	168	501-Kaiser	Reserve Assessment		600.00	(16,200.00)
01/01/2024	169	505-McCabe	Reserve Assessment		600.00	(16,800.00)
01/01/2024	170	605-Colaluca Living Trust	Reserve Assessment		600.00	(17,400.00)
01/01/2024	171	203-Dunn	Reserve Assessment		600.00	(18,000.00)
01/01/2024	172	101-Shoemaker/Corso	Reserve Assessment		600.00	(18,600.00)
01/01/2024	173	405-Putnam	Reserve Assessment		600.00	(19,200.00)
01/01/2024	174	304-Oyster	Reserve Assessment		600.00	(19,800.00)
01/01/2024	175	202-Allison	Reserve Assessment		600.00	(20,400.00)
01/01/2024	176	305-Ledger	Reserve Assessment		600.00	(21,000.00)
Total 602 - Reserve Assessments				0.00	21,000.00	(21,000.00)
900 - Salaries-Mgr / Management Fee						0.00
01/01/2024	10087	Dustin Gunter		750.00		750.00
01/01/2024	10088	Nicole Gunter		750.00		1,500.00
Total 900 - Salaries-Mgr / Management Fee				1,500.00	0.00	1,500.00
903 - Managers Health Insurance						0.00
01/01/2024	10087	Dustin Gunter		250.00		250.00
01/01/2024	10088	Nicole Gunter		250.00		500.00
Total 903 - Managers Health Insurance				500.00	0.00	500.00
906 - Insurance-Liability/DO/Crime						0.00
01/24/2024	10103	FCA Insurance	General Liability, Crime, D&O	11,369.40		11,369.40
01/24/2024	10103	FCA Insurance	Environmental Impairment	556.50		11,925.90
01/24/2024	10103	FCA Insurance	Legal Defense Gap	3,035.32		14,961.22
01/24/2024	10103	FCA Insurance	Cyber Liability	901.95		15,863.17
Total 906 - Insurance-Liability/DO/Crime				15,863.17	0.00	15,863.17
907 - Insurance-Umbrella						0.00
01/24/2024	10103	FCA Insurance	Umbrella	4,209.50		4,209.50
Total 907 - Insurance-Umbrella				4,209.50	0.00	4,209.50

401 Management, Inc.

General Ledger

As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
909 - Insurance-Workmans Comp						0.00
01/24/2024	10103	FCA Insurance	Workers Comp	650.00		650.00
Total 909 - Insurance-Workmans Comp						650.00
914 - Licenses & Permits						0.00
01/01/2024	Aje49		reverse prepaid expense to 2024 Licenses and Fees	144.00		144.00
01/31/2024	10105	Truist Bank	Sumbiz - Annual Report	70.00		214.00
Total 914 - Licenses & Permits						214.00
916 - Office/Operational Expenses						0.00
01/31/2024	10105	Truist Bank	USPS	42.40		42.40
Total 916 - Office/Operational Expenses						42.40
918 - Pest Control-Building						0.00
01/04/2024	10095	Massey Services Inc.	Bait Total Protection Renewal	849.00		849.00
Total 918 - Pest Control-Building						849.00
922 - Maintenance-Grounds						0.00
01/17/2024	10101	Onsite Direct LLC	Lawn Maintenance-January	950.00		950.00
01/31/2024	10105	Truist Bank	Home Depot	6.37		956.37
01/31/2024	10105	Truist Bank	Home Depot	12.74		969.11
Total 922 - Maintenance-Grounds						969.11
924 - Maintenance-Buildings						0.00
01/16/2024	10100	Charles R. Adams & Associaties, Inc.	Deposit	5,000.00		5,000.00
01/31/2024	10105	Truist Bank	Home Depot	115.91		5,115.91
Total 924 - Maintenance-Buildings						5,115.91
926 - Maintenance-Elevator						0.00
01/10/2024	10098	SEI Elevators LLC	Quarterly Maintenance	375.00		375.00
Total 926 - Maintenance-Elevator						375.00
929 - Pool Service						0.00
01/04/2024	10096	ProServe Pools LLC	January	750.00		750.00
01/31/2024	10106	ProServe Pools LLC	February	750.00		1,500.00
Total 929 - Pool Service						1,500.00
934 - Payroll Tax Expense						0.00
01/01/2024	10087	Dustin Gunter		62.00		62.00
01/01/2024	10087	Dustin Gunter		14.50		76.50
01/01/2024	10087	Dustin Gunter		6.00		82.50
01/01/2024	10087	Dustin Gunter		1.00		83.50
01/01/2024	10088	Nicole Gunter		62.00		145.50
01/01/2024	10088	Nicole Gunter		14.50		160.00
01/01/2024	10088	Nicole Gunter		6.00		166.00
01/01/2024	10088	Nicole Gunter		1.00		167.00
Total 934 - Payroll Tax Expense						167.00
936 - Telephone Expense						0.00
01/10/2024	10097	Charter Communications	8337 11 027 0310158	88.21		88.21
01/10/2024	10098	SEI Elevators LLC	Quarterly Phone Monitoring	75.00		163.21
01/17/2024	10102	Charter Communications	8337 11 027 0310067	40.14		203.35
01/31/2024	10105	Truist Bank	Verizon	35.17		238.52
Total 936 - Telephone Expense						238.52
938 - Cable TV/Internet						0.00
01/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,579.43		2,579.43
Total 938 - Cable TV/Internet						2,579.43
947 - Utilities - Common (Gas)						0.00
01/31/2024	10104	Florida Public Utilities	Account 0439320-3 12/15/23-01/18/24	1,587.42		1,587.42
Total 947 - Utilities - Common (Gas)						1,587.42
961 - Managers Mileage Expense						0.00
01/01/2024	10087	Dustin Gunter		12.50		12.50
01/01/2024	10088	Nicole Gunter		12.50		25.00
Total 961 - Managers Mileage Expense						25.00

