

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

For the One Month and Nine Months Ended September 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 September 30, 2024, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the one month and nine 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.

October 7, 2024

401 Management, Inc.
Balance Sheet
As of September 30, 2024

	<u>Sep 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	29,687.34
Cash in Bank-Reserves	
107 · Truist Structural Reserve	42,413.01
108 · Truist Non Structural Reserve	6,226.89
Total Cash in Bank-Reserves	48,639.90
109 · Truist Money Market-SpecAsmt	
Truist-Operating	74,098.19
109 · Truist Money Market-SpecAsmt - Other	176,811.05
Total 109 · Truist Money Market-SpecAsmt	250,909.24
Total Checking/Savings	329,436.48
Accounts Receivable	
120 · Assessmments Receivable	
127 · 2024 Special Assessment	6,650.00
Total 120 · Assessmments Receivable	6,650.00
Total Accounts Receivable	6,650.00
Other Current Assets	
150 · Prepaid Insurance	7,895.17
Total Other Current Assets	7,895.17
Total Current Assets	343,981.65
Fixed Assets	
250 · Building-Managers Unit	121,887.26
255 · Furniture & Appliances	9,000.94
280 · Accumulated Depreciation	(116,430.21)
Total Fixed Assets	14,457.99
TOTAL ASSETS	<u>358,439.64</u>

See Accompanying Accountants' Compilation Report

401 Management, Inc.
Balance Sheet
As of September 30, 2024

	Sep 30, 24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
406 · Special Asmts Paid in Advance	76,475.00
407 · Assessments Received in Advance	6,850.00
4072 · SIRS Asmt Paid in Advance	2,232.00
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Total Other Current Liabilities	85,557.00
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Total Current Liabilities	85,557.00
Long Term Liabilities	
550 · Reserve Fund Balance	
Structural Reserves	40,181.01
Non-Structural Reserves	6,226.89
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Total 550 · Reserve Fund Balance	46,407.90
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Total Long Term Liabilities	46,407.90
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Total Liabilities	131,964.90
Equity	
560 · Fund Balance	75,668.32
Net Income	150,806.42
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Total Equity	226,474.74
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TOTAL LIABILITIES & EQUITY	<u>358,439.64</u>

See Accompanying Accountants' Compilation Report

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

	Sep 24	Budget	\$ Over Budget	Jan - Sep 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	9,800.00	9,800.00	0.00	260,400.00	261,600.00	(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	173.76	0.00	173.76	207.90	0.00	207.90	0.00
604 · Late Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
Total Income	9,973.76	9,800.00	173.76	302,757.90	303,600.00	(842.10)	333,000.00
Gross Profit	9,973.76	9,800.00	173.76	302,757.90	303,600.00	(842.10)	333,000.00
Expense							
900 · Salaries-Mgr / Management Fee	1,500.00	1,500.00	0.00	13,500.00	13,500.00	0.00	18,000.00
902 · Salaries-Relief Manager	576.00	166.67	409.33	1,056.00	1,500.03	(444.03)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	4,500.00	4,500.00	0.00	6,000.00
905 · Temporary Outside Labor	0.00	166.67	(166.67)	720.00	1,500.03	(780.03)	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	12,584.00	17,600.00	(5,016.00)	17,600.00
912 · Accounting	0.00	320.00	(320.00)	3,992.00	4,040.00	(48.00)	5,000.00
913 · Legal Fees	0.00	83.33	(83.33)	0.00	749.97	(749.97)	1,000.00
914 · Licenses & Permits	0.00	66.67	(66.67)	539.00	600.03	(61.03)	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	49.99	74.97	(24.98)	100.00
916 · Office/Operational Expenses	0.00	375.00	(375.00)	2,258.03	3,375.00	(1,116.97)	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	0.00	1,500.00	(1,500.00)	15,467.62	13,500.00	1,967.62	18,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	757.54	1,500.03	(742.49)	2,000.00
924 · Maintenance-Buildings	0.00	1,000.00	(1,000.00)	3,656.22	9,000.00	(5,343.78)	12,000.00
926 · Maintenance-Elevator	4,272.03	666.67	3,605.36	7,002.25	6,000.03	1,002.22	8,000.00
928 · Maintenance-Pool	38.68	750.00	(711.32)	2,947.05	6,750.00	(3,802.95)	9,000.00
929 · Pool Service	0.00	700.00	(700.00)	6,000.00	6,300.00	(300.00)	8,400.00
993 · Pool Furnishings	0.00	100.00	(100.00)	629.80	900.00	(270.20)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	74.97	(74.97)	100.00
934 · Payroll Tax Expense	153.00	158.33	(5.33)	1,475.00	1,424.97	50.03	1,900.00
936 · Telephone Expense	39.25	250.00	(210.75)	2,215.12	2,250.00	(34.88)	3,000.00
938 · Cable TV/Internet	2,097.08	2,166.67	(69.59)	19,452.18	19,500.03	(47.85)	26,000.00
939 · Web Hosting	0.00	41.67	(41.67)	241.20	375.03	(133.83)	500.00
942 · Utilities-Common (Electricity)	679.36	666.67	12.69	5,304.11	6,000.03	(695.92)	8,000.00
944 · Utilities-#103	151.40	166.67	(15.27)	1,078.39	1,500.03	(421.64)	2,000.00
946 · Utilities-Water & Sewer	461.31	583.33	(122.02)	4,760.48	5,249.97	(489.49)	7,000.00
947 · Utilities - Common (Gas)	0.00	50.00	(50.00)	7,940.81	8,750.00	(809.19)	10,600.00
953 · Security	0.00	500.00	(500.00)	16,558.86	4,500.00	12,058.86	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	650.00	675.00	(25.00)	900.00
962 · Managers Residence Expense	0.00	166.67	(166.67)	49.00	1,500.03	(1,451.03)	2,000.00
992 · Unanticipated Expenses	0.00	808.33	(808.33)	0.00	7,274.97	(7,274.97)	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	173.76	0.00	173.76	207.90	0.00	207.90	0.00
Total Expense	10,716.87	13,711.68	(2,994.81)	258,937.53	290,165.12	(31,227.59)	333,000.00
Net Ordinary Income	(743.11)	(3,911.68)	3,168.57	43,820.37	13,434.88	30,385.49	0.00
Other Income/Expense							
Other Income							
616 · 2024 Special Assessment	116,375.00	0.00	116,375.00	116,375.00	0.00	116,375.00	0.00
619 · Special Assessment Interest	564.29	0.00	564.29	611.05	0.00	611.05	0.00
Total Other Income	116,939.29	0.00	116,939.29	116,986.05	0.00	116,986.05	0.00
Other Expense							
966 · 2024 Special Asmt Expense	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00
Total Other Expense	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00
Net Other Income	116,939.29	0.00	116,939.29	106,986.05	0.00	106,986.05	0.00
Net Income	116,196.18	(3,911.68)	120,107.86	150,806.42	13,434.88	137,371.54	0.00

