

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

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

April 11, 2024

## 401 Management, Inc.

## Balance Sheet

As of March 31, 2024

	Mar 31, 24
<b>ASSETS</b>	
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	185,750.22
Total 101 · Cash in Bank-Checking	230,160.22
Total Checking/Savings	230,360.22
Accounts Receivable	
120 · Assessmments Receivable	
121 · Regular Assessments Receivable	750.00
Total 120 · Assessmments Receivable	750.00
Total Accounts Receivable	750.00
Other Current Assets	
150 · Prepaid Insurance	7,895.17
Total Other Current Assets	7,895.17
Total Current Assets	239,005.39
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>253,463.38</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	4,250.00
4071 · Reserve Asmts Paid in Advance	19,210.00
408 · Unemployment Tax Payable	42.00
Total Other Current Liabilities	24,730.00
Total Current Liabilities	24,730.00
Long Term Liabilities	
550 · Reserve Fund Balance	25,200.00
Total Long Term Liabilities	25,200.00
Total Liabilities	49,930.00
Equity	
560 · Fund Balance	75,668.32
Net Income	127,865.06
Total Equity	203,533.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>253,463.38</b>

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

	Mar 24	Budget	\$ Over Budget	Jan - Mar 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	9,800.00	14,000.00	(4,200.00)	201,600.00	165,000.00	36,600.00	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	25.00	0.00	25.00	75.00	0.00	75.00	0.00
Total Income	9,825.00	14,000.00	(4,175.00)	222,675.00	186,000.00	36,675.00	333,000.00
Gross Profit	9,825.00	14,000.00	(4,175.00)	222,675.00	186,000.00	36,675.00	333,000.00
Expense							
900 · Salaries-Mgr / Management Fee	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	1,500.00	1,500.00	0.00	6,000.00
905 · Temporary Outside Labor	0.00	166.67	(166.67)	84.00	500.01	(416.01)	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	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	332.00	320.00	12.00	2,328.00	2,120.00	208.00	5,000.00
913 · Legal Fees	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00
914 · Licenses & Permits	0.00	66.67	(66.67)	214.00	200.01	13.99	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00
916 · Office/Operational Expenses	0.00	375.00	(375.00)	183.20	1,125.00	(941.80)	4,500.00
918 · Pest Control-Building	0.00	2,000.00	(2,000.00)	1,909.20	2,000.00	(90.80)	2,000.00
919 · Fertilization/ PestControl-Lawn	0.00	1,200.00	(1,200.00)	1,043.10	1,200.00	(156.90)	1,200.00
922 · Maintenance-Grounds	2,225.00	1,500.00	725.00	7,858.88	4,500.00	3,358.88	18,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00
924 · Maintenance-Buildings	2,350.00	1,000.00	1,350.00	12,585.19	3,000.00	9,585.19	12,000.00
926 · Maintenance-Elevator	689.00	666.67	22.33	1,064.00	2,000.01	(936.01)	8,000.00
928 · Maintenance-Pool	0.00	750.00	(750.00)	88.34	2,250.00	(2,161.66)	9,000.00
929 · Pool Service	750.00	700.00	50.00	3,000.00	2,100.00	900.00	8,400.00
993 · Pool Furnishings	0.00	100.00	(100.00)	35.94	300.00	(264.06)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00
934 · Payroll Tax Expense	167.00	158.33	8.67	501.00	474.99	26.01	1,900.00
936 · Telephone Expense	138.33	250.00	(111.67)	540.36	750.00	(209.64)	3,000.00
938 · Cable TV/Internet	2,097.08	2,166.67	(69.59)	6,869.70	6,500.01	369.69	26,000.00
939 · Web Hosting	0.00	41.67	(41.67)	94.80	125.01	(30.21)	500.00
942 · Utilities-Common (Electricity)	608.97	666.67	(57.70)	1,298.38	2,000.01	(701.63)	8,000.00
944 · Utilities-#103	107.28	166.67	(59.39)	222.48	500.01	(277.53)	2,000.00
946 · Utilities-Water & Sewer	573.66	583.33	(9.67)	1,206.17	1,749.99	(543.82)	7,000.00
947 · Utilities - Common (Gas)	731.48	1,600.00	(868.52)	5,470.58	5,900.00	(429.42)	10,600.00
953 · Security	0.00	500.00	(500.00)	289.95	1,500.00	(1,210.05)	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	200.00	225.00	(25.00)	900.00
962 · Managers Residence Expense	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00
992 · Unanticipated Expenses	0.00	808.33	(808.33)	0.00	2,424.99	(2,424.99)	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	12,844.80	18,461.68	(5,616.88)	94,809.94	96,745.04	(1,935.10)	333,000.00
Net Ordinary Income	(3,019.80)	(4,461.68)	1,441.88	127,865.06	89,254.96	38,610.10	0.00
Net Income	(3,019.80)	(4,461.68)	1,441.88	127,865.06	89,254.96	38,610.10	0.00

