

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

For the One Month and Six Months Ended June 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 June 30, 2024, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the one month and six 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.*

July 8, 2024

401 Management, Inc.

Balance Sheet

As of June 30, 2024

	Jun 30, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	
Reserve Contribution	45,210.00
101 · Cash in Bank-Checking - Other	110,824.43
Total 101 · Cash in Bank-Checking	156,034.43
Total Checking/Savings	156,234.43
Accounts Receivable	
120 · Assessmments Receivable	
121 · Regular Assessments Receivable	700.00
Total 120 · Assessmments Receivable	700.00
Total Accounts Receivable	700.00
Other Current Assets	
150 · Prepaid Insurance	20,479.17
Total Other Current Assets	20,479.17
Total Current Assets	177,413.60
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
<b>TOTAL ASSETS</b>	<b>191,871.59</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
404 · FICA Payable	306.00
405 · Withholding Tax Payable	922.00
407 · Assessments Received in Advance	4,050.00
4071 · Reserve Asmts Paid in Advance	20,010.00
408 · Unemployment Tax Payable	42.00
Total Other Current Liabilities	25,330.00
Total Current Liabilities	25,330.00
Long Term Liabilities	
550 · Reserve Fund Balance	25,200.00
Total Long Term Liabilities	25,200.00
Total Liabilities	50,530.00
Equity	
560 · Fund Balance	75,668.32
Net Income	65,673.27
Total Equity	141,341.59
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>191,871.59</b>

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

	Jun 24	Budget	\$ Over Budget	Jan - Jun 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	9,800.00	9,800.00	0.00	231,000.00	232,200.00	(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	252,075.00	253,200.00	(1,125.00)	333,000.00
Gross Profit	9,800.00	9,800.00	0.00	252,075.00	253,200.00	(1,125.00)	333,000.00
Expense							
900 · Salaries-Mgr / Management Fee	1,500.00	1,500.00	0.00	9,000.00	9,000.00	0.00	18,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	480.00	1,000.02	(520.02)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	3,000.00	3,000.00	0.00	6,000.00
905 · Temporary Outside Labor	228.00	166.67	61.33	540.00	1,000.02	(460.02)	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	0.00	0.00	57,670.01	70,000.00	(12,329.99)	70,000.00
911 · Insurance-Flood	0.00	0.00	0.00	0.00	0.00	0.00	17,600.00
912 · Accounting	464.00	320.00	144.00	3,392.00	3,080.00	312.00	5,000.00
913 · Legal Fees	0.00	83.33	(83.33)	0.00	499.98	(499.98)	1,000.00
914 · Licenses & Permits	75.00	66.67	8.33	539.00	400.02	138.98	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	49.99	49.98	0.01	100.00
916 · Office/Operational Expenses	30.00	375.00	(345.00)	1,001.71	2,250.00	(1,248.29)	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)	10,837.67	9,000.00	1,837.67	18,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	500.00	1,000.02	(500.02)	2,000.00
924 · Maintenance-Buildings	0.00	1,000.00	(1,000.00)	13,315.83	6,000.00	7,315.83	12,000.00
926 · Maintenance-Elevator	0.00	666.67	(666.67)	1,439.00	4,000.02	(2,561.02)	8,000.00
928 · Maintenance-Pool	0.00	750.00	(750.00)	345.61	4,500.00	(4,154.39)	9,000.00
929 · Pool Service	750.00	700.00	50.00	4,500.00	4,200.00	300.00	8,400.00
993 · Pool Furnishings	0.00	100.00	(100.00)	35.94	600.00	(564.06)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	49.98	(49.98)	100.00
934 · Payroll Tax Expense	167.00	158.33	8.67	1,002.00	949.98	52.02	1,900.00
936 · Telephone Expense	137.87	250.00	(112.13)	1,781.90	1,500.00	281.90	3,000.00
938 · Cable TV/Internet	2,097.08	2,166.67	(69.59)	13,160.94	13,000.02	160.92	26,000.00
939 · Web Hosting	0.00	41.67	(41.67)	114.60	250.02	(135.42)	500.00
942 · Utilities-Common (Electricity)	619.02	666.67	(47.65)	3,185.60	4,000.02	(814.42)	8,000.00
944 · Utilities-#103	150.96	166.67	(15.71)	615.43	1,000.02	(384.59)	2,000.00
946 · Utilities-Water & Sewer	546.91	583.33	(36.42)	2,900.40	3,499.98	(599.58)	7,000.00
947 · Utilities - Common (Gas)	0.00	500.00	(500.00)	7,465.28	8,600.00	(1,134.72)	10,600.00
953 · Security	0.00	500.00	(500.00)	4,428.85	3,000.00	1,428.85	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	425.00	450.00	(25.00)	900.00
962 · Managers Reseidence Expense	0.00	166.67	(166.67)	0.00	1,000.02	(1,000.02)	2,000.00
992 · Unanticipated Expenses	0.00	808.33	(808.33)	0.00	4,849.98	(4,849.98)	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	8,290.84	14,161.68	(5,870.84)	186,401.73	210,430.08	(24,028.35)	333,000.00
Net Ordinary Income	1,509.16	(4,361.68)	5,870.84	65,673.27	42,769.92	22,903.35	0.00
Net Income	1,509.16	(4,361.68)	5,870.84	65,673.27	42,769.92	22,903.35	0.00