401 Management, Inc.
 General Ledger
 As of January 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
995 - Reserve Allocation						0.00
01/31/2024	Aje54		allocate reserve fees to fund balance	21,000.00		21,000.00
Total 995 - Reserve Allocation						21,000.00
TOTAL						487,237.05
						487,237.05
						0.00

401 Management, Inc.
Cash Receipts Journal
January 2024

Type	Num	Date	Name	Account	Amount
Deposit		01/04/2024		101 · Cash in Bank-Checking	29,450.00
Payment	2014	01/04/2024	503-Chappell	149 · Undeposited Funds	(8,200.00)
Payment	1662	01/04/2024	102-Howe	149 · Undeposited Funds	(8,200.00)
Payment	1312	01/04/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
Payment	0008715520	01/04/2024	203-Dunn	149 · Undeposited Funds	(700.00)
Payment	0000006070	01/04/2024	605-Colaluca Living Trust	149 · Undeposited Funds	(8,200.00)
Payment	0009413953	01/04/2024	302-Rich	149 · Undeposited Funds	(650.00)
Payment	0000005655	01/04/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0100000001	01/04/2024	604-Anness	149 · Undeposited Funds	(700.00)
Payment	0000001097	01/04/2024	202-Allison	149 · Undeposited Funds	(700.00)
Payment	831468589	01/04/2024	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(29,450.00)
Deposit		01/10/2024		101 · Cash in Bank-Checking	77,300.00
Payment	2118	01/10/2024	402-Ayash	149 · Undeposited Funds	(8,200.00)
Payment	14722	01/10/2024	101-Shoemaker/Corso	149 · Undeposited Funds	(700.00)
Payment	1168	01/10/2024	502-Maler	149 · Undeposited Funds	(8,200.00)
Payment	2999	01/10/2024	301-Bass	149 · Undeposited Funds	(1,400.00)
Payment	2058	01/10/2024	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(8,200.00)
Payment	1011	01/10/2024	306-Gilbert	149 · Undeposited Funds	(8,200.00)
Payment	0011289163	01/10/2024	302-Rich	149 · Undeposited Funds	(50.00)
Payment	0069590829	01/10/2024	205-Trifone(Dungannon Prop.)	149 · Undeposited Funds	(8,200.00)
Payment	0011531728	01/10/2024	201-Fleming/Boone	149 · Undeposited Funds	(8,200.00)
Payment	0068927400	01/10/2024	404-Laramy	149 · Undeposited Funds	(8,200.00)
Payment	0010244481	01/10/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(650.00)
Payment	0010720599	01/10/2024	506-Bryan	149 · Undeposited Funds	(8,200.00)
Payment	0000001141	01/10/2024	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	0012031410	01/10/2024	106-Chris Garvin	149 · Undeposited Funds	(8,200.00)
TOTAL					(77,300.00)
Deposit		01/15/2024		101 · Cash in Bank-Checking	16,400.00
Payment	982	01/15/2024	204-Perkins	149 · Undeposited Funds	(8,200.00)
Payment	129	01/15/2024	601-Caridis	149 · Undeposited Funds	(8,200.00)
TOTAL					(16,400.00)
Deposit		01/17/2024		101 · Cash in Bank-Checking	800.00
Payment	1381	01/17/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(100.00)
Payment	738	01/17/2024	305-Ledger	149 · Undeposited Funds	(700.00)
TOTAL					(800.00)
Deposit		01/22/2024		101 · Cash in Bank-Checking	700.00
Payment	1316	01/22/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		01/26/2024		101 · Cash in Bank-Checking	700.00
Payment	0070861736	01/26/2024	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)