401 Management, Inc.  
**Reserve Activity Report**  
 As of March 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 through March 2024

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	<u>Jan - Mar 24</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	127,865.06
Adjustments to reconcile Net Income	
Net cash provided by Operating Activities	80,352.47
<b>FINANCING ACTIVITIES</b>	
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	101,352.47
Cash at beginning of period	<u>129,007.75</u>
Cash at end of period	<u><u>230,360.22</u></u>

401 Management, Inc.  
Owner Receivables  
As of March 31, 2024

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<b>301-Bass</b>			
Invoice	03/01/2024		700.00
Invoice	03/31/2024		25.00
Total 301-Bass			725.00
<b>606-Himes</b>			
Invoice	02/29/2024		25.00
Total 606-Himes			25.00
<b>TOTAL</b>			<b>750.00</b>

401 Management, Inc.  
Regular Assessments Received in Advance  
As of March 31, 2024

Type	Date	Memo	Open Balance
<b>205-Trifone(Dungannon Prop.)</b>			
Payment	01/17/2023		(200.00)
Total 205-Trifone(Dungannon Prop.)			(200.00)
<b>305-Ledger</b>			
Payment	03/19/2024		(700.00)
Total 305-Ledger			(700.00)
<b>501-Kaiser</b>			
Payment	03/27/2024		(700.00)
Total 501-Kaiser			(700.00)
<b>504-Glenasset Inc./Torruella</b>			
Payment	02/28/2024		(500.00)
Payment	02/28/2024		(100.00)
Payment	03/06/2024		(700.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
<b>505-McCabe</b>			
Payment	03/19/2024		(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>(4,250.00)</b>



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

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Type	Date	Memo	Open Balance
<b>101-Shoemaker/Corso</b>			
Payment	01/10/2024		(600.00)
Total 101-Shoemaker/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>206-Zimmer</b>			
Payment	12/19/2023		(600.00)
Total 206-Zimmer			(600.00)

401 Management, Inc.  
Reserve Assessments Received in Advance  
As of March 31, 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)

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

Type	Date	Memo	Open Balance
<b>406-Stacy</b>			
Payment	01/22/2024		(600.00)
Total 406-Stacy			(600.00)
<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 ...	(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)

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

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<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)
<b>606-Himes</b> Payment	01/26/2024		(10.00)
Total 606-Himes			(10.00)
<b>TOTAL</b>			<u><u>(19,210.00)</u></u>