401 Management, Inc.  
**Reserve Activity Report**  
 As of June 30, 2024<sup>1</sup>

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 through June 2024

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	<u>Jan - Jun 24</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	65,673.27
Adjustments to reconcile Net Income to net cash provided by operations:	
150 · Prepaid Insurance	(12,584.00)
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	(56,525.00)
4071 · Reserve Asmts Paid in Advance	11,600.00
408 · Unemployment Tax Payable	42.00
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Net cash provided by Operating Activities	6,226.68
<b>FINANCING ACTIVITIES</b>	
550 · Reserve Fund Balance	21,000.00
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Net cash provided by Financing Activities	21,000.00
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Net cash increase for period	27,226.68
Cash at beginning of period	129,007.75
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Cash at end of period	<u>156,234.43</u>

See Accompanying Accountants' Compilation Letter

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

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
606-Himes Invoice	06/01/2024		700.00
Total 606-Himes			700.00
<b>TOTAL</b>			<b>700.00</b>

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

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<b>301-Bass</b>			
Payment	06/12/2024		(700.00)
Total 301-Bass			(700.00)
<b>305-Ledger</b>			
Payment	06/19/2024		(700.00)
Total 305-Ledger			(700.00)
<b>504-Glenasset Inc./Torruella</b>			
Payment	03/06/2024		(600.00)
Payment	05/07/2024		(700.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
<b>505-McCabe</b>			
Payment	06/19/2024		(700.00)
Total 505-McCabe			(700.00)
<b>605-Colaluca Living Trust</b>			
Payment	07/26/2023		(650.00)
Total 605-Colaluca Living Trust			(650.00)
<b>TOTAL</b>			<b><u>(4,050.00)</u></b>



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

Type	Date	Memo	Open Balance
<b>101-Corso</b> Payment	01/10/2024		(600.00)
Total 101-Corso			(600.00)
<b>102-Howe</b> Payment	01/04/2024		(600.00)
Total 102-Howe			(600.00)
<b>104-Malone/Samson</b> Payment	12/27/2023		(600.00)
Total 104-Malone/Samson			(600.00)
<b>105-Schuiteman</b> Payment	12/19/2023		(600.00)
Total 105-Schuiteman			(600.00)
<b>106-Chris Garvin</b> Payment	01/10/2024		(600.00)
Total 106-Chris Garvin			(600.00)
<b>201-Fleming/Boone</b> Payment	01/10/2024		(600.00)
Total 201-Fleming/Boone			(600.00)
<b>202-Allison</b> Payment	01/10/2024		(600.00)
Total 202-Allison			(600.00)
<b>203-Dunn</b> Payment	01/10/2024		(600.00)
Total 203-Dunn			(600.00)
<b>204-Perkins</b> Payment	01/15/2024		(600.00)
Total 204-Perkins			(600.00)
<b>205-Trifone(Dungannon Prop.)</b> General Journal	06/25/2024	Move credit from Maintenance to Reserve	(200.00)
Total 205-Trifone(Dungannon Prop.)			(200.00)
<b>206-Zimmer</b> Payment	12/19/2023		(600.00)
Total 206-Zimmer			(600.00)

