

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

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

September 10, 2024

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

	Aug 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	
Reserve Contribution	10.00
2024 Special Assessment	53,175.00
101 · Cash in Bank-Checking - Other	50,470.64
Total 101 · Cash in Bank-Checking	103,655.64
Cash in Bank-Reserves	
107 · Truist Structural Reserve	41,145.67
108 · Truist Non Structural Reserve	6,204.47
Total Cash in Bank-Reserves	47,350.14
109 · Truist Money Market-SpecAsmt	76,496.76
Total Checking/Savings	227,702.54
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	7,895.17
Total Other Current Assets	7,895.17
Total Current Assets	236,297.71
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>250,755.70</b>

See Accompanying Accountants' Compilation Report

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

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	<u>Aug 31, 24</u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
404 · FICA Payable	306.00
405 · Withholding Tax Payable	922.00
406 · Special Asmts Paid in Advance	86,450.00
407 · Assessments Received in Advance	5,450.00
4071 · Reserve Asmts Paid in Advance	10.00
4072 · SIRS Asmt Paid in Advance	1,116.00
408 · Unemployment Tax Payable	14.00
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Total Other Current Liabilities	94,268.00
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Total Current Liabilities	94,268.00
Long Term Liabilities	
550 · Reserve Fund Balance	
Structural Reserves	40,029.67
Non-Structural Reserves	6,204.47
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Total 550 · Reserve Fund Balance	46,234.14
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Total Long Term Liabilities	46,234.14
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Total Liabilities	140,502.14
Equity	
560 · Fund Balance	75,668.32
Net Income	34,585.24
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Total Equity	110,253.56
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>250,755.70</b>
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See Accompanying Accountants' Compilation Report

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

	Aug 24	Budget	\$ Over Budget	Jan - Aug 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
601 · Maintenance Fees	9,800.00	9,800.00	0.00	250,600.00	251,800.00	(1,200.00)	291,000.00
602 · Reserve Assessments	0.00	0.00	0.00	42,000.00	42,000.00	0.00	42,000.00
603 · Interest Income	34.14	0.00	34.14	34.14	0.00	34.14	0.00
604 · Late Fees	0.00	0.00	0.00	125.00	0.00	125.00	0.00
<b>Total Income</b>	<b>9,834.14</b>	<b>9,800.00</b>	<b>34.14</b>	<b>292,759.14</b>	<b>293,800.00</b>	<b>(1,040.86)</b>	<b>333,000.00</b>
<b>Gross Profit</b>	<b>9,834.14</b>	<b>9,800.00</b>	<b>34.14</b>	<b>292,759.14</b>	<b>293,800.00</b>	<b>(1,040.86)</b>	<b>333,000.00</b>
Expense							
900 · Salaries-Mgr / Management Fee	1,500.00	1,500.00	0.00	12,000.00	12,000.00	0.00	18,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	480.00	1,333.36	(853.36)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	4,000.00	4,000.00	0.00	6,000.00
905 · Temporary Outside Labor	180.00	166.67	13.33	720.00	1,333.36	(613.36)	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	12,584.00	0.00	12,584.00	12,584.00	17,600.00	(5,016.00)	17,600.00
912 · Accounting	300.00	320.00	(20.00)	3,992.00	3,720.00	272.00	5,000.00
913 · Legal Fees	0.00	83.33	(83.33)	0.00	666.64	(666.64)	1,000.00
914 · Licenses & Permits	0.00	66.67	(66.67)	539.00	533.36	5.64	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	49.99	66.64	(16.65)	100.00
916 · Office/Operational Expenses	315.11	375.00	(59.89)	2,258.03	3,000.00	(741.97)	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	1,039.42	1,500.00	(460.58)	15,467.62	12,000.00	3,467.62	18,000.00
923 · Grounds Beautification	244.79	166.67	78.12	757.54	1,333.36	(575.82)	2,000.00
924 · Maintenance-Buildings	(9,685.00)	1,000.00	(10,685.00)	3,656.22	8,000.00	(4,343.78)	12,000.00
926 · Maintenance-Elevator	841.22	666.67	174.55	2,730.22	5,333.36	(2,603.14)	8,000.00
928 · Maintenance-Pool	928.06	750.00	178.06	2,908.37	6,000.00	(3,091.63)	9,000.00
929 · Pool Service	0.00	700.00	(700.00)	6,000.00	5,600.00	400.00	8,400.00
993 · Pool Furnishings	0.00	100.00	(100.00)	629.80	800.00	(170.20)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	66.64	(66.64)	100.00
934 · Payroll Tax Expense	153.00	158.33	(5.33)	1,322.00	1,266.64	55.36	1,900.00
936 · Telephone Expense	177.53	250.00	(72.47)	2,175.87	2,000.00	175.87	3,000.00
938 · Cable TV/Internet	2,097.08	2,166.67	(69.59)	17,355.10	17,333.36	21.74	26,000.00
939 · Web Hosting	111.60	41.67	69.93	241.20	333.36	(92.16)	500.00
942 · Utilities-Common (Electricity)	709.52	666.67	42.85	4,624.75	5,333.36	(708.61)	8,000.00
944 · Utilities-#103	151.93	166.67	(14.74)	926.99	1,333.36	(406.37)	2,000.00
946 · Utilities-Water & Sewer	696.71	583.33	113.38	4,299.17	4,666.64	(367.47)	7,000.00
947 · Utilities - Common (Gas)	163.06	50.00	113.06	7,940.81	8,700.00	(759.19)	10,600.00
953 · Security	7,280.01	500.00	6,780.01	16,558.86	4,000.00	12,558.86	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	575.00	600.00	(25.00)	900.00
962 · Managers Residence Expense	49.00	166.67	(117.67)	49.00	1,333.36	(1,284.36)	2,000.00
992 · Unanticipated Expenses	0.00	808.33	(808.33)	0.00	6,466.64	(6,466.64)	9,700.00
995 · Reserve Allocation	0.00	0.00	0.00	42,000.00	42,000.00	0.00	42,000.00
996 · Reserve Interest Allocation	34.14	0.00	34.14	34.14	0.00	34.14	0.00
<b>Total Expense</b>	<b>20,446.18</b>	<b>13,711.68</b>	<b>6,734.50</b>	<b>248,220.66</b>	<b>276,453.44</b>	<b>(28,232.78)</b>	<b>333,000.00</b>
<b>Net Ordinary Income</b>	<b>(10,612.04)</b>	<b>(3,911.68)</b>	<b>(6,700.36)</b>	<b>44,538.48</b>	<b>17,346.56</b>	<b>27,191.92</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
Other Income							
619 · Special Assessment Interest	46.76	0.00	46.76	46.76	0.00	46.76	0.00
<b>Total Other Income</b>	<b>46.76</b>	<b>0.00</b>	<b>46.76</b>	<b>46.76</b>	<b>0.00</b>	<b>46.76</b>	<b>0.00</b>
Other Expense							
966 · 2024 Special Asmt Expense	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
<b>Total Other Expense</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>(9,953.24)</b>	<b>0.00</b>	<b>(9,953.24)</b>	<b>(9,953.24)</b>	<b>0.00</b>	<b>(9,953.24)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(20,565.28)</b>	<b>(3,911.68)</b>	<b>(16,653.60)</b>	<b>34,585.24</b>	<b>17,346.56</b>	<b>17,238.68</b>	<b>0.00</b>