401 Management, Inc.

General Ledger

As of March 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						233,519.02
Reserve Contribution						43,785.00
03/11/2024			Deposit	625.00		44,410.00
Total Reserve Contribution						625.00 0.00 44,410.00
101 · Cash in Bank-Checking - Other						189,734.02
03/01/2024	10123	Dustin Gunter			500.00	189,234.02
03/01/2024	10124	Nicole Gunter			500.00	188,734.02
03/06/2024			Deposit	3,725.00		192,459.02
03/06/2024	10131	SEI Elevators LLC	Invoice #5002105		689.00	191,770.02
03/06/2024	10132	P & A Roofing & Sheet Metal, Inc.	Proposal date 02/05/24		2,350.00	189,420.02
03/06/2024	EFT	United States Treasury	59-2004609		306.00	189,114.02
03/11/2024			Deposit	700.00		189,814.02
03/11/2024	10133	Charles L. Belote & Associates, P.A.	February plus additional		332.00	189,482.02
03/13/2024	10134	Charter Communications	8337 11 027 0310067		45.14	189,436.88
03/13/2024	10135	Charter Communications	8337 11 027 0310158		93.19	189,343.69
03/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,097.08	187,246.61
03/19/2024			Deposit	1,400.00		188,646.61
03/19/2024	10136	Onsite Direct LLC	Lawn Maintenance-March		950.00	187,696.61
03/19/2024	10137	ProServe Pools LLC	Invoice #1000060079		750.00	186,946.61
03/27/2024	debit	Utilities Commission	501653-101767 Unit #103		107.28	186,839.33
03/27/2024	debit	Utilities Commission	501634-101748 - Water		573.66	186,265.67
03/27/2024	debit	Utilities Commission	501635-101749 Common		608.97	185,656.70
03/27/2024			Deposit	700.00		186,356.70
03/27/2024	10138	Massey Services Inc.	Account #2145960 Address ID #2145960		285.00	186,071.70
03/27/2024	10139	Florida Public Utilities	Account 0439320-3 02/15 - 03/15		731.48	185,340.22
03/29/2024	10140	All Phases LLC	Proposal #2024-03123C		990.00	184,350.22
03/31/2024			Deposit	1,400.00		185,750.22
Total 101 · Cash in Bank-Checking - Other						7,925.00 11,908.80 185,750.22
Total 101 · Cash in Bank-Checking						8,550.00 11,908.80 230,160.22
120 · Assessmmts Receivable						1,350.00
121 · Regular Assessments Receivable						725.00
03/01/2024	2122	301-Bass		700.00		1,425.00
03/01/2024	2123	304-Oyster		700.00		2,125.00
03/01/2024	2124	406-Stacy		700.00		2,825.00
03/01/2024	2125	101-Shoemaker/Corso		700.00		3,525.00
03/01/2024	2126	606-Himes		700.00		4,225.00
03/01/2024	2127	604-Anness		700.00		4,925.00
03/01/2024	2128	501-Kaiser		700.00		5,625.00
03/01/2024	2129	505-McCabe		700.00		6,325.00
03/01/2024	2130	504-Glenasset Inc./Torruella		700.00		7,025.00
03/01/2024	2131	405-Putnam		700.00		7,725.00
03/01/2024	2132	305-Ledger		700.00		8,425.00
03/01/2024	2133	302-Rich		700.00		9,125.00
03/01/2024	2134	203-Dunn		700.00		9,825.00
03/01/2024	2135	202-Allison		700.00		10,525.00
03/06/2024	0020...	302-Rich			700.00	9,825.00
03/06/2024	0000...	606-Himes			700.00	9,125.00
03/06/2024	0000...	405-Putnam			700.00	8,425.00
03/06/2024	0000...	304-Oyster			700.00	7,725.00
03/06/2024	8379...	406-Stacy			225.00	7,500.00
03/06/2024	0020...	504-Glenasset Inc./Torruella			700.00	6,800.00
03/11/2024	14801	101-Shoemaker/Corso			700.00	6,100.00
03/19/2024	0075...	505-McCabe			700.00	5,400.00
03/19/2024	748	305-Ledger			700.00	4,700.00
03/27/2024	1321	501-Kaiser			700.00	4,000.00
03/31/2024	0000...	203-Dunn			700.00	3,300.00
03/31/2024	0000...	606-Himes			700.00	2,600.00