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

Type	Date	Memo	Open Balance
<b>301-Bass</b>			
Payment	01/10/2024		(600.00)
Total 301-Bass			(600.00)
<b>303-Greene</b>			
Payment	12/13/2023		(600.00)
Total 303-Greene			(600.00)
<b>304-Oyster</b>			
Payment	01/18/2024		(600.00)
Total 304-Oyster			(600.00)
<b>305-Ledger</b>			
Payment	01/10/2024		(600.00)
Total 305-Ledger			(600.00)
<b>306-Gilbert</b>			
Payment	01/10/2024		(600.00)
Total 306-Gilbert			(600.00)
<b>401-Weeks</b>			
Payment	12/19/2023		(600.00)
Total 401-Weeks			(600.00)
<b>402-Ayash</b>			
Payment	01/10/2024		(600.00)
Total 402-Ayash			(600.00)
<b>403-Roberts/Gilbert (Deacon Prop.)</b>			
Payment	01/10/2024		(600.00)
Total 403-Roberts/Gilbert (Deacon Prop.)			(600.00)
<b>404-Laramy</b>			
Payment	01/10/2024		(600.00)
Total 404-Laramy			(600.00)
<b>405-Putnam</b>			
Payment	01/10/2024		(600.00)
Total 405-Putnam			(600.00)
<b>406-Stacy</b>			
Payment	01/22/2024		(600.00)
Total 406-Stacy			(600.00)

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

Type	Date	Memo	Open Balance
<b>501-Kaiser</b>			
Payment	01/04/2024		(600.00)
Total 501-Kaiser			(600.00)
<b>502-Maler</b>			
Payment	01/10/2024		(600.00)
Total 502-Maler			(600.00)
<b>503-Chappell</b>			
Payment	01/04/2024		(600.00)
Total 503-Chappell			(600.00)
<b>504-Glenasset Inc./Torruella</b>			
Payment	01/17/2024		(600.00)
Total 504-Glenasset Inc./Torruella			(600.00)
<b>505-McCabe</b>			
General Journal	02/14/2024	move credit from Maintenance to Reserve	(450.00)
Payment	02/23/2024		(150.00)
Total 505-McCabe			(600.00)
<b>506-Bryan</b>			
Payment	01/10/2024		(600.00)
Total 506-Bryan			(600.00)
<b>601-Caridis</b>			
Payment	01/17/2024		(600.00)
Total 601-Caridis			(600.00)
<b>602-Daniel</b>			
Payment	12/27/2023		(600.00)
Total 602-Daniel			(600.00)
<b>603-Wall</b>			
Payment	12/21/2023		(600.00)
Total 603-Wall			(600.00)
<b>604-Anness</b>			
Payment	01/10/2024		(600.00)
Total 604-Anness			(600.00)
<b>605-Colaluca Living Trust</b>			
Payment	01/04/2024		(600.00)
Total 605-Colaluca Living Trust			(600.00)

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

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
606-Himes			
Payment	01/26/2024		(10.00)
Payment	06/13/2024		(600.00)
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Total 606-Himes			(610.00)
			<hr/>
<b>TOTAL</b>			<b>(20,010.00)</b>
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## 401 Management, Inc.