401 Management, Inc.
Reserve Activity Report
As of September 30, 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
09/30/2024	Aje87		allocate September reserve interest		151.34	40,181.01
Total Structural Reserves				0.00	40,181.01	40,181.01
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
09/30/2024	Aje87		allocate September reserve interest		22.42	6,226.89
Total Non-Structural Reserves				0.00	6,226.89	6,226.89
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	88,407.90	46,407.90
TOTAL				46,200.00	88,407.90	46,407.90

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

	<u>Jan - Sep 24</u>
OPERATING ACTIVITIES	
Net Income	150,806.42
Adjustments to reconcile Net Income to net cash provided by operations:	
120 · Assessmments Receivable:121 · Regular Assessments Receivable	700.00
120 · Assessmments Receivable:127 · 2024 Special Assessment	(6,650.00)
155 · Prepaid Expenses	144.00
400 · Accounts Payable	(2,879.91)
404 · FICA Payable	(471.68)
406 · Special Asmts Paid in Advance	76,475.00
407 · Assessments Received in Advance	(53,725.00)
4071 · Reserve Asmts Paid in Advance	(8,410.00)
4072 · SIRS Asmt Paid in Advance	2,232.00
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Net cash provided by Operating Activities	158,220.83
FINANCING ACTIVITIES	
550 · Reserve Fund Balance	(4,200.00)
550 · Reserve Fund Balance:Structural Reserves	40,181.01
550 · Reserve Fund Balance:Non-Structural Reserves	6,226.89
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Net cash provided by Financing Activities	42,207.90
Net cash increase for period	200,428.73
Cash at beginning of period	<u>129,007.75</u>
Cash at end of period	<u><u>329,436.48</u></u>

See Accompanying Accountants' Compilation Letter

401 Management, Inc.
Special Assessments Receivable
As of September 30, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
302-Rich			
Invoice	09/01/2024		3,325.00
Total 302-Rich			3,325.00
503-Chappell			
Invoice	09/01/2024		3,325.00
Total 503-Chappell			3,325.00
TOTAL			6,650.00

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

Type	Date	Memo	Open Balance
101-Corso			
Payment	09/30/2024		(700.00)
Total 101-Corso			(700.00)
206-Bass			
Payment	09/09/2024		(700.00)
Total 206-Bass			(700.00)
301-Bass			
Payment	09/09/2024		(700.00)
Total 301-Bass			(700.00)
305-Ledger			
Payment	09/24/2024		(700.00)
Total 305-Ledger			(700.00)
504-Glenasset Inc./Torruella			
Payment	03/06/2024		(600.00)
Payment	09/03/2024		(700.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
505-McCabe			
Payment	09/24/2024		(700.00)
Payment	08/19/2024		(700.00)
Total 505-McCabe			(1,400.00)
604-Anness			
Payment	09/30/2024		(700.00)
Total 604-Anness			(700.00)
605-Colaluca Living Trust			
Payment	07/26/2023		(650.00)
Total 605-Colaluca Living Trust			(650.00)
TOTAL			(6,850.00)