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

Date	Num	Name	Memo	Debit	Credit	Balance
550 · Reserve Fund Balance						4,200.00
Structural Reserves						0.00
08/31/2024	Aje75		allocate Reserve interest		29.67	29.67
08/31/2024	Aje79		to separate funds		40,000.00	40,029.67
Total Structural Reserves				0.00	40,029.67	40,029.67
Non-Structural Reserves						0.00
08/31/2024	Aje75		allocate Reserve interest		4.47	4.47
08/31/2024	Aje79		to separate funds		6,200.00	6,204.47
Total Non-Structural Reserves				0.00	6,204.47	6,204.47
550 · Reserve Fund Balance - Other						4,200.00
01/31/2024	Aje54		allocate reserve fees to fund balance		21,000.00	25,200.00
07/31/2024	Aje69		allocate reserve fees to fund balance		21,000.00	46,200.00
08/31/2024	Aje79		to separate funds	46,200.00		0.00
Total 550 · Reserve Fund Balance - Other				46,200.00	42,000.00	0.00
Total 550 · Reserve Fund Balance				46,200.00	88,234.14	46,234.14
TOTAL				46,200.00	88,234.14	46,234.14

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

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	Jan - Aug 24
<b>OPERATING ACTIVITIES</b>	
Net Income	34,585.24
Adjustments to reconcile Net Income to net cash provided by operations:	
155 · Prepaid Expenses	144.00
400 · Accounts Payable	(2,879.91)
404 · FICA Payable	(165.68)
405 · Withholding Tax Payable	922.00
406 · Special Asmts Paid in Advance	86,450.00
407 · Assessments Received in Advance	(55,125.00)
4071 · Reserve Asmts Paid in Advance	(8,400.00)
4072 · SIRS Asmt Paid in Advance	1,116.00
408 · Unemployment Tax Payable	14.00
	56,660.65
<b>FINANCING ACTIVITIES</b>	
550 · Reserve Fund Balance	(4,200.00)
550 · Reserve Fund Balance:Structural Reserves	40,029.67
550 · Reserve Fund Balance:Non-Structural Reserves	6,204.47
	42,034.14
Net cash provided by Financing Activities	42,034.14
Net cash increase for period	98,694.79
Cash at beginning of period	129,007.75
Cash at end of period	227,702.54

See Accompanying Accountants' Compilation Letter

401 Management, Inc.  
Monthly Assessments Receivables  
As of August 31, 2024

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<b>606-Himes</b> Invoice	08/01/2024		<u>700.00</u>
Total 606-Himes			<u>700.00</u>
<b>TOTAL</b>			<u><u>700.00</u></u>



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

Type	Date	Memo	Open Balance
<b>301-Bass</b>			
Payment	08/08/2024		(700.00)
Total 301-Bass			(700.00)
<b>305-Ledger</b>			
Payment	08/19/2024		(700.00)
Total 305-Ledger			(700.00)
<b>504-Glenasset Inc./Torruella</b>			
Payment	03/06/2024		(600.00)
Payment	07/03/2024		(700.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
<b>505-McCabe</b>			
Payment	08/19/2024		(700.00)
Payment	08/14/2024		(700.00)
Total 505-McCabe			(1,400.00)
<b>604-Anness</b>			
Payment	08/29/2024		(700.00)
Total 604-Anness			(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>(5,450.00)</b>

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

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

401 Management, Inc.  
SIRS Assessment Received in Advance  
As of August 31, 2024

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
603-Wall Payment	08/20/2024		<u>(1,116.00)</u>
Total 603-Wall			<u>(1,116.00)</u>
<b>TOTAL</b>			<b><u><u>(1,116.00)</u></u></b>

401 Management, Inc.  
Special Assessment Received in Advance  
As of August 31, 2024

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<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<b>105-Schuiteman</b>			
Payment	08/26/2024		<u>(3,325.00)</u>
Total 105-Schuiteman			(3,325.00)
<b>106-Chris Garvin</b>			
Payment	08/19/2024		<u>(9,975.00)</u>
Total 106-Chris Garvin			(9,975.00)
<b>201-Fleming/Boone</b>			
Payment	08/27/2024		<u>(9,975.00)</u>
Total 201-Fleming/Boone			(9,975.00)
<b>202-Allison</b>			
Payment	08/19/2024		<u>(9,975.00)</u>
Total 202-Allison			(9,975.00)
<b>203-Dunn</b>			
Payment	08/14/2024		<u>(3,325.00)</u>
Total 203-Dunn			(3,325.00)
<b>303-Greene</b>			
Payment	08/19/2024		<u>(3,325.00)</u>
Total 303-Greene			(3,325.00)
<b>305-Ledger</b>			
Payment	08/19/2024		<u>(3,325.00)</u>
Total 305-Ledger			(3,325.00)
<b>405-Putnam</b>			
Payment	08/27/2024		<u>(3,325.00)</u>
Total 405-Putnam			(3,325.00)
<b>502-Maler</b>			
Payment	08/14/2024		<u>(3,325.00)</u>
Total 502-Maler			(3,325.00)
<b>505-McCabe</b>			
Payment	08/19/2024		<u>(3,325.00)</u>
Total 505-McCabe			(3,325.00)

401 Management, Inc.  
Special Assessment Received in Advance  
As of August 31, 2024

Type	Date	Memo	Open Balance
<b>506-Bryan</b>			
Payment	08/19/2024		(3,325.00)
Total 506-Bryan			(3,325.00)
<b>601-Caridis</b>			
Payment	08/26/2024		(3,325.00)
Total 601-Caridis			(3,325.00)
<b>602-Daniel</b>			
Payment	08/19/2024		(3,325.00)
Total 602-Daniel			(3,325.00)
<b>603-Wall</b>			
Payment	08/08/2024		(9,975.00)
Payment	08/20/2024		(1,116.00)
Total 603-Wall			(11,091.00)
<b>605-Colaluca Living Trust</b>			
Payment	08/27/2024		(9,975.00)
Total 605-Colaluca Living Trust			(9,975.00)
<b>606-Himes</b>			
Payment	08/26/2024		(3,325.00)
Total 606-Himes			(3,325.00)
<b>TOTAL</b>			<b>(87,566.00)</b>

401 Management, Inc.  
Special Assessment Received in Advance  
As of August 31, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<b>105-Schuiteman</b>			
Payment	08/26/2024		(3,325.00)
Total 105-Schuiteman			(3,325.00)
<b>106-Chris Garvin</b>			
Payment	08/19/2024		(9,975.00)
Total 106-Chris Garvin			(9,975.00)
<b>201-Fleming/Boone</b>			
Payment	08/27/2024		(9,975.00)
Total 201-Fleming/Boone			(9,975.00)
<b>202-Allison</b>			
Payment	08/19/2024		(9,975.00)
Total 202-Allison			(9,975.00)
<b>203-Dunn</b>			
Payment	08/14/2024		(3,325.00)
Total 203-Dunn			(3,325.00)
<b>303-Greene</b>			
Payment	08/19/2024		(3,325.00)
Total 303-Greene			(3,325.00)
<b>305-Ledger</b>			
Payment	08/19/2024		(3,325.00)
Total 305-Ledger			(3,325.00)
<b>405-Putnam</b>			
Payment	08/27/2024		(3,325.00)
Total 405-Putnam			(3,325.00)
<b>502-Maler</b>			
Payment	08/14/2024		(3,325.00)
Total 502-Maler			(3,325.00)
<b>505-McCabe</b>			
Payment	08/19/2024		(3,325.00)
Total 505-McCabe			(3,325.00)