## 401 Management, Inc.

## General Ledger

As of March 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
03/31/2024	2137	301-Bass		25.00		2,625.00
03/31/2024	Aje62	PrepdAdj	adjust to actual at 3/31/24		1,875.00	750.00
Total 121 · Regular Assessments Receivable				9,825.00	9,800.00	750.00
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						625.00
03/11/2024	0021...	302-Rich			625.00	0.00
Total 124 · Reserve Contribution				0.00	625.00	0.00
Total 120 · Assessmments Receivable				9,825.00	10,425.00	750.00
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)
03/01/2024	10123	Dustin Gunter		0.00		(306.00)
03/01/2024	10123	Dustin Gunter			62.00	(368.00)
03/01/2024	10123	Dustin Gunter			62.00	(430.00)
03/01/2024	10123	Dustin Gunter			14.50	(444.50)
03/01/2024	10123	Dustin Gunter			14.50	(459.00)
03/01/2024	10124	Nicole Gunter		0.00		(459.00)
03/01/2024	10124	Nicole Gunter			62.00	(521.00)
03/01/2024	10124	Nicole Gunter			62.00	(583.00)
03/01/2024	10124	Nicole Gunter			14.50	(597.50)
03/01/2024	10124	Nicole Gunter			14.50	(612.00)
03/06/2024	EFT	United States Treasury	59-2004609	124.00		(488.00)
03/06/2024	EFT	United States Treasury	59-2004609	124.00		(364.00)
03/06/2024	EFT	United States Treasury	59-2004609	29.00		(335.00)
03/06/2024	EFT	United States Treasury	59-2004609	29.00		(306.00)
03/06/2024	EFT	United States Treasury	59-2004609	0.00		(306.00)
Total 404 · FICA Payable				306.00	306.00	(306.00)
405 · Withholding Tax Payable						0.00
03/01/2024	10123	Dustin Gunter			461.00	(461.00)
03/01/2024	10124	Nicole Gunter			461.00	(922.00)
03/06/2024	EFT	United States Treasury	59-2004609	0.00		(922.00)
Total 405 · Withholding Tax Payable				0.00	922.00	(922.00)
407 · Assessments Received in Advance						(6,125.00)
03/31/2024	Aje62	PrepdAdj	adjust to actual at 3/31/24	1,875.00		(4,250.00)
Total 407 · Assessments Received in Advance				1,875.00	0.00	(4,250.00)
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 March 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
		408 · Unemployment Tax Payable				(28.00)
03/01/2024	10123	Dustin Gunter			6.00	(34.00)
03/01/2024	10123	Dustin Gunter			1.00	(35.00)
03/01/2024	10124	Nicole Gunter			6.00	(41.00)
03/01/2024	10124	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
		Total 300 · Opening Bal Equity				0.00
		560 · Fund Balance				(75,668.32)
		Total 560 · Fund Balance				(75,668.32)
		601 · Maintenance Fees				(191,800.00)
03/01/2024	2122	301-Bass	Maintenance Fee Billing		700.00	(192,500.00)
03/01/2024	2123	304-Oyster	Maintenance Fee Billing		700.00	(193,200.00)
03/01/2024	2124	406-Stacy	Maintenance Fee Billing		700.00	(193,900.00)
03/01/2024	2125	101-Shoemaker/Corso	Maintenance Fee Billing		700.00	(194,600.00)
03/01/2024	2126	606-Himes	Maintenance Fee Billing		700.00	(195,300.00)
03/01/2024	2127	604-Anness	Maintenance Fee Billing		700.00	(196,000.00)
03/01/2024	2128	501-Kaiser	Maintenance Fee Billing		700.00	(196,700.00)
03/01/2024	2129	505-McCabe	Maintenance Fee Billing		700.00	(197,400.00)
03/01/2024	2130	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(198,100.00)
03/01/2024	2131	405-Putnam	Maintenance Fee Billing		700.00	(198,800.00)
03/01/2024	2132	305-Ledger	Maintenance Fee Billing		700.00	(199,500.00)
03/01/2024	2133	302-Rich	Maintenance Fee Billing		700.00	(200,200.00)