General Ledger

As of June 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						167,170.27
Reserve Contribution						44,410.00
06/13/2024			Deposit	600.00		45,010.00
06/25/2024	Aje66		Move credit from Maintenance to Reserve	200.00		45,210.00
Total Reserve Contribution				800.00	0.00	45,210.00
101 · Cash in Bank-Checking - Other						122,760.27
06/01/2024	10176	Dustin Gunter			500.00	122,260.27
06/01/2024	10177	Nicole Gunter			500.00	121,760.27
06/06/2024			Deposit	5,625.00		127,385.27
06/06/2024	EFT	United States Treasury	59-2004609		1,228.00	126,157.27
06/06/2024	10181	Charter Communications	8337 11 027 0310067		44.98	126,112.29
06/06/2024	10182	Charter Communications	8337 11 027 0310158		92.89	126,019.40
06/12/2024	10183	Charles L. Belote & Associates, P.A.	May Accounting		464.00	125,555.40
06/12/2024	10184	Petty Cash - Nicole Gunter	postage		30.00	125,525.40
06/12/2024			Deposit	1,400.00		126,925.40
06/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,097.08	124,828.32
06/19/2024	10185	Bureau of Elevator Safety	Application #1270794		75.00	124,753.32
06/19/2024	10186	Onsite Direct LLC	Lawn Maintenance-June		950.00	123,803.32
06/19/2024	10187	ProServe Pools LLC	Invoice #1000061198		750.00	123,053.32
06/19/2024	10188	American Bankers Insurance Comp...	Flood Policy Endorsement 8/18/24- 8/18/25		12,584.00	110,469.32
06/19/2024			Deposit	1,400.00		111,869.32
06/25/2024	Aje66		Move credit from Maintenance to Reserve		200.00	111,669.32
06/26/2024	debit	Utilities Commission	501653-101767 Unit #103		150.96	111,518.36
06/26/2024	debit	Utilities Commission	501635-101749 Common		619.02	110,899.34
06/26/2024	debit	Utilities Commission	501634-101748 - Water		546.91	110,352.43
06/26/2024	10189	Katelyn Gunter	8 hours @ \$12.00/hour		96.00	110,256.43
06/26/2024	10190	Alexia Gunter	11 hours @ \$12.00/hour		132.00	110,124.43
06/27/2024			Deposit	700.00		110,824.43
Total 101 · Cash in Bank-Checking - Other				9,125.00	21,060.84	110,824.43
Total 101 · Cash in Bank-Checking				9,925.00	21,060.84	156,034.43
120 · Assessmmts Receivable						725.00
121 · Regular Assessments Receivable						725.00
06/01/2024	2166	301-Bass		700.00		1,425.00
06/01/2024	2167	304-Oyster		700.00		2,125.00
06/01/2024	2168	406-Stacy		700.00		2,825.00
06/01/2024	2169	101-Corso		700.00		3,525.00
06/01/2024	2170	606-Himes		700.00		4,225.00
06/01/2024	2171	604-Anness		700.00		4,925.00
06/01/2024	2172	501-Kaiser		700.00		5,625.00
06/01/2024	2173	505-McCabe		700.00		6,325.00
06/01/2024	2174	504-Glenasset Inc./Torruella		700.00		7,025.00
06/01/2024	2175	405-Putnam		700.00		7,725.00
06/01/2024	2176	305-Ledger		700.00		8,425.00
06/01/2024	2177	302-Rich		700.00		9,125.00
06/01/2024	2178	203-Dunn		700.00		9,825.00
06/01/2024	2179	202-Allison		700.00		10,525.00
06/06/2024	14998	101-Corso			700.00	9,825.00
06/06/2024	0000...	405-Putnam			700.00	9,125.00
06/06/2024	0000...	504-Glenasset Inc./Torruella			700.00	8,425.00
06/06/2024	0046...	302-Rich			700.00	7,725.00
06/06/2024	0000...	606-Himes			725.00	7,000.00
06/06/2024	0100...	604-Anness			700.00	6,300.00
06/06/2024	0000...	202-Allison			700.00	5,600.00
06/06/2024	8478...	406-Stacy			700.00	4,900.00
06/12/2024	0000...	304-Oyster			700.00	4,200.00
06/12/2024	0004...	301-Bass			700.00	3,500.00
06/19/2024	785	305-Ledger			700.00	2,800.00
06/19/2024	0006...	505-McCabe			700.00	2,100.00
06/25/2024	Aje65	205-Trifone(Dungannon Prop.)	move credit from Maintenance to Reserve	200.00		2,300.00