401 Management, Inc.  
Special Assessment Received in Advance  
As of August 31, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<b>506-Bryan</b>			
Payment	08/19/2024		(3,325.00)
Total 506-Bryan			(3,325.00)
<b>601-Caridis</b>			
Payment	08/26/2024		(3,325.00)
Total 601-Caridis			(3,325.00)
<b>602-Daniel</b>			
Payment	08/19/2024		(3,325.00)
Total 602-Daniel			(3,325.00)
<b>603-Wall</b>			
Payment	08/08/2024		(9,975.00)
Total 603-Wall			(9,975.00)
<b>605-Colaluca Living Trust</b>			
Payment	08/27/2024		(9,975.00)
Total 605-Colaluca Living Trust			(9,975.00)
<b>606-Himes</b>			
Payment	08/26/2024		(3,325.00)
Total 606-Himes			(3,325.00)
<b>TOTAL</b>			<b>(86,450.00)</b>

401 Management, Inc.

General Ledger

As of August 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						149,283.68
Reserve Contribution						46,210.00
08/26/2024			Funds Transfer		6,200.00	40,010.00
08/26/2024			Funds Transfer		40,000.00	10.00
Total Reserve Contribution				0.00	46,200.00	10.00
2025 SIRS Assessment						0.00
08/20/2024			Deposit	1,116.00		1,116.00
08/26/2024			Funds Transfer		1,116.00	0.00
Total 2025 SIRS Assessment				1,116.00	1,116.00	0.00
2024 Special Assessment						0.00
08/08/2024			Deposit	9,975.00		9,975.00
08/14/2024			Deposit	6,650.00		16,625.00
08/14/2024	Aje72		re-code January expense to Special Assessment		5,000.00	11,625.00
08/14/2024	Aje73		re-code February expense to Special Assessment		5,000.00	6,625.00
08/19/2024			Deposit	36,575.00		43,200.00
08/26/2024			Deposit	9,975.00		53,175.00
Total 2024 Special Assessment				63,175.00	10,000.00	53,175.00
101 · Cash in Bank-Checking - Other						103,073.68
08/01/2024	10204	Dustin Gunter			500.00	102,573.68
08/01/2024	10205	Nicole Gunter			500.00	102,073.68
08/01/2024	EFT	United States Treasury	59-2004609		1,228.00	100,845.68
08/03/2024	OBP	ProServe Pools LLC	Inv 1000061627		694.00	100,151.68
08/06/2024	OP	Charter Communications	8337 11 027 0310158		93.15	100,058.53
08/08/2024			Deposit	4,900.00		104,958.53
08/08/2024	OBP	Hosting NSB	Invoice #6664		21.60	104,936.93
08/08/2024	OBP	Hosting NSB	Invoice #6706		72.00	104,864.93
08/10/2024	OBP	All Phases Construction	Invoice #S030400970		780.00	104,084.93
08/10/2024	OBP	All Phases Construction	Invoice #S030400664		990.00	103,094.93
08/10/2024	OBP	Charter Communications	8337 11 027 0310067		45.13	103,049.80
08/10/2024	OBP	ProServe Pools LLC	Inv 1000061818		88.34	102,961.46
08/13/2024	10206	Charles L. Belote & Associates, P.A.	July Accounting		300.00	102,661.46
08/14/2024			Deposit	700.00		103,361.46
08/14/2024	Aje72		re-code January expense to Special Assessment	5,000.00		108,361.46
08/14/2024	Aje73		re-code February expense to Special Assessment	5,000.00		113,361.46
08/17/2024	OBP	Wiginton Fire Systems, Inc.	Invoice #SVC100351		591.08	112,770.38
08/17/2024	OBP	Wiginton Fire Systems, Inc.	Invoice #SVC100594		4,445.00	108,325.38
08/17/2024	OBP	ProServe Pools LLC	Inv 1000061877		51.76	108,273.62
08/17/2024	OBP	Onsite Direct LLC	Lawn Maintenance-August		950.00	107,323.62
08/17/2024	OBP	Hosting NSB	Invoice #6713		18.00	107,305.62
08/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,097.08	105,208.54
08/19/2024			Deposit	1,400.00		106,608.54
08/21/2024	10207	Alexia Gunter	8 hours @ \$12.00/hour		96.00	106,512.54
08/21/2024	10208	Katelyn Gunter	7 hours @ \$12.00/hour		84.00	106,428.54
08/23/2024	OBP	Security Center	Invoice #77975		473.93	105,954.61
08/26/2024	debit	Utilities Commission	501635-101749 Common		709.52	105,245.09
08/26/2024	debit	Utilities Commission	501634-101748 - Water		696.71	104,548.38
08/26/2024	debit	Utilities Commission	501653-101767 Unit #103		151.93	104,396.45
08/26/2024			Funds Transfer		53,175.00	51,221.45
08/26/2024	OBP	Master Craft Plumbing Con. Inc.	Invoice #FS6330		315.00	50,906.45
08/27/2024			Deposit	700.00		51,606.45
08/29/2024			Deposit	700.00		52,306.45
08/30/2024	OBP	Skyline Elevator	Invoice #219307		841.22	51,465.23
08/31/2024	OBP	Truist Bank	4046-0112 0354 5012 -1		831.53	50,633.70
08/31/2024	OBP	Gas South	Invoice #837546929910 07/16/24-08/15/24		5.33	50,628.37
08/31/2024	OBP	Florida Public Utilities	Account 0439320-3 07/16 - 08/15		157.73	50,470.64
Total 101 · Cash in Bank-Checking - Other				18,400.00	71,003.04	50,470.64
Total 101 · Cash in Bank-Checking				82,691.00	128,319.04	103,655.64