401 Management, Inc.
Cash Receipts Journal
January 2024

Type	Num	Date	Name	Account	Amount
Deposit		01/31/2024		101 - Cash in Bank-Checking	2,100.00
Payment	0000985012	01/31/2024	203-Dunn	149 - Undeposited Funds	(700.00)
Payment	0000005162	01/31/2024	606-Himes	149 - Undeposited Funds	(700.00)
Payment	0100000002	01/31/2024	604-Anness	149 - Undeposited Funds	(700.00)
TOTAL					(2,100.00)
Deposit		01/04/2024		Reserve Contribution	4,800.00
Payment	2014	01/04/2024	503-Chappell	149 - Undeposited Funds	(1,200.00)
Payment	1662	01/04/2024	102-Howe	149 - Undeposited Funds	(1,200.00)
Payment	1313	01/04/2024	501-Kaiser	149 - Undeposited Funds	(1,200.00)
Payment	0000006069	01/04/2024	605-Colaluca Living Trust	149 - Undeposited Funds	(1,200.00)
TOTAL					(4,800.00)
Deposit		01/10/2024		Reserve Contribution	15,000.00
Payment	543	01/10/2024	604-Anness	149 - Undeposited Funds	(1,200.00)
Payment	734	01/10/2024	305-Ledger	149 - Undeposited Funds	(1,200.00)
Payment	1169	01/10/2024	502-Maler	149 - Undeposited Funds	(1,200.00)
Payment	2998	01/10/2024	301-Bass	149 - Undeposited Funds	(1,200.00)
Payment	2056	01/10/2024	403-Roberts/Gilbert (Deacon Prop.)	149 - Undeposited Funds	(1,200.00)
Payment	1012	01/10/2024	306-Gilbert	149 - Undeposited Funds	(1,200.00)
Payment	0000985015	01/10/2024	203-Dunn	149 - Undeposited Funds	(1,200.00)
Payment	0069590828	01/10/2024	205-Trifone(Dungannon Prop.)	149 - Undeposited Funds	(600.00)
Payment	0011531729	01/10/2024	201-Fleming/Boone	149 - Undeposited Funds	(1,200.00)
Payment	0000005656	01/10/2024	405-Putnam	149 - Undeposited Funds	(1,200.00)
Payment	0010720600	01/10/2024	506-Bryan	149 - Undeposited Funds	(1,200.00)
Payment	0000001099	01/10/2024	202-Allison	149 - Undeposited Funds	(1,200.00)
Payment	0012031409	01/10/2024	106-Chris Garvin	149 - Undeposited Funds	(1,200.00)
TOTAL					(15,000.00)
Deposit		01/10/2024		Reserve Contribution	3,600.00
Payment	2118	01/10/2024	402-Ayash	149 - Undeposited Funds	(1,200.00)
Payment	14722	01/10/2024	101-Shoemaker/Corso	149 - Undeposited Funds	(1,200.00)
Payment	0068927400	01/10/2024	404-Laramy	149 - Undeposited Funds	(1,200.00)
TOTAL					(3,600.00)
Deposit		01/15/2024		Reserve Contribution	1,200.00
Payment	982	01/15/2024	204-Perkins	149 - Undeposited Funds	(1,200.00)
TOTAL					(1,200.00)
Deposit		01/17/2024		Reserve Contribution	2,400.00
Payment	131	01/17/2024	601-Caridis	149 - Undeposited Funds	(1,200.00)
Payment	1382	01/17/2024	504-Glenasset Inc./Torruella	149 - Undeposited Funds	(1,200.00)
TOTAL					(2,400.00)
Deposit		01/18/2024		Reserve Contribution	1,200.00
Payment	2888	01/18/2024	304-Oyster	149 - Undeposited Funds	(1,200.00)
TOTAL					(1,200.00)