401 Management, Inc.

General Ledger

As of June 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
06/27/2024	0050...	203-Dunn			700.00	1,600.00
06/30/2024	Aje67	PrepdAdj	adjust to actual at 6/30/24		900.00	700.00
Total 121 · Regular Assessments Receivable				10,000.00	10,025.00	700.00
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
06/13/2024	1569	606-Himes			600.00	(600.00)
06/25/2024	Aje66	205-Trifone(Dungannon Prop.)	Move credit from Maintenance to Reserve		200.00	(800.00)
06/30/2024	Aje68	PrepdAdj	adjust to actual at 6/30/24	800.00		0.00
Total 124 · Reserve Contribution				800.00	800.00	0.00
Total 120 · Assessmments Receivable				10,800.00	10,825.00	700.00
150 · Prepaid Insurance						7,895.17
06/19/2024	10188	American Bankers Insurance Comp...	Policy 5000671429	12,584.00		20,479.17
Total 150 · Prepaid Insurance				12,584.00	0.00	20,479.17
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)
06/01/2024	10176	Dustin Gunter		0.00		(306.00)
06/01/2024	10176	Dustin Gunter			62.00	(368.00)
06/01/2024	10176	Dustin Gunter			62.00	(430.00)
06/01/2024	10176	Dustin Gunter			14.50	(444.50)
06/01/2024	10176	Dustin Gunter			14.50	(459.00)
06/01/2024	10177	Nicole Gunter		0.00		(459.00)
06/01/2024	10177	Nicole Gunter			62.00	(521.00)
06/01/2024	10177	Nicole Gunter			62.00	(583.00)
06/01/2024	10177	Nicole Gunter			14.50	(597.50)
06/01/2024	10177	Nicole Gunter			14.50	(612.00)
06/06/2024	EFT	United States Treasury	59-2004609	124.00		(488.00)
06/06/2024	EFT	United States Treasury	59-2004609	124.00		(364.00)
06/06/2024	EFT	United States Treasury	59-2004609	29.00		(335.00)
06/06/2024	EFT	United States Treasury	59-2004609	29.00		(306.00)
06/06/2024	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)
06/01/2024	10176	Dustin Gunter			461.00	(1,383.00)
06/01/2024	10177	Nicole Gunter			461.00	(1,844.00)
06/06/2024	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						(4,950.00)
06/30/2024	Aje67	PrepdAdj	adjust to actual at 6/30/24	900.00		(4,050.00)
Total 407 · Assessments Received in Advance				900.00	0.00	(4,050.00)
4071 · Reserve Asmts Paid in Advance						(19,210.00)
06/30/2024	Aje68	PrepdAdj	adjust to actual at 6/30/24		800.00	(20,010.00)
Total 4071 · Reserve Asmts Paid in Advance				0.00	800.00	(20,010.00)

401 Management, Inc.

General Ledger

As of June 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
408 · Unemployment Tax Payable						(28.00)
06/01/2024	10176	Dustin Gunter			6.00	(34.00)
06/01/2024	10176	Dustin Gunter			1.00	(35.00)
06/01/2024	10177	Nicole Gunter			6.00	(41.00)
06/01/2024	10177	Nicole Gunter			1.00	(42.00)
Total 408 · Unemployment Tax Payable				0.00	14.00	(42.00)
550 · Reserve Fund Balance						(25,200.00)
Total 550 · Reserve Fund Balance						(25,200.00)
300 · Opening Bal Equity						0.00
06/25/2024	Aje65	205-Trifone(Dungannon Prop.)	move credit from Maintenance to Reserve		200.00	(200.00)
06/25/2024	Aje66		Move credit from Maintenance to Reserve	200.00		0.00
Total 300 · Opening Bal Equity				200.00	200.00	0.00
560 · Fund Balance						(75,668.32)
Total 560 · Fund Balance						(75,668.32)
601 · Maintenance Fees						(221,200.00)
06/01/2024	2166	301-Bass	Maintenance Fee Billing		700.00	(221,900.00)
06/01/2024	2167	304-Oyster	Maintenance Fee Billing		700.00	(222,600.00)
06/01/2024	2168	406-Stacy	Maintenance Fee Billing		700.00	(223,300.00)
06/01/2024	2169	101-Corso	Maintenance Fee Billing		700.00	(224,000.00)
06/01/2024	2170	606-Himes	Maintenance Fee Billing		700.00	(224,700.00)
06/01/2024	2171	604-Anness	Maintenance Fee Billing		700.00	(225,400.00)
06/01/2024	2172	501-Kaiser	Maintenance Fee Billing		700.00	(226,100.00)
06/01/2024	2173	505-McCabe	Maintenance Fee Billing		700.00	(226,800.00)
06/01/2024	2174	504-Glenasset Inc./TorrueLLa	Maintenance Fee Billing		700.00	(227,500.00)
06/01/2024	2175	405-Putnam	Maintenance Fee Billing		700.00	(228,200.00)
06/01/2024	2176	305-Ledger	Maintenance Fee Billing		700.00	(228,900.00)
06/01/2024	2177	302-Rich	Maintenance Fee Billing		700.00	(229,600.00)
06/01/2024	2178	203-Dunn	Maintenance Fee Billing		700.00	(230,300.00)
06/01/2024	2179	202-Allison	Maintenance Fee Billing		700.00	(231,000.00)
Total 601 · Maintenance Fees				0.00	9,800.00	(231,000.00)
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						7,500.00
06/01/2024	10176	Dustin Gunter		750.00		8,250.00
06/01/2024	10177	Nicole Gunter		750.00		9,000.00
Total 900 · Salaries-Mgr / Management Fee				1,500.00	0.00	9,000.00
902 · Salaries-Relief Manager						480.00
Total 902 · Salaries-Relief Manager						480.00
903 · Managers Health Insurance						2,500.00
06/01/2024	10176	Dustin Gunter		250.00		2,750.00
06/01/2024	10177	Nicole Gunter		250.00		3,000.00
Total 903 · Managers Health Insurance				500.00	0.00	3,000.00
905 · Temporary Outside Labor						312.00
06/26/2024	10189	Katelyn Gunter	8 hours @ \$12.00/hour	96.00		408.00
06/26/2024	10190	Alexia Gunter	11 hours @ \$12.00/hour	132.00		540.00
Total 905 · Temporary Outside Labor				228.00	0.00	540.00
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