401 Management, Inc.
Special Assessment Received in Advance
As of September 30, 2024

Type	Date	Memo	Open Balance
104-Malone/Samson			
Payment	09/01/2024		(6,650.00)
Total 104-Malone/Samson			(6,650.00)
105-Schuiteman			
Payment	09/12/2024		(3,325.00)
Total 105-Schuiteman			(3,325.00)
106-Chris Garvin			
Payment	08/19/2024		(6,650.00)
Total 106-Chris Garvin			(6,650.00)
201-Fleming/Boone			
Payment	08/27/2024		(6,650.00)
Total 201-Fleming/Boone			(6,650.00)
202-Allison			
Payment	08/19/2024		(6,650.00)
Total 202-Allison			(6,650.00)
204-Perkins			
Payment	09/03/2024		(6,650.00)
Total 204-Perkins			(6,650.00)
306-Gilbert			
Payment	09/09/2024		(6,650.00)
Total 306-Gilbert			(6,650.00)
401-Weeks			
Payment	09/09/2024		(6,650.00)
Total 401-Weeks			(6,650.00)
402-Ayash			
Payment	09/03/2024		(6,650.00)
Total 402-Ayash			(6,650.00)
404-Laramy			
Payment	09/09/2024		(6,650.00)
Total 404-Laramy			(6,650.00)

401 Management, Inc.
Special Assessment Received in Advance
As of September 30, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
603-Wall			
Payment	08/08/2024		(6,650.00)
Total 603-Wall			(6,650.00)
605-Colaluca Living Trust			
Payment	08/27/2024		(6,650.00)
Total 605-Colaluca Living Trust			(6,650.00)
TOTAL			<u>(76,475.00)</u>

401 Management, Inc.
SIRS Assessment Received in Advance
As of September 30, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
202-Allison			
Payment	09/09/2024		(1,116.00)
Total 202-Allison			(1,116.00)
603-Wall			
Payment	08/20/2024		(1,116.00)
Total 603-Wall			(1,116.00)
TOTAL			(2,232.00)

401 Management, Inc.
General Ledger
As of September 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						103,655.64
Reserve Contribution						10.00
09/12/2024	Aje82		move credit from Reserve to Maintenance		10.00	0.00
Total Reserve Contribution				0.00	10.00	0.00
101 · Cash in Bank-Checking - Other						103,645.64
09/01/2024	10209	Dustin Gunter			500.00	103,145.64
09/01/2024	10210	Nicole Gunter			500.00	102,645.64
09/03/2024	EFT	United States Treasury	59-2004609		1,228.00	101,417.64
09/03/2024			Deposit	2,800.00		104,217.64
09/03/2024	OBP	Skyline Elevator	Estimate Q-3538		2,411.00	101,806.64
09/03/2024	OBP	Skyline Elevator	Estimate Q-3535		1,861.03	99,945.61
09/06/2024	OBP	ProServe Pools LLC	Inv 10000617947		38.68	99,906.93
09/09/2024			Deposit	4,200.00		104,106.93
09/11/2024			Deposit	725.00		104,831.93
09/11/2024	10211	Alexis Rusak	VOID: 48 hours @ \$12.00/hour	0.00		104,831.93
09/11/2024	10212	Alexis Rusak	48 hours @ \$12.00/hour		576.00	104,255.93
09/12/2024	10213	Nicole Gunter	reimbursement		39.25	104,216.68
09/12/2024	Aje82		move credit from Reserve to Maintenance	10.00		104,226.68
09/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,097.08	102,129.60
09/24/2024			Deposit	1,400.00		103,529.60
09/26/2024	debit	Utilities Commission	501634-101748 - Water		461.31	103,068.29
09/26/2024	debit	Utilities Commission	501635-101749 Common		679.36	102,388.93
09/26/2024	debit	Utilities Commission	501653-101767 Unit #103		151.40	102,237.53
09/30/2024	EFT	United States Treasury	59-2004609		1,228.00	101,009.53
09/30/2024	EFT	Florida U.C. Fund	1585005-9		2.00	101,007.53
09/30/2024	EFT	United States Treasury	59-2004609		12.00	100,995.53
09/30/2024			Funds Transfer		74,098.19	26,897.34
09/30/2024			Deposit	2,790.00		29,687.34
Total 101 · Cash in Bank-Checking - Other				11,925.00	85,883.30	29,687.34
Total 101 · Cash in Bank-Checking				11,925.00	85,893.30	29,687.34
Cash in Bank-Reserves						47,350.14
107 · Truist Structural Reserve						41,145.67
09/09/2024			Deposit	1,116.00		42,261.67
09/30/2024			Deposit	151.34		42,413.01
Total 107 · Truist Structural Reserve				1,267.34	0.00	42,413.01
108 · Truist Non Structural Reserve						6,204.47
09/30/2024			Deposit	22.42		6,226.89
Total 108 · Truist Non Structural Reserve				22.42	0.00	6,226.89
Total Cash in Bank-Reserves				1,289.76	0.00	48,639.90
109 · Truist Money Market-SpecAsmt						76,496.76
Truist-Operating						0.00
09/30/2024			Funds Transfer	74,098.19		74,098.19
Total Truist-Operating				74,098.19	0.00	74,098.19
109 · Truist Money Market-SpecAsmt - Other						76,496.76
09/01/2024			Deposit	13,300.00		89,796.76
09/03/2024			Deposit	33,250.00		123,046.76
09/09/2024			Deposit	43,225.00		166,271.76
09/11/2024			Deposit	3,325.00		169,596.76
09/12/2024			Deposit	3,325.00		172,921.76
09/30/2024			Deposit	3,325.00		176,246.76
09/30/2024			Deposit	564.29		176,811.05
Total 109 · Truist Money Market-SpecAsmt - Other				100,314.29	0.00	176,811.05
Total 109 · Truist Money Market-SpecAsmt				174,412.48	0.00	250,909.24