03/01/2024	2134	203-Dunn	Maintenance Fee Billing		700.00	(200,900.00)
03/01/2024	2135	202-Allison	Maintenance Fee Billing		700.00	(201,600.00)
		Total 601 · Maintenance Fees		0.00	9,800.00	(201,600.00)
		602 · Reserve Assessments				(21,000.00)
		Total 602 · Reserve Assessments				(21,000.00)
		604 · Late Fees				(50.00)
03/31/2024	2137	301-Bass	Late Fee on overdue balance		25.00	(75.00)
		Total 604 · Late Fees		0.00	25.00	(75.00)
		900 · Salaries-Mgr / Management Fee				3,000.00
03/01/2024	10123	Dustin Gunter		750.00		3,750.00
03/01/2024	10124	Nicole Gunter		750.00		4,500.00
		Total 900 · Salaries-Mgr / Management Fee		1,500.00	0.00	4,500.00
		903 · Managers Health Insurance				1,000.00
03/01/2024	10123	Dustin Gunter		250.00		1,250.00
03/01/2024	10124	Nicole Gunter		250.00		1,500.00
		Total 903 · Managers Health Insurance		500.00	0.00	1,500.00
		905 · Temporary Outside Labor				84.00
		Total 905 · Temporary Outside Labor				84.00
		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 March 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
912 · Accounting						1,996.00
03/11/2024	10133	Charles L. Belote & Associates, P.A.	February plus additional	332.00		2,328.00
Total 912 · Accounting				332.00	0.00	2,328.00
914 · Licenses & Permits						214.00
Total 914 · Licenses & Permits						214.00
916 · Office/Operational Expenses						183.20
Total 916 · Office/Operational Expenses						183.20
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						5,633.88
03/19/2024	10136	Onsite Direct LLC	Lawn Maintenance-March	950.00		6,583.88
03/27/2024	10138	Massey Services Inc.	Tree/Shrub	285.00		6,868.88
03/29/2024	10140	All Phases LLC	50% Deposit	990.00		7,858.88
Total 922 · Maintenance-Grounds				2,225.00	0.00	7,858.88
924 · Maintenance-Buildings						10,235.19
03/06/2024	10132	P & A Roofing & Sheet Metal, Inc.	Proposal date 02/05/24	2,350.00		12,585.19
Total 924 · Maintenance-Buildings				2,350.00	0.00	12,585.19
926 · Maintenance-Elevator						375.00
03/06/2024	10131	SEI Elevators LLC	Replaced 5th floor down hall push button	689.00		1,064.00
Total 926 · Maintenance-Elevator				689.00	0.00	1,064.00
928 · Maintenance-Pool						88.34
Total 928 · Maintenance-Pool						88.34
929 · Pool Service						2,250.00
03/19/2024	10137	ProServe Pools LLC	April service	750.00		3,000.00
Total 929 · Pool Service				750.00	0.00	3,000.00
993 · Pool Furnishings						35.94
Total 993 · Pool Furnishings						35.94
934 · Payroll Tax Expense						334.00
03/01/2024	10123	Dustin Gunter		62.00		396.00
03/01/2024	10123	Dustin Gunter		14.50		410.50
03/01/2024	10123	Dustin Gunter		6.00		416.50
03/01/2024	10123	Dustin Gunter		1.00		417.50
03/01/2024	10124	Nicole Gunter		62.00		479.50
03/01/2024	10124	Nicole Gunter		14.50		494.00
03/01/2024	10124	Nicole Gunter		6.00		500.00
03/01/2024	10124	Nicole Gunter		1.00		501.00
Total 934 · Payroll Tax Expense				167.00	0.00	501.00
936 · Telephone Expense						402.03
03/13/2024	10134	Charter Communications	8337 11 027 0310067	45.14		447.17
03/13/2024	10135	Charter Communications	8337 11 027 0310158	93.19		540.36
Total 936 · Telephone Expense				138.33	0.00	540.36
938 · Cable TV/Internet						4,772.62
03/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,097.08		6,869.70
Total 938 · Cable TV/Internet				2,097.08	0.00	6,869.70
939 · Web Hosting						94.80
Total 939 · Web Hosting						94.80