401 Management, Inc.  
General Ledger  
As of June 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
909 · Insurance-Workmans Comp						650.00
Total 909 · Insurance-Workmans Comp						650.00
910 · Insurance-Property						57,670.01
Total 910 · Insurance-Property						57,670.01
912 · Accounting						2,928.00
06/12/2024	10183	Charles L. Belote & Associates, P.A.	May Accounting	464.00		3,392.00
Total 912 · Accounting						464.00      0.00      3,392.00
914 · Licenses & Permits						464.00
06/19/2024	10185	Bureau of Elevator Safety	Lic. #29029 certificate renewal	75.00		539.00
Total 914 · Licenses & Permits						75.00      0.00      539.00
915 · Dues & Subscriptions						49.99
Total 915 · Dues & Subscriptions						49.99
916 · Office/Operational Expenses						971.71
06/12/2024	10184	Petty Cash - Nicole Gunter	postage	30.00		1,001.71
Total 916 · Office/Operational Expenses						30.00      0.00      1,001.71
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						9,887.67
06/19/2024	10186	Onsite Direct LLC	Lawn Maintenance-June	950.00		10,837.67
Total 922 · Maintenance-Grounds						950.00      0.00      10,837.67
923 · Grounds Beautification						500.00
Total 923 · Grounds Beautification						500.00
924 · Maintenance-Buildings						13,315.83
Total 924 · Maintenance-Buildings						13,315.83
926 · Maintenance-Elevator						1,439.00
Total 926 · Maintenance-Elevator						1,439.00
928 · Maintenance-Pool						345.61
Total 928 · Maintenance-Pool						345.61
929 · Pool Service						3,750.00
06/19/2024	10187	ProServe Pools LLC	Invoice #1000061198	750.00		4,500.00
Total 929 · Pool Service						750.00      0.00      4,500.00
993 · Pool Furnishings						35.94
Total 993 · Pool Furnishings						35.94
934 · Payroll Tax Expense						835.00
06/01/2024	10176	Dustin Gunter		62.00		897.00
06/01/2024	10176	Dustin Gunter		14.50		911.50
06/01/2024	10176	Dustin Gunter		6.00		917.50
06/01/2024	10176	Dustin Gunter		1.00		918.50
06/01/2024	10177	Nicole Gunter		62.00		980.50
06/01/2024	10177	Nicole Gunter		14.50		995.00
06/01/2024	10177	Nicole Gunter		6.00		1,001.00
06/01/2024	10177	Nicole Gunter		1.00		1,002.00
Total 934 · Payroll Tax Expense						167.00      0.00      1,002.00