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

Date	Num	Name	Memo	Debit	Credit	Balance
120 · Assessmments Receivable						725.00
121 · Regular Assessments Receivable						725.00
09/01/2024	2210	301-Bass		700.00		1,425.00
09/01/2024	2211	304-Oyster		700.00		2,125.00
09/01/2024	2212	406-Stacy		700.00		2,825.00
09/01/2024	2213	101-Corso		700.00		3,525.00
09/01/2024	2214	606-Himes		700.00		4,225.00
09/01/2024	2215	604-Anness		700.00		4,925.00
09/01/2024	2216	501-Kaiser		700.00		5,625.00
09/01/2024	2217	505-McCabe		700.00		6,325.00
09/01/2024	2218	504-Glenasset Inc./Torruella		700.00		7,025.00
09/01/2024	2219	405-Putnam		700.00		7,725.00
09/01/2024	2220	305-Ledger		700.00		8,425.00
09/01/2024	2221	302-Rich		700.00		9,125.00
09/01/2024	2222	203-Dunn		700.00		9,825.00
09/01/2024	2223	202-Allison		700.00		10,525.00
09/03/2024	0061...	302-Rich			700.00	9,825.00
09/03/2024	0000...	405-Putnam			700.00	9,125.00
09/03/2024	0000...	202-Allison			700.00	8,425.00
09/03/2024	0000...	504-Glenasset Inc./Torruella			700.00	7,725.00
09/09/2024	15039	101-Corso			700.00	7,025.00
09/09/2024	1336	501-Kaiser			700.00	6,325.00
09/09/2024	0000...	304-Oyster			700.00	5,625.00
09/09/2024	0004...	206-Bass			700.00	4,925.00
09/09/2024	8578...	406-Stacy			700.00	4,225.00
09/09/2024	0004...	301-Bass			700.00	3,525.00
09/11/2024	0000...	606-Himes			725.00	2,800.00
09/12/2024	Aje82	606-Himes	move credit from Reserve to Maintenance		10.00	2,790.00
09/24/2024	0013...	505-McCabe			700.00	2,090.00
09/24/2024	809	305-Ledger			700.00	1,390.00
09/30/2024	15056	101-Corso			700.00	690.00
09/30/2024	0000...	203-Dunn			700.00	(10.00)
09/30/2024	0000...	606-Himes			690.00	(700.00)
09/30/2024	0100...	604-Anness			700.00	(1,400.00)
09/30/2024	Aje83	PrepdAdj	adjust to actual at 9/30/24	1,400.00		0.00
Total 121 · Regular Assessments Receivable				11,200.00	11,925.00	0.00
122 · Tennis Court Special Assessment						0.00
Total 122 · Tennis Court Special Assessment						0.00
123 · 2022 Hurricane Assessment						0.00
Total 123 · 2022 Hurricane Assessment						0.00
124 · Reserve Contribution						0.00
09/12/2024	Aje81	606-Himes	move credit from Reserve to Maintenance	10.00		10.00
09/30/2024	Aje86	PrepdAdj	adjust to actual at 9/30/24		10.00	0.00
Total 124 · Reserve Contribution				10.00	10.00	0.00
127 · 2024 Special Assessment						0.00
09/01/2024	1	101-Corso		3,325.00		3,325.00
09/01/2024	2	102-Howe		3,325.00		6,650.00
09/01/2024	3	104-Malone/Samson		3,325.00		9,975.00
09/01/2024	4	105-Schuiteman		3,325.00		13,300.00
09/01/2024	5	106-Chris Garvin		3,325.00		16,625.00
09/01/2024	6	201-Fleming/Boone		3,325.00		19,950.00
09/01/2024	7	202-Allison		3,325.00		23,275.00
09/01/2024	8	203-Dunn		3,325.00		26,600.00
09/01/2024	9	204-Perkins		3,325.00		29,925.00
09/01/2024	10	205-Trifone(Dungannon Prop.)		3,325.00		33,250.00
09/01/2024	11	206-Bass		3,325.00		36,575.00
09/01/2024	12	301-Bass		3,325.00		39,900.00
09/01/2024	13	302-Rich		3,325.00		43,225.00
09/01/2024	14	303-Greene		3,325.00		46,550.00
09/01/2024	15	304-Oyster		3,325.00		49,875.00
09/01/2024	16	305-Ledger		3,325.00		53,200.00
09/01/2024	17	306-Gilbert		3,325.00		56,525.00
09/01/2024	18	401-Weeks		3,325.00		59,850.00