401 Management, Inc.

General Ledger

As of August 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
Cash in Bank-Reserves						0.00
107 · Truist Structural Reserve						0.00
08/26/2024			Funds Transfer	40,000.00		40,000.00
08/26/2024			Funds Transfer	1,116.00		41,116.00
08/31/2024			Interest	29.67		41,145.67
Total 107 · Truist Structural Reserve				41,145.67	0.00	41,145.67
108 · Truist Non Structural Reserve						0.00
08/26/2024			Funds Transfer	6,200.00		6,200.00
08/31/2024			Interest	4.47		6,204.47
Total 108 · Truist Non Structural Reserve				6,204.47	0.00	6,204.47
Total Cash in Bank-Reserves				47,350.14	0.00	47,350.14
109 · Truist Money Market-SpecAsmt						0.00
08/26/2024			Funds Transfer	53,175.00		53,175.00
08/27/2024			Deposit	23,275.00		76,450.00
08/31/2024			Interest	46.76		76,496.76
Total 109 · Truist Money Market-SpecAsmt				76,496.76	0.00	76,496.76
120 · Assessmments Receivable						0.00
121 · Regular Assessments Receivable						0.00
08/01/2024	2196	301-Bass		700.00		700.00
08/01/2024	2197	304-Oyster		700.00		1,400.00
08/01/2024	2198	406-Stacy		700.00		2,100.00
08/01/2024	2199	101-Corso		700.00		2,800.00
08/01/2024	2200	606-Himes		700.00		3,500.00
08/01/2024	2201	604-Anness		700.00		4,200.00
08/01/2024	2202	501-Kaiser		700.00		4,900.00
08/01/2024	2203	505-McCabe		700.00		5,600.00
08/01/2024	2204	504-Glenasset Inc./Torruella		700.00		6,300.00
08/01/2024	2205	405-Putnam		700.00		7,000.00
08/01/2024	2206	305-Ledger		700.00		7,700.00
08/01/2024	2207	302-Rich		700.00		8,400.00
08/01/2024	2208	203-Dunn		700.00		9,100.00
08/01/2024	2209	202-Allison		700.00		9,800.00
08/08/2024	1334	501-Kaiser			700.00	9,100.00
08/08/2024	0000...	504-Glenasset Inc./Torruella			700.00	8,400.00
08/08/2024	0000...	405-Putnam			700.00	7,700.00
08/08/2024	0056...	302-Rich			700.00	7,000.00
08/08/2024	0000...	304-Oyster			700.00	6,300.00
08/08/2024	8545...	406-Stacy			700.00	5,600.00
08/08/2024	0208...	301-Bass			700.00	4,900.00
08/14/2024	0010...	505-McCabe			700.00	4,200.00
08/19/2024	0011...	505-McCabe			700.00	3,500.00
08/19/2024	800	305-Ledger			700.00	2,800.00
08/27/2024	0000...	203-Dunn			700.00	2,100.00
08/29/2024	0100...	604-Anness			700.00	1,400.00
08/31/2024	Aje76	PrepdAdj	adjust to actual at 8/31/24		700.00	700.00
Total 121 · Regular Assessments Receivable				9,800.00	9,100.00	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
Total 124 · Reserve Contribution						0.00

401 Management, Inc.

General Ledger

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Date	Num	Name	Memo	Debit	Credit	Balance
127 · 2024 Special Assessment						0.00
08/08/2024	0000...	603-Wall			9,975.00	(9,975.00)
08/14/2024	1180	502-Maler			3,325.00	(13,300.00)
08/14/2024	0058...	203-Dunn			3,325.00	(16,625.00)
08/19/2024	1009	602-Daniel			3,325.00	(19,950.00)
08/19/2024	3805	303-Greene			3,325.00	(23,275.00)
08/19/2024	801	305-Ledger			3,325.00	(26,600.00)
08/19/2024	1126	202-Allison			9,975.00	(36,575.00)
08/19/2024	0011...	505-McCabe			3,325.00	(39,900.00)
08/19/2024	0000...	506-Bryan			3,325.00	(43,225.00)
08/19/2024	0012...	106-Chris Garvin			9,975.00	(53,200.00)
08/26/2024	3082	105-Schuiteman			3,325.00	(56,525.00)
08/26/2024	138	601-Caridis			3,325.00	(59,850.00)
08/26/2024	1575	606-Himes			3,325.00	(63,175.00)
08/27/2024	0000...	605-Colaluca Living Trust			9,975.00	(73,150.00)
08/27/2024	0000...	405-Putnam			3,325.00	(76,475.00)
08/27/2024	0003...	201-Fleming/Boone			9,975.00	(86,450.00)
08/31/2024	Aje77	PrepdAdj	adjust to actual at 8/31/24	86,450.00		0.00
Total 127 · 2024 Special Assessment				86,450.00	86,450.00	0.00
128 · 2025 SIRS Assessment						0.00
08/20/2024	0000...	603-Wall			1,116.00	(1,116.00)
08/31/2024	- Aje78	PrepdAdj	adjust to actual at 8/31/24.	1,116.00		0.00
Total 128 · 2025 SIRS Assessment				1,116.00	1,116.00	0.00
Total 120 · Assessmments Receivable				97,366.00	96,666.00	700.00
150 · Prepaid Insurance						20,479.17
08/31/2024	Aje80		move August renewal paid in June		12,584.00	7,895.17
Total 150 · Prepaid Insurance				0.00	12,584.00	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)
08/01/2024	10204	Dustin Gunter		0.00		(306.00)
08/01/2024	10204	Dustin Gunter			62.00	(368.00)
08/01/2024	10204	Dustin Gunter			62.00	(430.00)
08/01/2024	10204	Dustin Gunter			14.50	(444.50)
08/01/2024	10204	Dustin Gunter			14.50	(459.00)
08/01/2024	10205	Nicole Gunter		0.00		(459.00)
08/01/2024	10205	Nicole Gunter			62.00	(521.00)
08/01/2024	10205	Nicole Gunter			62.00	(583.00)
08/01/2024	10205	Nicole Gunter			14.50	(597.50)
08/01/2024	10205	Nicole Gunter			14.50	(612.00)
08/01/2024	EFT	United States Treasury	59-2004609	124.00		(488.00)
08/01/2024	EFT	United States Treasury	59-2004609	124.00		(364.00)
08/01/2024	EFT	United States Treasury	59-2004609	29.00		(335.00)
08/01/2024	EFT	United States Treasury	59-2004609	29.00		(306.00)
08/01/2024	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)
08/01/2024	10204	Dustin Gunter			461.00	(1,383.00)
08/01/2024	10205	Nicole Gunter			461.00	(1,844.00)
08/01/2024	EFT	United States Treasury	59-2004609	922.00		(922.00)
Total 405 · Withholding Tax Payable				922.00	922.00	(922.00)