401 Management, Inc.
Cash Receipts Journal
 January 2024

Type	Num	Date	Name	Account	Amount
Deposit		01/22/2024		Reserve Contribution	1,200.00
Payment	11263	01/22/2024	406-Stacy	149 · Undeposited Funds	(600.00)
Payment	832005321	01/22/2024	406-Stacy	149 · Undeposited Funds	<u>(600.00)</u>
TOTAL					(1,200.00)
Deposit		01/26/2024		Reserve Contribution	600.00
Payment	1557	01/26/2024	606-Himes	149 · Undeposited Funds	<u>(600.00)</u>
TOTAL					(600.00)
Deposit		01/31/2024		Reserve Contribution	600.00
Payment	0070452928	01/31/2024	505-McCabe	149 · Undeposited Funds	<u>(600.00)</u>
TOTAL				-	(600.00)

401 Management, Inc.
Cash Disbursement Journal
January 2024

Date	Num	Name	Memo	Account	Amount
01/01/2024	10087	Dustin Gunter		900 · Salaries-Mgr / Management Fee	750.00
		Dustin Gunter		903 · Managers Health Insurance	250.00
		Dustin Gunter		961 · Managers Mileage Expense	12.50
		Dustin Gunter		404 · FICA Payable	0.00
		Dustin Gunter		405 · Withholding Tax Payable	0.00
		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)
					936.00
01/01/2024	10088	Nicole Gunter		900 · Salaries-Mgr / Management Fee	750.00
		Nicole Gunter		903 · Managers Health Insurance	250.00
		Nicole Gunter		961 · Managers Mileage Expense	12.50
		Nicole Gunter		404 · FICA Payable	0.00
		Nicole Gunter		405 · Withholding Tax Payable	0.00
		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)
					936.00
01/04/2024	EFT	United States Treasury	59-2004609	405 · Withholding Tax Payable	0.00
		United States Treasury	59-2004609	404 · FICA Payable	191.14
		United States Treasury	59-2004609	404 · FICA Payable	191.14
		United States Treasury	59-2004609	404 · FICA Payable	44.70
		United States Treasury	59-2004609	404 · FICA Payable	44.70
		United States Treasury	59-2004609	404 · FICA Payable	0.00
					471.68
01/04/2024	10095	Massey Services Inc.	Bait Total Protection Renewal	918 · Pest Control-Building	849.00
					849.00
01/04/2024	10096	ProServe Pools LLC	January	929 · Pool Service	750.00
					750.00
01/10/2024	10097	Charter Communications	8337 11 027 0310158	936 · Telephone Expense	88.21
					88.21
01/10/2024	10098	SEI Elevators LLC	Quarterly Maintenance	926 · Maintenance-Elevator	375.00
		SEI Elevators LLC	Quarterly Phone Monitoring	936 · Telephone Expense	75.00
					450.00
01/16/2024	10100	Charles R. Adams & Associates, Inc.	Deposit	924 · Maintenance-Buildings	5,000.00
					5,000.00
01/17/2024	10101	Onsite Direct LLC	Lawn Maintenance-January	922 · Maintenance-Grounds	950.00
					950.00
01/17/2024	10102	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	40.14
					40.14
01/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,579.43
					2,579.43

401 Management, Inc.
Cash Disbursement Journal
January 2024

Date	Num	Name	Memo	Account	Amount
01/24/2024	10103	FCA Insurance	General Liability, Crime, D&O	906 · Insurance-Liability/DO/Crime	11,369.40
		FCA Insurance	Environmental Impairment	906 · Insurance-Liability/DO/Crime	556.50
		FCA Insurance	Umbrella	907 · Insurance-Umbrella	4,209.50
		FCA Insurance	Workers Comp	909 · Insurance-Workmans Comp	650.00
		FCA Insurance	Legal Defense Gap	906 · Insurance-Liability/DO/Crime	3,035.32
		FCA Insurance	Cyber Liability	906 · Insurance-Liability/DO/Crime	901.95
					20,722.67
01/31/2024	10104	Florida Public Utilities	Account 0439320-3 12/15/23-01/18/24	947 · Utilities - Common (Gas)	1,587.42
					1,587.42
01/31/2024	10105	Truist Bank	Home Depot	922 · Maintenance-Grounds	6.37
		Truist Bank	Home Depot	924 · Maintenance-Buildings	115.91
		Truist Bank	Sunbiz - Annual Report	914 · Licenses & Permits	70.00
		Truist Bank	Home Depot	922 · Maintenance-Grounds	12.74
		Truist Bank	Verizon	936 · Telephone Expense	35.17
		Truist Bank	USPS	916 · Office/Operational Expenses	42.40
					282.59
01/31/2024	10106	ProServe Pools LLC	February	929 · Pool Service	750.00
					750.00
TOTAL					36,393.14