401 Management, Inc.

General Ledger

As of September 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
09/01/2024	19	402-Ayash		3,325.00		63,175.00
09/01/2024	20	403-Roberts/Gilbert (Deacon Prop.)		3,325.00		66,500.00
09/01/2024	21	404-Laramy		3,325.00		69,825.00
09/01/2024	22	405-Putnam		3,325.00		73,150.00
09/01/2024	23	406-Stacy		3,325.00		76,475.00
09/01/2024	24	501-Kaiser		3,325.00		79,800.00
09/01/2024	25	502-Maler		3,325.00		83,125.00
09/01/2024	26	503-Chappell		3,325.00		86,450.00
09/01/2024	27	504-Glenasset Inc./Torruella		3,325.00		89,775.00
09/01/2024	28	505-McCabe		3,325.00		93,100.00
09/01/2024	29	506-Bryan		3,325.00		96,425.00
09/01/2024	30	601-Caridis		3,325.00		99,750.00
09/01/2024	31	602-Daniel		3,325.00		103,075.00
09/01/2024	32	603-Wall		3,325.00		106,400.00
09/01/2024	33	604-Anness		3,325.00		109,725.00
09/01/2024	34	605-Colaluca Living Trust		3,325.00		113,050.00
09/01/2024	35	606-Himes		3,325.00		116,375.00
09/01/2024	1185	104-Malone/Samson			9,975.00	106,400.00
09/01/2024	1366	504-Glenasset Inc./Torruella		3,325.00		103,075.00
09/03/2024	1909	402-Ayash			9,975.00	93,100.00
09/03/2024	1666	102-Howe			3,325.00	89,775.00
09/03/2024	1036	204-Perkins			9,975.00	79,800.00
09/03/2024	0004...	301-Bass			3,325.00	76,475.00
09/03/2024	0004...	206-Bass			3,325.00	73,150.00
09/03/2024	8578...	406-Stacy			3,325.00	69,825.00
09/09/2024	2920	304-Oyster			3,325.00	66,500.00
09/09/2024	15038	101-Corso			3,325.00	63,175.00
09/09/2024	1337	501-Kaiser			3,325.00	59,850.00
09/09/2024	2102	403-Roberts/Gilbert (Deacon Prop.)			3,325.00	56,525.00
09/09/2024	3533...	401-Weeks			9,975.00	46,550.00
09/09/2024	1032	306-Gilbert			9,975.00	36,575.00
09/09/2024	0012...	404-Laramy			9,975.00	26,600.00
09/11/2024	143	604-Anness			3,325.00	23,275.00
09/12/2024	3092	105-Schuiteman			3,325.00	19,950.00
09/30/2024	0014...	205-Trifone(Dungannon Prop.)			3,325.00	16,625.00
09/30/2024	Aje85	PrepdAdj	adjust to actual at 9/30/24		9,975.00	6,650.00
Total 127 · 2024 Special Assessment				116,375.00	109,725.00	6,650.00
128 · 2025 SIRS Assessment						0.00
09/09/2024	1127	202-Allison			1,116.00	(1,116.00)
09/30/2024	Aje84	PrepdAdj	adjust to actual at 9/30/24	1,116.00		0.00
Total 128 · 2025 SIRS Assessment				1,116.00	1,116.00	0.00
Total 120 · Assessmmts Receivable				128,701.00	122,776.00	6,650.00
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)