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

Date	Num	Name	Memo	Debit	Credit	Balance
		942 · Utilities-Common (Electricity)				689.41
03/27/2024	debit	Utilities Commission	501635-101749 Common	608.97		1,298.38
		Total 942 · Utilities-Common (Electricity)		608.97	0.00	1,298.38
		944 · Utilities-#103				115.20
03/27/2024	debit	Utilities Commission	501653-101767 Unit #103	107.28		222.48
		Total 944 · Utilities-#103		107.28	0.00	222.48
		946 · Utilities-Water & Sewer				632.51
03/27/2024	debit	Utilities Commission	501634-101748 - Water	573.66		1,206.17
		Total 946 · Utilities-Water & Sewer		573.66	0.00	1,206.17
		947 · Utilities - Common (Gas)				4,739.10
03/27/2024	10139	Florida Public Utilities	Account 0439320-3 02/15 - 03/15	731.48		5,470.58
		Total 947 · Utilities - Common (Gas)		731.48	0.00	5,470.58
		953 · Security				289.95
		Total 953 · Security				289.95
		961 · Managers Mileage Expense				125.00
03/01/2024	10123	Dustin Gunter		37.50		162.50
03/01/2024	10124	Nicole Gunter		37.50		200.00
		Total 961 · Managers Mileage Expense		75.00	0.00	200.00
		995 · Reserve Allocation				21,000.00
		Total 995 · Reserve Allocation				21,000.00
		TOTAL		33,400.80	33,400.80	0.00

401 Management, Inc.  
Cash Receipts Journal  
March 2024

Type	Num	Date	Name	Account	Amount
Deposit		03/06/2024		101 · Cash in Bank-Checking	3,725.00
Payment	0020003134	03/06/2024	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0000005169	03/06/2024	606-Himes	149 · Undeposited Funds	(700.00)
Payment	0020107745	03/06/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0000005681	03/06/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0000001143	03/06/2024	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	837933558	03/06/2024	406-Stacy	149 · Undeposited Funds	(225.00)
TOTAL					(3,725.00)
Deposit		03/11/2024		101 · Cash in Bank-Checking	700.00
Payment	14801	03/11/2024	101-Shoemaker/Corso	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		03/19/2024		101 · Cash in Bank-Checking	1,400.00
Payment	748	03/19/2024	305-Ledger	149 · Undeposited Funds	(700.00)
Payment	0075603813	03/19/2024	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		03/27/2024		101 · Cash in Bank-Checking	700.00
Payment	1321	03/27/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		03/31/2024		101 · Cash in Bank-Checking	1,400.00
Payment	0000985028	03/31/2024	203-Dunn	149 · Undeposited Funds	(700.00)
Payment	0000005176	03/31/2024	606-Himes	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		03/11/2024		Reserve Contribution	625.00
Payment	0021664764	03/11/2024	302-Rich	149 · Undeposited Funds	(625.00)
TOTAL					(625.00)

401 Management, Inc.  
Cash Disbursement Journal  
March 2024

Date	Num	Name	Memo	Account	Amount
03/01/2024	10123	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)
					<u>500.00</u>
03/01/2024	10124	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)
					<u>500.00</u>
03/06/2024	10131	SEI Elevators LLC	Replaced 5th floor down hall push button	926 · Maintenance-Elevator	689.00
					<u>689.00</u>
03/06/2024	10132	P & A Roofing & Sheet Metal, Inc.	Proposal date 02/05/24	924 · Maintenance-Buildings	2,350.00
					<u>2,350.00</u>
03/06/2024	EFT	United States Treasury	59-2004609	405 · Withholding Tax Payable	0.00
		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
					<u>306.00</u>
03/11/2024	10133	Charles L. Belote & Associates, P.A.	February plus additional	912 · Accounting	332.00
					<u>332.00</u>
03/13/2024	10134	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	45.14
					<u>45.14</u>
03/13/2024	10135	Charter Communications	8337 11 027 0310158	936 · Telephone Expense	93.19
					<u>93.19</u>
03/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,097.08
					<u>2,097.08</u>
03/19/2024	10136	Onsite Direct LLC	Lawn Maintenance-March	922 · Maintenance-Grounds	950.00
					<u>950.00</u>
03/19/2024	10137	ProServe Pools LLC	April service	929 · Pool Service	750.00
					<u>750.00</u>
03/27/2024	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	107.28
					<u>107.28</u>