401 Management, Inc.

General Ledger

As of June 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
936 · Telephone Expense						1,644.03
06/06/2024	10181	Charter Communications	8337 11 027 0310067	44.98		1,689.01
06/06/2024	10182	Charter Communications	8337 11 027 0310158	92.89		1,781.90
Total 936 · Telephone Expense				137.87	0.00	1,781.90
938 · Cable TV/Internet						11,063.86
06/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,097.08		13,160.94
Total 938 · Cable TV/Internet				2,097.08	0.00	13,160.94
939 · Web Hosting						114.60
Total 939 · Web Hosting						114.60
942 · Utilities-Common (Electricity)						2,566.58
06/26/2024	debit	Utilities Commission	501635-101749 Common	619.02		3,185.60
Total 942 · Utilities-Common (Electricity)				619.02	0.00	3,185.60
944 · Utilities-#103						464.47
06/26/2024	debit	Utilities Commission	501653-101767 Unit #103	150.96		615.43
Total 944 · Utilities-#103				150.96	0.00	615.43
946 · Utilities-Water & Sewer						2,353.49
06/26/2024	debit	Utilities Commission	501634-101748 - Water	546.91		2,900.40
Total 946 · Utilities-Water & Sewer				546.91	0.00	2,900.40
947 · Utilities - Common (Gas)						7,465.28
Total 947 · Utilities - Common (Gas)						7,465.28
953 · Security						4,428.85
Total 953 · Security						4,428.85
961 · Managers Mileage Expense						350.00
06/01/2024	10176	Dustin Gunter		37.50		387.50
06/01/2024	10177	Nicole Gunter		37.50		425.00
Total 961 · Managers Mileage Expense				75.00	0.00	425.00
995 · Reserve Allocation						21,000.00
Total 995 · Reserve Allocation						21,000.00
TOTAL				43,927.84	43,927.84	0.00

401 Management, Inc.  
Cash Receipts Journal  
June 2024

Type	Num	Date	Name	Account	Amount
Deposit		06/06/2024		101 · Cash in Bank-Checking	5,625.00
Payment	14998	06/06/2024	101-Corso	149 · Undeposited Funds	(700.00)
Payment	0000005732	06/06/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0000995087	06/06/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0046570710	06/06/2024	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0000005191	06/06/2024	606-Himes	149 · Undeposited Funds	(725.00)
Payment	0100000006	06/06/2024	604-Anness	149 · Undeposited Funds	(700.00)
Payment	0000001103	06/06/2024	202-Allison	149 · Undeposited Funds	(700.00)
Payment	847887281	06/06/2024	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(5,625.00)
Deposit		06/12/2024		101 · Cash in Bank-Checking	1,400.00
Payment	0000001146	06/12/2024	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	00040017	06/12/2024	301-Bass	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		06/19/2024		101 · Cash in Bank-Checking	1,400.00
Payment	785	06/19/2024	305-Ledger	149 · Undeposited Funds	(700.00)
Payment	0006149708	06/19/2024	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		06/27/2024		101 · Cash in Bank-Checking	700.00
Payment	0050719918	06/27/2024	203-Dunn	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		06/13/2024		Reserve Contribution	600.00
Payment	1569	06/13/2024	606-Himes	149 · Undeposited Funds	(600.00)
TOTAL					(600.00)

401 Management, Inc.  
Cash Disbursement Journal  
June 2024

Date	Num	Name	Memo	Account	Amount		
06/01/2024	10176	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
		06/01/2024	10177	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		
06/06/2024	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		
06/06/2024	10181	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	44.98		
					44.98		
06/06/2024	10182	Charter Communications	8337 11 027 0310158	936 · Telephone Expense	92.89		
					92.89		
06/12/2024	10183	Charles L. Belote & Associates, P.A.	May Accounting	912 · Accounting	464.00		
					464.00		
06/12/2024	10184	Petty Cash - Nicole Gunter	postage	916 · Office/Operational Expenses	30.00		
					30.00		
06/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,097.08		
					2,097.08		
06/19/2024	10185	Bureau of Elevator Safety	Lie. #29029 certificate renewal	914 · Licenses & Permits	75.00		
					75.00		
06/19/2024	10186	Onsite Direct LLC	Lawn Maintenance-June	922 · Maintenance-Grounds	950.00		
					950.00		
06/19/2024	10187	ProServe Pools LLC	Invoice #1000061198	929 · Pool Service	750.00		
					750.00		
06/19/2024	10188	American Bankers Insurance Company	Policy 5000671429	150 · Prepaid Insurance	12,584.00		
					12,584.00		