401 Management, Inc.

General Ledger

As of September 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
404 · FICA Payable						(306.00)
09/01/2024	10209	Dustin Gunter		0.00		(306.00)
09/01/2024	10209	Dustin Gunter			62.00	(368.00)
09/01/2024	10209	Dustin Gunter			62.00	(430.00)
09/01/2024	10209	Dustin Gunter			14.50	(444.50)
09/01/2024	10209	Dustin Gunter			14.50	(459.00)
09/01/2024	10210	Nicole Gunter		0.00		(459.00)
09/01/2024	10210	Nicole Gunter			62.00	(521.00)
09/01/2024	10210	Nicole Gunter			62.00	(583.00)
09/01/2024	10210	Nicole Gunter			14.50	(597.50)
09/01/2024	10210	Nicole Gunter			14.50	(612.00)
09/03/2024	EFT	United States Treasury	59-2004609	124.00		(488.00)
09/03/2024	EFT	United States Treasury	59-2004609	124.00		(364.00)
09/03/2024	EFT	United States Treasury	59-2004609	29.00		(335.00)
09/03/2024	EFT	United States Treasury	59-2004609	29.00		(306.00)
09/03/2024	EFT	United States Treasury	59-2004609	0.00		(306.00)
09/30/2024	EFT	United States Treasury	59-2004609	124.00		(182.00)
09/30/2024	EFT	United States Treasury	59-2004609	124.00		(58.00)
09/30/2024	EFT	United States Treasury	59-2004609	29.00		(29.00)
09/30/2024	EFT	United States Treasury	59-2004609	29.00		0.00
09/30/2024	EFT	United States Treasury	59-2004609	0.00		0.00
Total 404 · FICA Payable				612.00	306.00	0.00
405 · Withholding Tax Payable						(922.00)
09/01/2024	10209	Dustin Gunter			461.00	(1,383.00)
09/01/2024	10210	Nicole Gunter			461.00	(1,844.00)
09/03/2024	EFT	United States Treasury	59-2004609	922.00		(922.00)
09/30/2024	EFT	United States Treasury	59-2004609	922.00		0.00
Total 405 · Withholding Tax Payable				1,844.00	922.00	0.00
406 · Special Asmts Paid in Advance						(86,450.00)
09/30/2024	Aje85	PrepdAdj	adjust to actual at 9/30/24	9,975.00		(76,475.00)
Total 406 · Special Asmts Paid in Advance				9,975.00	0.00	(76,475.00)
407 · Assessments Received in Advance						(5,450.00)
09/30/2024	Aje83	PrepdAdj	adjust to actual at 9/30/24		1,400.00	(6,850.00)
Total 407 · Assessments Received in Advance				0.00	1,400.00	(6,850.00)
4071 · Reserve Asmts Paid in Advance						(10.00)
09/30/2024	Aje86	PrepdAdj	adjust to actual at 9/30/24	10.00		0.00
Total 4071 · Reserve Asmts Paid in Advance				10.00	0.00	0.00
4072 · SIRS Asmt Paid in Advance						(1,116.00)
09/30/2024	Aje84	PrepdAdj	adjust to actual at 9/30/24		1,116.00	(2,232.00)
Total 4072 · SIRS Asmt Paid in Advance				0.00	1,116.00	(2,232.00)
408 · Unemployment Tax Payable						(14.00)
09/01/2024	10209	Dustin Gunter		0.00		(14.00)
09/01/2024	10209	Dustin Gunter		0.00		(14.00)
09/01/2024	10210	Nicole Gunter		0.00		(14.00)
09/01/2024	10210	Nicole Gunter		0.00		(14.00)
09/30/2024	EFT	Florida U.C. Fund	1585005-9	2.00		(12.00)
09/30/2024	EFT	United States Treasury	59-2004609	12.00		0.00
Total 408 · Unemployment Tax Payable				14.00	0.00	0.00
550 · Reserve Fund Balance						(46,234.14)
Structural Reserves						(40,029.67)
09/30/2024	Aje87		allocate September reserve interest		151.34	(40,181.01)
Total Structural Reserves				0.00	151.34	(40,181.01)

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

Date	Num	Name	Memo	Debit	Credit	Balance
Non-Structural Reserves						(6,204.47)
09/30/2024	Aje87		allocate September reserve interest		22.42	(6,226.89)
Total Non-Structural Reserves						(6,226.89)
Total 550 · Reserve Fund Balance						(46,407.90)
300 · Opening Bal Equity						0.00
09/12/2024	Aje81	606-Himes	move credit from Reserve to Maintenance		10.00	(10.00)
09/12/2024	Aje82		move credit from Reserve to Maintenance	10.00		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						(250,600.00)
09/01/2024	2210	301-Bass	Maintenance Fee Billing		700.00	(251,300.00)
09/01/2024	2211	304-Oyster	Maintenance Fee Billing		700.00	(252,000.00)
09/01/2024	2212	406-Stacy	Maintenance Fee Billing		700.00	(252,700.00)
09/01/2024	2213	101-Corso	Maintenance Fee Billing		700.00	(253,400.00)
09/01/2024	2214	606-Himes	Maintenance Fee Billing		700.00	(254,100.00)
09/01/2024	2215	604-Anness	Maintenance Fee Billing		700.00	(254,800.00)
09/01/2024	2216	501-Kaiser	Maintenance Fee Billing		700.00	(255,500.00)
09/01/2024	2217	505-McCabe	Maintenance Fee Billing		700.00	(256,200.00)
09/01/2024	2218	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(256,900.00)
09/01/2024	2219	405-Putnam	Maintenance Fee Billing		700.00	(257,600.00)
09/01/2024	2220	305-Ledger	Maintenance Fee Billing		700.00	(258,300.00)
09/01/2024	2221	302-Rich	Maintenance Fee Billing		700.00	(259,000.00)
09/01/2024	2222	203-Dunn	Maintenance Fee Billing		700.00	(259,700.00)
09/01/2024	2223	202-Allison	Maintenance Fee Billing		700.00	(260,400.00)
Total 601 · Maintenance Fees						(260,400.00)
602 · Reserve Assessments						(42,000.00)
Total 602 · Reserve Assessments						(42,000.00)
603 · Interest Income						(34.14)
09/30/2024			Deposit		22.42	(56.56)
09/30/2024			Deposit		151.34	(207.90)
Total 603 · Interest Income						(207.90)
604 · Late Fees						(150.00)
Total 604 · Late Fees						(150.00)
900 · Salaries-Mgr / Management Fee						12,000.00
09/01/2024	10209	Dustin Gunter		750.00		12,750.00
09/01/2024	10210	Nicole Gunter		750.00		13,500.00
Total 900 · Salaries-Mgr / Management Fee						13,500.00
902 · Salaries-Relief Manager						480.00
09/11/2024	10211	Alexis Rusak	VOID: 48 hours @ \$12.00/hour	0.00		480.00
09/11/2024	10212	Alexis Rusak	48 hours @ \$12.00/hour	576.00		1,056.00
Total 902 · Salaries-Relief Manager						1,056.00
903 · Managers Health Insurance						4,000.00
09/01/2024	10209	Dustin Gunter		250.00		4,250.00
09/01/2024	10210	Nicole Gunter		250.00		4,500.00
Total 903 · Managers Health Insurance						4,500.00
905 · Temporary Outside Labor						720.00
Total 905 · Temporary Outside Labor						720.00
906 · Insurance-Liability/DO/Crime						15,863.17
Total 906 · Insurance-Liability/DO/Crime						15,863.17