401 Management, Inc.  
Cash Disbursement Journal  
March 2024

Date	Num	Name	Memo	Account	Amount
03/27/2024	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	573.66
					<u>573.66</u>
03/27/2024	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	608.97
					<u>608.97</u>
03/27/2024	10138	Massey Services Inc.	Tree/Shrub	922 · Maintenance-Grounds	285.00
					<u>285.00</u>
03/27/2024	10139	Florida Public Utilities	Account 0439320-3 02/15 - 03/15	947 · Utilities - Common (Gas)	731.48
					<u>731.48</u>
03/29/2024	10140	All Phases LLC	50% Deposit	922 · Maintenance-Grounds	990.00
					<u>990.00</u>
TOTAL					<u><u>11,908.80</u></u>

401 Management, Inc.  
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 03/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						242,097.86
Cleared Transactions						
Checks and Payments - 20 items						
Check	02/28/2024	10127	Massey Services Inc.	X	(1,335.70)	(1,335.70)
Check	02/28/2024	10128	Massey Services Inc.	X	(1,060.20)	(2,395.90)
Check	02/28/2024	10129	Gas South	X	(803.88)	(3,199.78)
Check	02/28/2024	10125	Truist Bank	X	(691.37)	(3,891.15)
Check	02/29/2024	10130	Florida Public Utilities	X	(1,087.69)	(4,978.84)
General Journal	02/29/2024	Aje61		X	(425.00)	(5,403.84)
Paycheck	03/01/2024	10124	Nicole Gunter	X	(500.00)	(5,903.84)
Paycheck	03/01/2024	10123	Dustin Gunter	X	(500.00)	(6,403.84)
Check	03/06/2024	10132	P & A Roofing & Sheet Metal, Inc.	X	(2,350.00)	(8,753.84)
Check	03/06/2024	10131	SEI Elevators LLC	X	(689.00)	(9,442.84)
Liability Check	03/06/2024	EFT	United States Treasury	X	(306.00)	(9,748.84)
Check	03/11/2024	10133	Charles L. Belote & Associates, P.A.	X	(332.00)	(10,080.84)
Check	03/13/2024	10135	Charter Communications	X	(93.19)	(10,174.03)
Check	03/13/2024	10134	Charter Communications	X	(45.14)	(10,219.17)
Check	03/18/2024	Debit	Bright House Networks	X	(2,097.08)	(12,316.25)
Check	03/19/2024	10136	Onsite Direct LLC	X	(950.00)	(13,266.25)
Check	03/19/2024	10137	ProServe Pools LLC	X	(750.00)	(14,016.25)
Check	03/27/2024	debit	Utilities Commission	X	(608.97)	(14,625.22)
Check	03/27/2024	debit	Utilities Commission	X	(573.66)	(15,198.88)
Check	03/27/2024	debit	Utilities Commission	X	(107.28)	(15,306.16)
Total Checks and Payments					(15,306.16)	(15,306.16)
Deposits and Credits - 7 items						
General Journal	02/29/2024	Aje61		X	425.00	425.00
Deposit	02/29/2024			X	1,400.00	1,825.00
Deposit	03/06/2024			X	3,725.00	5,550.00
Deposit	03/11/2024			X	625.00	6,175.00
Deposit	03/11/2024			X	700.00	6,875.00
Deposit	03/19/2024			X	1,400.00	8,275.00
Deposit	03/27/2024			X	700.00	8,975.00
Total Deposits and Credits					8,975.00	8,975.00
Total Cleared Transactions					(6,331.16)	(6,331.16)
Cleared Balance					(6,331.16)	235,766.70
Uncleared Transactions						
Checks and Payments - 4 items						
Check	02/28/2024	10126	Charles R. Adams & Associates, Inc.		(5,000.00)	(5,000.00)
Check	03/27/2024	10139	Florida Public Utilities		(731.48)	(5,731.48)
Check	03/27/2024	10138	Massey Services Inc.		(285.00)	(6,016.48)
Check	03/29/2024	10140	All Phases LLC		(990.00)	(7,006.48)
Total Checks and Payments					(7,006.48)	(7,006.48)
Deposits and Credits - 1 item						
Deposit	03/31/2024				1,400.00	1,400.00
Total Deposits and Credits					1,400.00	1,400.00
Total Uncleared Transactions					(5,606.48)	(5,606.48)
Register Balance as of 03/31/2024					(11,937.64)	230,160.22
Ending Balance					(11,937.64)	230,160.22