401 Management, Inc.  
Cash Disbursement Journal  
June 2024

Date	Num	Name	Memo	Account	Amount
06/26/2024	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	150.96
					<u>150.96</u>
06/26/2024	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	619.02
					<u>619.02</u>
06/26/2024	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	546.91
					<u>546.91</u>
06/26/2024	10189	Katelyn Gunter	8 hours @ \$12.00/hour	905 · Temporary Outside Labor	96.00
					<u>96.00</u>
06/26/2024	10190	Alexia Gunter	11 hours @ \$12.00/hour	905 · Temporary Outside Labor	132.00
					<u>132.00</u>
TOTAL					<u><u>20,860.84</u></u>

401 Management, Inc.  
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 06/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						170,238.44
Cleared Transactions						
Checks and Payments - 20 items						
Check	05/02/2024	10164	Alexis Rusak	X	(480.00)	(480.00)
Check	05/15/2024	10169	Petty Cash - Nicole Gunter	X	(30.00)	(510.00)
Check	05/21/2024	10175	ProServe Pools LLC	X	(78.07)	(588.07)
Check	05/30/2024	10180	Truist Bank	X	(1,111.71)	(1,699.78)
Check	05/30/2024	10179	Florida Public Utilities	X	(250.45)	(1,950.23)
Check	05/30/2024	10178	Gas South	X	(95.54)	(2,045.77)
Paycheck	06/01/2024	10177	Nicole Gunter	X	(500.00)	(2,545.77)
Paycheck	06/01/2024	10176	Dustin Gunter	X	(500.00)	(3,045.77)
Liability Check	06/06/2024	EFT	United States Treasury	X	(1,228.00)	(4,273.77)
Check	06/06/2024	10182	Charter Communications	X	(92.89)	(4,366.66)
Check	06/06/2024	10181	Charter Communications	X	(44.98)	(4,411.64)
Check	06/12/2024	10183	Charles L. Belote & Associates, P.A.	X	(464.00)	(4,875.64)
Check	06/18/2024	Debit	Bright House Networks	X	(2,097.08)	(6,972.72)
Check	06/19/2024	10188	American Bankers Insurance Company	X	(12,584.00)	(19,556.72)
Check	06/19/2024	10186	Onsite Direct LLC	X	(950.00)	(20,506.72)
Check	06/19/2024	10187	ProServe Pools LLC	X	(750.00)	(21,256.72)
Check	06/26/2024	debit	Utilities Commission	X	(619.02)	(21,875.74)
Check	06/26/2024	debit	Utilities Commission	X	(546.91)	(22,422.65)
Check	06/26/2024	debit	Utilities Commission	X	(150.96)	(22,573.61)
Check	06/26/2024	10190	Alexia Gunter	X	(132.00)	(22,705.61)
Total Checks and Payments					(22,705.61)	(22,705.61)
Deposits and Credits - 4 items						
Deposit	06/06/2024			X	5,625.00	5,625.00
Deposit	06/12/2024			X	1,400.00	7,025.00
Deposit	06/13/2024			X	600.00	7,625.00
Deposit	06/19/2024			X	1,400.00	9,025.00
Total Deposits and Credits					9,025.00	9,025.00
Total Cleared Transactions					(13,680.61)	(13,680.61)
Cleared Balance					(13,680.61)	156,557.83
Uncleared Transactions						
Checks and Payments - 4 items						
Check	05/21/2024	10174	Mattlock Locksmith, Inc.		(1,022.40)	(1,022.40)
Check	06/12/2024	10184	Petty Cash - Nicole Gunter		(30.00)	(1,052.40)
Check	06/19/2024	10185	Bureau of Elevator Safety		(75.00)	(1,127.40)
Check	06/26/2024	10189	Katelyn Gunter		(96.00)	(1,223.40)
Total Checks and Payments					(1,223.40)	(1,223.40)
Deposits and Credits - 1 item						
Deposit	06/27/2024				700.00	700.00
Total Deposits and Credits					700.00	700.00
Total Uncleared Transactions					(523.40)	(523.40)
Register Balance as of 06/30/2024					(14,204.01)	156,034.43
Ending Balance					(14,204.01)	156,034.43