401 Management, Inc.  
General Ledger  
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Date	Num	Name	Memo	Debit	Credit	Balance
		406 · Special Asmts Paid in Advance				0.00
08/31/2024	Aje77	PrepdAdj	adjust to actual at 8/31/24		86,450.00	(86,450.00)
		Total 406 · Special Asmts Paid in Advance		0.00	86,450.00	(86,450.00)
		407 · Assessments Received in Advance				(6,150.00)
08/31/2024	Aje76	PrepdAdj	adjust to actual at 8/31/24	700.00		(5,450.00)
		Total 407 · Assessments Received in Advance		700.00	0.00	(5,450.00)
		4071 · Reserve Asmts Paid in Advance				(10.00)
		Total 4071 · Reserve Asmts Paid in Advance				(10.00)
		4072 · SIRS Asmt Paid in Advance				0.00
08/31/2024	Aje78	PrepdAdj	adjust to actual at 8/31/24		1,116.00	(1,116.00)
		Total 4072 · SIRS Asmt Paid in Advance		0.00	1,116.00	(1,116.00)
		408 · Unemployment Tax Payable				(14.00)
08/01/2024	10204	Dustin Gunter		0.00		(14.00)
08/01/2024	10204	Dustin Gunter		0.00		(14.00)
08/01/2024	10205	Nicole Gunter		0.00		(14.00)
08/01/2024	10205	Nicole Gunter		0.00		(14.00)
		Total 408 · Unemployment Tax Payable		0.00	0.00	(14.00)
		550 · Reserve Fund Balance				(46,200.00)
		Structural Reserves				0.00
08/31/2024	Aje75		allocate Reserve interest		29.67	(29.67)
08/31/2024	Aje79		to separate funds		40,000.00	(40,029.67)
		Total Structural Reserves		0.00	40,029.67	(40,029.67)
		Non-Structural Reserves				0.00
08/31/2024	Aje75		allocate Reserve interest		4.47	(4.47)
08/31/2024	Aje79		to separate funds		6,200.00	(6,204.47)
		Total Non-Structural Reserves		0.00	6,204.47	(6,204.47)
		550 · Reserve Fund Balance - Other				(46,200.00)
08/31/2024	Aje79		to separate funds	46,200.00		0.00
		Total 550 · Reserve Fund Balance - Other		46,200.00	0.00	0.00
		Total 550 · Reserve Fund Balance		46,200.00	46,234.14	(46,234.14)
		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				(240,800.00)
08/01/2024	2196	301-Bass	Maintenance Fee Billing		700.00	(241,500.00)
08/01/2024	2197	304-Oyster	Maintenance Fee Billing		700.00	(242,200.00)
08/01/2024	2198	406-Stacy	Maintenance Fee Billing		700.00	(242,900.00)
08/01/2024	2199	101-Corso	Maintenance Fee Billing		700.00	(243,600.00)
08/01/2024	2200	606-Himes	Maintenance Fee Billing		700.00	(244,300.00)
08/01/2024	2201	604-Anness	Maintenance Fee Billing		700.00	(245,000.00)
08/01/2024	2202	501-Kaiser	Maintenance Fee Billing		700.00	(245,700.00)
08/01/2024	2203	505-McCabe	Maintenance Fee Billing		700.00	(246,400.00)
08/01/2024	2204	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(247,100.00)
08/01/2024	2205	405-Putnam	Maintenance Fee Billing		700.00	(247,800.00)
08/01/2024	2206	305-Ledger	Maintenance Fee Billing		700.00	(248,500.00)
08/01/2024	2207	302-Rich	Maintenance Fee Billing		700.00	(249,200.00)
08/01/2024	2208	203-Dunn	Maintenance Fee Billing		700.00	(249,900.00)
08/01/2024	2209	202-Allison	Maintenance Fee Billing		700.00	(250,600.00)
		Total 601 · Maintenance Fees		0.00	9,800.00	(250,600.00)

401 Management, Inc.  
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Date	Num	Name	Memo	Debit	Credit	Balance
602 · Reserve Assessments						(42,000.00)
Total 602 · Reserve Assessments						(42,000.00)
603 · Interest Income						0.00
08/31/2024			Interest		29.67	(29.67)
08/31/2024			Interest		4.47	(34.14)
Total 603 · Interest Income						0.00 34.14 (34.14)
604 · Late Fees						(125.00)
Total 604 · Late Fees						(125.00)
900 · Salaries-Mgr / Management Fee						10,500.00
08/01/2024	10204	Dustin Gunter		750.00		11,250.00
08/01/2024	10205	Nicole Gunter		750.00		12,000.00
Total 900 · Salaries-Mgr / Management Fee						1,500.00 0.00 12,000.00
902 · Salaries-Relief Manager						480.00
Total 902 · Salaries-Relief Manager						480.00
903 · Managers Health Insurance						3,500.00
08/01/2024	10204	Dustin Gunter		250.00		3,750.00
08/01/2024	10205	Nicole Gunter		250.00		4,000.00
Total 903 · Managers Health Insurance						500.00 0.00 4,000.00
905 · Temporary Outside Labor						540.00
08/21/2024	10207	Alexia Gunter	8 hours @ \$12.00/hour	96.00		636.00
08/21/2024	10208	Katelyn Gunter	7 hours @ \$12.00/hour	84.00		720.00
Total 905 · Temporary Outside Labor						180.00 0.00 720.00
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
910 · Insurance-Property						57,670.01
Total 910 · Insurance-Property						57,670.01
911 · Insurance-Flood						0.00
08/31/2024	Aje80		move August renewal paid in June	12,584.00		12,584.00
Total 911 · Insurance-Flood						12,584.00 0.00 12,584.00
912 · Accounting						3,692.00
08/13/2024	10206	Charles L. Belote & Associates, P.A.	July Accounting	300.00		3,992.00
Total 912 · Accounting						300.00 0.00 3,992.00
914 · Licenses & Permits						539.00
Total 914 · Licenses & Permits						539.00
915 · Dues & Subscriptions						49.99
Total 915 · Dues & Subscriptions						49.99
916 · Office/Operational Expenses						1,942.92
08/31/2024	OBP	Truist Bank	Target	14.26		1,957.18
08/31/2024	OBP	Truist Bank	Undergroundshirts.com	282.54		2,239.72
08/31/2024	OBP	Truist Bank	Walmart	5.97		2,245.69
08/31/2024	OBP	Truist Bank	Home Depot	6.37		2,252.06
08/31/2024	OBP	Truist Bank	Walmart	5.97		2,258.03
Total 916 · Office/Operational Expenses						315.11 0.00 2,258.03

401 Management, Inc.

General Ledger

As of August 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
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						14,428.20
08/17/2024	OBP	Onsite Direct LLC	Lawn Maintenance-August	950.00		15,378.20
08/31/2024	OBP	Truist Bank	Home Depot	89.42		15,467.62
Total 922 · Maintenance-Grounds						1,039.42 0.00 15,467.62
923 · Grounds Beautification						512.75
08/31/2024	OBP	Truist Bank	SmartSign	244.79		757.54
Total 923 · Grounds Beautification						244.79 0.00 757.54
924 · Maintenance-Buildings						13,341.22
08/14/2024	Aje72		re-code January expense to Special Assessment		5,000.00	8,341.22
08/14/2024	Aje73		re-code February expense to Special Assessment		5,000.00	3,341.22
08/26/2024	OBP	Master Craft Plumbing Con. Inc.	Invoice #FS6330	315.00		3,656.22
Total 924 · Maintenance-Buildings						315.00 10,000.00 3,656.22
926 · Maintenance-Elevator						1,889.00
08/30/2024	OBP	Skyline Elevator	Invoice #219307	841.22		2,730.22
Total 926 · Maintenance-Elevator						841.22 0.00 2,730.22
928 · Maintenance-Pool						1,980.31
08/03/2024	OBP	ProServe Pools LLC	Inv 1000061627	694.00		2,674.31
08/10/2024	OBP	ProServe Pools LLC	Inv 1000061818	88.34		2,762.65
08/17/2024	OBP	ProServe Pools LLC	replacement basket for Pentair Whisperflo	51.76		2,814.41
08/31/2024	OBP	Truist Bank	Pinch A Penny	93.96		2,908.37
Total 928 · Maintenance-Pool						928.06 0.00 2,908.37
929 · Pool Service						6,000.00
Total 929 · Pool Service						6,000.00
993 · Pool Furnishings						629.80
Total 993 · Pool Furnishings						629.80
934 · Payroll Tax Expense						1,169.00
08/01/2024	10204	Dustin Gunter		62.00		1,231.00
08/01/2024	10204	Dustin Gunter		14.50		1,245.50
08/01/2024	10204	Dustin Gunter		0.00		1,245.50
08/01/2024	10204	Dustin Gunter		0.00		1,245.50
08/01/2024	10205	Nicole Gunter		62.00		1,307.50
08/01/2024	10205	Nicole Gunter		14.50		1,322.00
08/01/2024	10205	Nicole Gunter		0.00		1,322.00
08/01/2024	10205	Nicole Gunter		0.00		1,322.00
Total 934 · Payroll Tax Expense						153.00 0.00 1,322.00
936 · Telephone Expense						1,998.34
08/06/2024	OP	Charter Communications	8337 11 027 0310158	93.15		2,091.49
08/10/2024	OBP	Charter Communications	8337 11 027 0310067	45.13		2,136.62
08/31/2024	OBP	Truist Bank	Verizon	39.25		2,175.87
Total 936 · Telephone Expense						177.53 0.00 2,175.87
938 · Cable TV/Internet						15,258.02
08/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,097.08		17,355.10
Total 938 · Cable TV/Internet						2,097.08 0.00 17,355.10