401 Management, Inc.
General Ledger
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Date	Num	Name	Memo	Debit	Credit	Balance
907		Insurance-Umbrella				4,209.50
		Total 907				4,209.50
909		Insurance-Workmans Comp				650.00
		Total 909				650.00
910		Insurance-Property				57,670.01
		Total 910				57,670.01
911		Insurance-Flood				12,584.00
		Total 911				12,584.00
912		Accounting				3,992.00
		Total 912				3,992.00
914		Licenses & Permits				539.00
		Total 914				539.00
915		Dues & Subscriptions				49.99
		Total 915				49.99
916		Office/Operational Expenses				2,258.03
		Total 916				2,258.03
918		Pest Control-Building				1,909.20
		Total 918				1,909.20
919		Fertilization/ PestControl-Lawn				1,043.10
		Total 919				1,043.10
922		Maintenance-Grounds				15,467.62
		Total 922				15,467.62
923		Grounds Beautification				757.54
		Total 923				757.54
924		Maintenance-Buildings				3,656.22
		Total 924				3,656.22
926		Maintenance-Elevator				2,730.22
09/03/2024	OBP	Skyline Elevator	50% Deposit	2,411.00		5,141.22
09/03/2024	OBP	Skyline Elevator	50% Deposit	1,861.03		7,002.25
		Total 926		4,272.03	0.00	7,002.25
928		Maintenance-Pool				2,908.37
09/06/2024	OBP	ProServe Pools LLC	Enzyme 1 qt	38.68		2,947.05
		Total 928		38.68	0.00	2,947.05
929		Pool Service				6,000.00
		Total 929				6,000.00
993		Pool Furnishings				629.80
		Total 993				629.80
934		Payroll Tax Expense				1,322.00
09/01/2024	10209	Dustin Gunter		62.00		1,384.00
09/01/2024	10209	Dustin Gunter		14.50		1,398.50
09/01/2024	10209	Dustin Gunter		0.00		1,398.50
09/01/2024	10209	Dustin Gunter		0.00		1,398.50
09/01/2024	10210	Nicole Gunter		62.00		1,460.50
09/01/2024	10210	Nicole Gunter		14.50		1,475.00
09/01/2024	10210	Nicole Gunter		0.00		1,475.00
09/01/2024	10210	Nicole Gunter		0.00		1,475.00
		Total 934		153.00	0.00	1,475.00