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 01/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						130,700.65
Cleared Transactions						
Checks and Payments - 22 items						
Check	12/13/2023	10078	Charles L. Belote & Associates, P.A.	X	(408.00)	(408.00)
Check	12/20/2023	10083	DBPR	X	(144.00)	(552.00)
Check	12/27/2023	10091	Florida Public Utilities	X	(664.08)	(1,216.08)
Check	12/27/2023	10092	Gas South	X	(448.82)	(1,664.90)
Check	12/27/2023	10089	Alexia Gunter	X	(132.00)	(1,796.90)
Check	12/27/2023	10090	Katelyn Gunter	X	(96.00)	(1,892.90)
Paycheck	01/01/2024	10088	Nicole Gunter	X	(936.00)	(2,828.90)
Paycheck	01/01/2024	10087	Dustin Gunter	X	(936.00)	(3,764.90)
Bill Pmt -Check	01/04/2024	10093	ProServe Pools LLC	X	(881.03)	(4,645.93)
Check	01/04/2024	10095	Massey Services Inc.	X	(849.00)	(5,494.93)
Check	01/04/2024	10096	ProServe Pools LLC	X	(750.00)	(6,244.93)
Liability Check	01/04/2024	EFT	United States Treasury	X	(471.68)	(6,716.61)
Bill Pmt -Check	01/04/2024	10094	Truist Bank	X	(343.22)	(7,059.83)
Check	01/10/2024	10098	SEI Elevators LLC	X	(450.00)	(7,509.83)
Bill Pmt -Check	01/10/2024	10099	Charles L. Belote & Associates, P.A.	X	(360.00)	(7,869.83)
Check	01/10/2024	10097	Charter Communications	X	(88.21)	(7,958.04)
Check	01/16/2024	10100	Charles R. Adams & Associates, Inc.	X	(5,000.00)	(12,958.04)
Check	01/17/2024	10101	Onsite Direct LLC	X	(950.00)	(13,908.04)
Check	01/17/2024	10102	Charter Communications	X	(40.14)	(13,948.18)
Check	01/18/2024	Debit	Bright House Networks	X	(2,579.43)	(16,527.61)
Check	01/24/2024	10103	FCA Insurance	X	(20,722.67)	(37,250.28)
Bill Pmt -Check	01/25/2024	Auto Debit	Utilities Commission	X	(1,295.66)	(38,545.94)
Total Checks and Payments					(38,545.94)	(38,545.94)
Deposits and Credits - 14 items						
Deposit	01/04/2024			X	4,800.00	4,800.00
Deposit	01/04/2024			X	29,450.00	34,250.00
Deposit	01/10/2024			X	3,600.00	37,850.00
Deposit	01/10/2024			X	15,000.00	52,850.00
Deposit	01/10/2024			X	77,300.00	130,150.00
Deposit	01/15/2024			X	1,200.00	131,350.00
Deposit	01/15/2024			X	16,400.00	147,750.00
Deposit	01/17/2024			X	800.00	148,550.00
Deposit	01/17/2024			X	2,400.00	150,950.00
Deposit	01/18/2024			X	1,200.00	152,150.00
Deposit	01/22/2024			X	700.00	152,850.00
Deposit	01/22/2024			X	1,200.00	154,050.00
Deposit	01/26/2024			X	600.00	154,650.00
Deposit	01/26/2024			X	700.00	155,350.00
Total Deposits and Credits					155,350.00	155,350.00
Total Cleared Transactions					116,804.06	116,804.06
Cleared Balance					116,804.06	247,504.71
Uncleared Transactions						
Checks and Payments - 3 items						
Check	01/31/2024	10104	Florida Public Utilities		(1,587.42)	(1,587.42)
Check	01/31/2024	10106	ProServe Pools LLC		(750.00)	(2,337.42)
Check	01/31/2024	10105	Truist Bank		(282.59)	(2,620.01)
Total Checks and Payments					(2,620.01)	(2,620.01)

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 01/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 2 items						
Deposit	01/31/2024				600.00	600.00
Deposit	01/31/2024				2,100.00	2,700.00
Total Deposits and Credits					2,700.00	2,700.00
Total Uncleared Transactions					79.99	79.99
Register Balance as of 01/31/2024					116,884.05	247,584.70
Ending Balance					116,884.05	247,584.70