401 Management, Inc.

General Ledger

As of August 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
939 · Web Hosting						129.60
08/08/2024	OBP	Hosting NSB	adding and updating cleaning fees and rates	21.60		151.20
08/08/2024	OBP	Hosting NSB	Basic Hosting	72.00		223.20
08/17/2024	OBP	Hosting NSB	2 x adding various documents to website	18.00		241.20
Total 939 · Web Hosting				111.60	0.00	241.20
942 · Utilities-Common (Electricity)						3,915.23
08/26/2024	debit	Utilities Commission	501635-101749 Common	709.52		4,624.75
Total 942 · Utilities-Common (Electricity)				709.52	0.00	4,624.75
944 · Utilities-#103						775.06
08/26/2024	debit	Utilities Commission	501653-101767 Unit #103	151.93		926.99
Total 944 · Utilities-#103				151.93	0.00	926.99
946 · Utilities-Water & Sewer						3,602.46
08/26/2024	debit	Utilities Commission	501634-101748 - Water	696.71		4,299.17
Total 946 · Utilities-Water & Sewer				696.71	0.00	4,299.17
947 · Utilities - Common (Gas)						7,777.75
08/31/2024	OBP	Gas South	Invoice #837546929910 07/16/24-08/15/24	5.33		7,783.08
08/31/2024	OBP	Florida Public Utilities	Account 0439320-3 07/16 - 08/15	157.73		7,940.81
Total 947 · Utilities - Common (Gas)				163.06	0.00	7,940.81
953 · Security						9,278.85
08/10/2024	OBP	All Phases Construction	Installation of Aluminum Fence	780.00		10,058.85
08/10/2024	OBP	All Phases Construction	Installation of Aluminum Fence	990.00		11,048.85
08/17/2024	OBP	Wiginton Fire Systems, Inc.	Inst (4) exts	591.08		11,639.93
08/17/2024	OBP	Wiginton Fire Systems, Inc.	Repk Aurora Fire Pump	4,445.00		16,084.93
08/23/2024	OBP	Security Center	Service call on gate lock keypad - replaced keypad	473.93		16,558.86
Total 953 · Security				7,280.01	0.00	16,558.86
961 · Managers Mileage Expense						500.00
08/01/2024	10204	Dustin Gunter		37.50		537.50
08/01/2024	10205	Nicole Gunter		37.50		575.00
Total 961 · Managers Mileage Expense				75.00	0.00	575.00
962 · Managers Residence Expense						0.00
08/31/2024	OBP	Truist Bank	Advanced Air Home Service	49.00		49.00
Total 962 · Managers Residence Expense				49.00	0.00	49.00
995 · Reserve Allocation						42,000.00
Total 995 · Reserve Allocation						42,000.00
996 · Reserve Interest Allocation						0.00
08/31/2024	Aje75		allocate Reserve interest	34.14		34.14
Total 996 · Reserve Interest Allocation				34.14	0.00	34.14
619 · Special Assessment Interest						0.00
08/31/2024			Interest		46.76	(46.76)
Total 619 · Special Assessment Interest				0.00	46.76	(46.76)
966 · 2024 Special Asmt Expense						0.00
08/14/2024	Aje72		re-code January expense to Special Assessment	5,000.00		5,000.00
08/14/2024	Aje73		re-code February expense to Special Assessment	5,000.00		10,000.00
Total 966 · 2024 Special Asmt Expense				10,000.00	0.00	10,000.00
TOTAL				392,478.08	392,478.08	0.00

401 Management, Inc.  
Cash Receipts Journal  
August 2024

Type	Num	Date	Name	Account	Amount
Deposit		08/08/2024		101 · Cash in Bank-Checking	4,900.00
Payment	1334	08/08/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
Payment	0000995089	08/08/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0000005758	08/08/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0056646224	08/08/2024	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0000001148	08/08/2024	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	02082413287	08/08/2024	301-Bass	149 · Undeposited Funds	(700.00)
Payment	854573488	08/08/2024	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(4,900.00)
Deposit		08/14/2024		101 · Cash in Bank-Checking	700.00
Payment	0010805975	08/14/2024	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		08/19/2024		101 · Cash in Bank-Checking	1,400.00
Payment	800	08/19/2024	305-Ledger	149 · Undeposited Funds	(700.00)
Payment	0011315538	08/19/2024	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		08/27/2024		101 · Cash in Bank-Checking	700.00
Payment	0000985047	08/27/2024	203-Dunn	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		08/29/2024		101 · Cash in Bank-Checking	700.00
Payment	0100000009	08/29/2024	604-Anness	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		08/31/2024		107 · Truist Structural Reserve	29.67
				603 · Interest Income	(29.67)
TOTAL					(29.67)
Deposit		08/31/2024		108 · Truist Non Structural Reserve	4.47
				603 · Interest Income	(4.47)
TOTAL					(4.47)
Deposit		08/27/2024		109 · Truist Money Market-SpecAsmt	23,275.00
Payment	0000006114	08/27/2024	605-Colaluca Living Trust	149 · Undeposited Funds	(9,975.00)
Payment	0000985776	08/27/2024	405-Putnam	149 · Undeposited Funds	(3,325.00)
Payment	0003000004	08/27/2024	201-Fleming/Boone	149 · Undeposited Funds	(9,975.00)
TOTAL					(23,275.00)

401 Management, Inc.  
Cash Receipts Journal  
August 2024

Type	Num	Date	Name	Account	Amount
Deposit		08/31/2024		109 · Truist Money Market-SpecAsmt	46.76
				619 · Special Assessment Interest	(46.76)
TOTAL					(46.76)
Deposit		08/08/2024		2024 Special Assessment	9,975.00
Payment	0000005678	08/08/2024	603-Wall	149 · Undeposited Funds	(9,975.00)
TOTAL					(9,975.00)
Deposit		08/14/2024		2024 Special Assessment	6,650.00
Payment	1180	08/14/2024	502-Maler	149 · Undeposited Funds	(3,325.00)
Payment	0058137608	08/14/2024	203-Dunn	149 · Undeposited Funds	(3,325.00)
TOTAL					(6,650.00)
Deposit		08/19/2024		2024 Special Assessment	36,575.00
Payment	1009	08/19/2024	602-Daniel	149 · Undeposited Funds	(3,325.00)
Payment	3805	08/19/2024	303-Greene	149 · Undeposited Funds	(3,325.00)
Payment	801	08/19/2024	305-Ledger	149 · Undeposited Funds	(3,325.00)
Payment	1126	08/19/2024	202-Allison	149 · Undeposited Funds	(9,975.00)
Payment	0011046772	08/19/2024	505-McCabe	149 · Undeposited Funds	(3,325.00)
Payment	0000995047	08/19/2024	506-Bryan	149 · Undeposited Funds	(3,325.00)
Payment	0012189934	08/19/2024	106-Chris Garvin	149 · Undeposited Funds	(9,975.00)
TOTAL					(36,575.00)
Deposit		08/26/2024		2024 Special Assessment	9,975.00
Payment	3082	08/26/2024	105-Schuiteman	149 · Undeposited Funds	(3,325.00)
Payment	138	08/26/2024	601-Caridis	149 · Undeposited Funds	(3,325.00)
Payment	1575	08/26/2024	606-Himes	149 · Undeposited Funds	(3,325.00)
TOTAL					(9,975.00)
Deposit		08/20/2024		2025 SIRS Assessment	1,116.00
Payment	0000005679	08/20/2024	603-Wall	149 · Undeposited Funds	(1,116.00)
TOTAL					(1,116.00)



401 Management, Inc.  
Cash Disbursement Journal  
August 2024

Date	Num	Name	Memo	Account	Amount
08/01/2024	10204	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	0.00
		Dustin Gunter		408 · Unemployment Tax Payable	0.00
		Dustin Gunter		934 · Payroll Tax Expense	0.00
		Dustin Gunter		408 · Unemployment Tax Payable	0.00
					500.00
08/01/2024	10205	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	0.00
		Nicole Gunter		408 · Unemployment Tax Payable	0.00
		Nicole Gunter		934 · Payroll Tax Expense	0.00
		Nicole Gunter		408 · Unemployment Tax Payable	0.00
					500.00
08/01/2024	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
08/03/2024	OBP	ProServe Pools LLC	Inv 1000061627	928 · Maintenance-Pool	694.00
					694.00
08/06/2024	OP	Charter Communications	8337 11 027 0310158	936 · Telephone Expense	93.15
					93.15
08/08/2024	OBP	Hosting NSB	adding and updating cleaning fees and rates	939 · Web Hosting	21.60
					21.60
08/08/2024	OBP	Hosting NSB	Basic Hosting	939 · Web Hosting	72.00
					72.00
08/10/2024	OBP	All Phases Construction	Installation of Aluminum Fence	953 · Security	780.00
					780.00
08/10/2024	OBP	All Phases Construction	Installation of Aluminum Fence	953 · Security	990.00
					990.00

401 Management, Inc.  
Cash Disbursement Journal  
August 2024

Date	Num	Name	Memo	Account	Amount
08/10/2024	OBP	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	45.13
					45.13
08/10/2024	OBP	ProServe Pools LLC	Inv 1000061818	928 · Maintenance-Pool	88.34
					88.34
08/13/2024	10206	Charles L. Belote & Associates, P.A.	July Accounting	912 · Accounting	300.00
					300.00
08/17/2024	OBP	Wiginton Fire Systems, Inc.	Inst (4) exts	953 · Security	591.08
					591.08
08/17/2024	OBP	Wiginton Fire Systems, Inc.	Repk Aurora Fire Pump	953 · Security	4,445.00
					4,445.00
08/17/2024	OBP	ProServe Pools LLC	replacement basket for Pentair Whisperflo	928 · Maintenance-Pool	51.76
					51.76
08/17/2024	OBP	Onsite Direct LLC	Lawn Maintenance-August	922 · Maintenance-Grounds	950.00
					950.00
08/17/2024	OBP	Hosting NSB	2 x adding various documents to website	939 · Web Hosting	18.00
					18.00
08/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,097.08
					2,097.08
08/21/2024	10207	Alexia Gunter	8 hours @ \$12.00/hour	905 · Temporary Outside Labor	96.00
					96.00
08/21/2024	10208	Katelyn Gunter	7 hours @ \$12.00/hour	905 · Temporary Outside Labor	84.00
					84.00
08/23/2024	OBP	Security Center	Service call on gate lock keypad - replace...	953 · Security	473.93
					473.93
08/26/2024	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	709.52
					709.52
08/26/2024	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	696.71
					696.71
08/26/2024	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	151.93
					151.93
08/26/2024	OBP	Master Craft Plumbing Con. Inc.	Invoice #FS6330	924 · Maintenance-Buildings	315.00
					315.00
08/30/2024	OBP	Skyline Elevator	Invoice #219307	926 · Maintenance-Elevator	841.22
					841.22

401 Management, Inc.  
Cash Disbursement Journal  
August 2024

Date	Num	Name	Memo	Account	Amount
08/31/2024	OBP	Truist Bank	Target	916 · Office/Operational Expenses	14.26
		Truist Bank	Pinch A Penny	928 · Maintenance-Pool	93.96
		Truist Bank	SmartSign	923 · Grounds Beautification	244.79
		Truist Bank	Undergroundshirts.com	916 · Office/Operational Expenses	282.54
		Truist Bank	Advanced Air Home Service	962 · Managers Reseidence Expense	49.00
		Truist Bank	Walmart	916 · Office/Operational Expenses	5.97
		Truist Bank	Home Depot	922 · Maintenance-Grounds	89.42
		Truist Bank	Home Depot	916 · Office/Operational Expenses	6.37
		Truist Bank	Walmart	916 · Office/Operational Expenses	5.97
		Truist Bank	Verizon	936 · Telephone Expense	39.25
					831.53
08/31/2024	OBP	Gas South	Invoice #837546929910 07/16/24-08/15/24	947 · Utilities - Common (Gas)	5.33
					5.33
08/31/2024	OBP	Florida Public Utilities	Account 0439320-3 07/16 - 08/15	947 · Utilities - Common (Gas)	157.73
					157.73
TOTAL					17,828.04

401 Management, Inc.  
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 08/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						152,639.01
Cleared Transactions						
Checks and Payments - 34 items						
Check	07/27/2024	OBP	Massey Services Inc.	X	(1,275.00)	(1,275.00)
Check	07/29/2024	OBP	Wiginton Fire Systems, Inc.	X	(4,850.00)	(6,125.00)
Check	07/29/2024	OBP	Gas South	X	(5.33)	(6,130.33)
Check	07/30/2024	OBP	Massey Services Inc.	X	(750.00)	(6,880.33)
Liability Check	08/01/2024	EFT	United States Treasury	X	(1,228.00)	(8,108.33)
Paycheck	08/01/2024	10205	Nicole Gunter	X	(500.00)	(8,608.33)
Paycheck	08/01/2024	10204	Dustin Gunter	X	(500.00)	(9,108.33)
Check	08/03/2024	OBP	ProServe Pools LLC	X	(694.00)	(9,802.33)
Check	08/06/2024	OP	Charter Communications	X	(93.15)	(9,895.48)
Check	08/08/2024	OBP	Hosting NSB	X	(72.00)	(9,967.48)
Check	08/08/2024	OBP	Hosting NSB	X	(21.60)	(9,989.08)
Check	08/10/2024	OBP	All Phases Construction	X	(990.00)	(10,979.08)
Check	08/10/2024	OBP	All Phases Construction	X	(780.00)	(11,759.08)
Check	08/10/2024	OBP	ProServe Pools LLC	X	(88.34)	(11,847.42)
Check	08/10/2024	OBP	Charter Communications	X	(45.13)	(11,892.55)
Check	08/13/2024	10206	Charles L. Belote & Associates, P.A.	X	(300.00)	(12,192.55)
General Journal	08/14/2024	Aje72		X	(5,000.00)	(17,192.55)
General Journal	08/14/2024	Aje73		X	(5,000.00)	(22,192.55)
Check	08/17/2024	OBP	Wiginton Fire Systems, Inc.	X	(4,445.00)	(26,637.55)
Check	08/17/2024	OBP	Onsite Direct LLC	X	(950.00)	(27,587.55)
Check	08/17/2024	OBP	Wiginton Fire Systems, Inc.	X	(591.08)	(28,178.63)
Check	08/17/2024	OBP	ProServe Pools LLC	X	(51.76)	(28,230.39)
Check	08/17/2024	OBP	Hosting NSB	X	(18.00)	(28,248.39)
Check	08/18/2024	Debit	Bright House Networks	X	(2,097.08)	(30,345.47)
Check	08/21/2024	10207	Alexia Gunter	X	(96.00)	(30,441.47)
Check	08/21/2024	10208	Katelyn Gunter	X	(84.00)	(30,525.47)
Transfer	08/26/2024			X	(53,175.00)	(83,700.47)
Transfer	08/26/2024			X	(40,000.00)	(123,700.47)
Transfer	08/26/2024			X	(6,200.00)	(129,900.47)
Transfer	08/26/2024			X	(1,116.00)	(131,016.47)
Check	08/26/2024	debit	Utilities Commission	X	(709.52)	(131,725.99)
Check	08/26/2024	debit	Utilities Commission	X	(696.71)	(132,422.70)
Check	08/26/2024	debit	Utilities Commission	X	(151.93)	(132,574.63)
Check	08/31/2024	OBP	Truist Bank	X	(831.53)	(133,406.16)
Total Checks and Payments					(133,406.16)	(133,406.16)
Deposits and Credits - 12 items						
Deposit	07/31/2024			X	3,525.00	3,525.00
Deposit	08/08/2024			X	4,900.00	8,425.00
Deposit	08/08/2024			X	9,975.00	18,400.00
Deposit	08/14/2024			X	700.00	19,100.00
General Journal	08/14/2024	Aje73		X	5,000.00	24,100.00
General Journal	08/14/2024	Aje72		X	5,000.00	29,100.00
Deposit	08/14/2024			X	6,650.00	35,750.00
Deposit	08/19/2024			X	1,400.00	37,150.00
Deposit	08/19/2024			X	36,575.00	73,725.00
Deposit	08/20/2024			X	1,116.00	74,841.00
Deposit	08/26/2024			X	9,975.00	84,816.00
Deposit	08/27/2024			X	700.00	85,516.00
Total Deposits and Credits					85,516.00	85,516.00
Total Cleared Transactions					(47,890.16)	(47,890.16)
Cleared Balance					(47,890.16)	104,748.85

401 Management, Inc.

Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 08/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Uncleared Transactions						
Checks and Payments - 5 items						
Check	08/23/2024	OBP	Security Center		(473.93)	(473.93)
Check	08/26/2024	OBP	Master Craft Plumbing Con. Inc.		(315.00)	(788.93)
Check	08/30/2024	OBP	Skyline Elevator		(841.22)	(1,630.15)
Check	08/31/2024	OBP	Florida Public Utilities		(157.73)	(1,787.88)
Check	08/31/2024	OBP	Gas South		(5.33)	(1,793.21)
Total Checks and Payments					(1,793.21)	(1,793.21)
Deposits and Credits - 1 item						
Deposit	08/29/2024				700.00	700.00
Total Deposits and Credits					700.00	700.00
Total Uncleared Transactions					(1,093.21)	(1,093.21)
Register Balance as of 08/31/2024					(48,983.37)	103,655.64
Ending Balance					(48,983.37)	103,655.64

401 Management, Inc.  
**Reconciliation Detail**

107 · Truist Structural Reserve, Period Ending 08/31/2024

Type	Date	Num	Name	Memo	Cl	Amount	Balance
Beginning Balance							0.00
Cleared Transactions							
Deposits and Credits - 3 items							
Transfer	08/26/2024			Funds Transfer	X	1,116.00	1,116.00
Transfer	08/26/2024			Funds Transfer	X	40,000.00	41,116.00
Deposit	08/31/2024			Interest	X	29.67	41,145.67
Total Deposits and Credits						41,145.67	41,145.67
Total Cleared Transactions						41,145.67	41,145.67
Cleared Balance						41,145.67	41,145.67
Register Balance as of 08/31/2024						41,145.67	41,145.67
Ending Balance						41,145.67	41,145.67

401 Management, Inc.  
Reconciliation Detail

108 · Truist Non Structural Reserve, Period Ending 08/31/2024

Type	Date	Num	Name	Memor	Cl	Amount	Balance
Beginning Balance							0.00
Cleared Transactions							
Deposits and Credits - 2 items							
Transfer	08/26/2024			Funds Transfer	X	6,200.00	6,200.00
Deposit	08/31/2024			Interest	X	4.47	6,204.47
Total Deposits and Credits						6,204.47	6,204.47
Total Cleared Transactions						6,204.47	6,204.47
Cleared Balance						6,204.47	6,204.47
Register Balance as of 08/31/2024						6,204.47	6,204.47
Ending Balance						6,204.47	6,204.47

401 Management, Inc.

Reconciliation Detail

109 · Truist Money Market, Period Ending 08/31/2024

Type	Date	Num	Name	Memo	Cl	Amount	Balance
Beginning Balance							0.00
Cleared Transactions							
Deposits and Credits - 3 items							
Transfer	08/26/2024			Funds Transfer	X	53,175.00	53,175.00
Deposit	08/27/2024			Deposit	X	23,275.00	76,450.00
Deposit	08/31/2024			Interest	X	46.76	76,496.76
Total Deposits and Credits						76,496.76	76,496.76
Total Cleared Transactions						76,496.76	76,496.76
Cleared Balance						76,496.76	76,496.76
Register Balance as of 08/31/2024						76,496.76	76,496.76
Ending Balance						76,496.76	76,496.76