401 Management, Inc.

General Ledger

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Date	Num	Name	Memo	Debit	Credit	Balance
936 · Telephone Expense						
09/12/2024	10213	Nicole Gunter	cell phone	39.25		2,175.87 2,215.12
Total 936 · Telephone Expense				39.25	0.00	2,215.12
938 · Cable TV/Internet						
09/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,097.08		17,355.10 19,452.18
Total 938 · Cable TV/Internet				2,097.08	0.00	19,452.18
939 · Web Hosting						
Total 939 · Web Hosting						241.20 241.20
942 · Utilities-Common (Electricity)						
09/26/2024	debit	Utilities Commission	501635-101749 Common	679.36		4,624.75 5,304.11
Total 942 · Utilities-Common (Electricity)				679.36	0.00	5,304.11
944 · Utilities-#103						
09/26/2024	debit	Utilities Commission	501653-101767 Unit #103	151.40		926.99 1,078.39
Total 944 · Utilities-#103				151.40	0.00	1,078.39
946 · Utilities-Water & Sewer						
09/26/2024	debit	Utilities Commission	501634-101748 - Water	461.31		4,299.17 4,760.48
Total 946 · Utilities-Water & Sewer				461.31	0.00	4,760.48
947 · Utilities - Common (Gas)						
Total 947 · Utilities - Common (Gas)						7,940.81 7,940.81
953 · Security						
Total 953 · Security						16,558.86 16,558.86
961 · Managers Mileage Expense						
09/01/2024	10209	Dustin Gunter		37.50		575.00 612.50
09/01/2024	10210	Nicole Gunter		37.50		650.00
Total 961 · Managers Mileage Expense				75.00	0.00	650.00
962 · Managers Residence Expense						
Total 962 · Managers Residence Expense						49.00 49.00
995 · Reserve Allocation						
Total 995 · Reserve Allocation						42,000.00 42,000.00
996 · Reserve Interest Allocation						
09/30/2024	Aje87		allocate September reserve interest	22.42		34.14 56.56
09/30/2024	Aje87		allocate September reserve interest	151.34		207.90
Total 996 · Reserve Interest Allocation				173.76	0.00	207.90
616 · 2024 Special Assessment						
09/01/2024	1	101-Corso	Long-Term Maintenance and Needed Repairs		3,325.00	0.00 (3,325.00)
09/01/2024	2	102-Howe	Long-Term Maintenance and Needed Repairs		3,325.00	(6,650.00)
09/01/2024	3	104-Malone/Samson	Long-Term Maintenance and Needed Repairs		3,325.00	(9,975.00)
09/01/2024	4	105-Schuiteman	Long-Term Maintenance and Needed Repairs		3,325.00	(13,300.00)
09/01/2024	5	106-Chris Garvin	Long-Term Maintenance and Needed Repairs		3,325.00	(16,625.00)
09/01/2024	6	201-Fleming/Boone	Long-Term Maintenance and Needed Repairs		3,325.00	(19,950.00)
09/01/2024	7	202-Allison	Long-Term Maintenance and Needed Repairs		3,325.00	(23,275.00)
09/01/2024	8	203-Dunn	Long-Term Maintenance and Needed Repairs		3,325.00	(26,600.00)
09/01/2024	9	204-Perkins	Long-Term Maintenance and Needed Repairs		3,325.00	(29,925.00)
09/01/2024	10	205-Trifone(Dungannon Prop.)	Long-Term Maintenance and Needed Repairs		3,325.00	(33,250.00)
09/01/2024	11	206-Bass	Long-Term Maintenance and Needed Repairs		3,325.00	(36,575.00)
09/01/2024	12	301-Bass	Long-Term Maintenance and Needed Repairs		3,325.00	(39,900.00)
09/01/2024	13	302-Rich	Long-Term Maintenance and Needed Repairs		3,325.00	(43,225.00)
09/01/2024	14	303-Greene	Long-Term Maintenance and Needed Repairs		3,325.00	(46,550.00)
09/01/2024	15	304-Oyster	Long-Term Maintenance and Needed Repairs		3,325.00	(49,875.00)
09/01/2024	16	305-Ledger	Long-Term Maintenance and Needed Repairs		3,325.00	(53,200.00)
09/01/2024	17	306-Gilbert	Long-Term Maintenance and Needed Repairs		3,325.00	(56,525.00)
09/01/2024	18	401-Weeks	Long-Term Maintenance and Needed Repairs		3,325.00	(59,850.00)

401 Management, Inc.

General Ledger

As of September 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
09/01/2024	19	402-Ayash	Long-Term Maintenance and Needed Repairs		3,325.00	(63,175.00)
09/01/2024	20	403-Roberts/Gilbert (Deacon Prop.)	Long-Term Maintenance and Needed Repairs		3,325.00	(66,500.00)
09/01/2024	21	404-Laramy	Long-Term Maintenance and Needed Repairs		3,325.00	(69,825.00)
09/01/2024	22	405-Putnam	Long-Term Maintenance and Needed Repairs		3,325.00	(73,150.00)
09/01/2024	23	406-Stacy	Long-Term Maintenance and Needed Repairs		3,325.00	(76,475.00)
09/01/2024	24	501-Kaiser	Long-Term Maintenance and Needed Repairs		3,325.00	(79,800.00)
09/01/2024	25	502-Maler	Long-Term Maintenance and Needed Repairs		3,325.00	(83,125.00)
09/01/2024	26	503-Chappell	Long-Term Maintenance and Needed Repairs		3,325.00	(86,450.00)
09/01/2024	27	504-Glenasset Inc./Torruella	Long-Term Maintenance and Needed Repairs		3,325.00	(89,775.00)
09/01/2024	28	505-McCabe	Long-Term Maintenance and Needed Repairs		3,325.00	(93,100.00)
09/01/2024	29	506-Bryan	Long-Term Maintenance and Needed Repairs		3,325.00	(96,425.00)
09/01/2024	30	601-Caridis	Long-Term Maintenance and Needed Repairs		3,325.00	(99,750.00)
09/01/2024	31	602-Daniel	Long-Term Maintenance and Needed Repairs		3,325.00	(103,075.00)
09/01/2024	32	603-Wall	Long-Term Maintenance and Needed Repairs		3,325.00	(106,400.00)
09/01/2024	33	604-Anness	Long-Term Maintenance and Needed Repairs		3,325.00	(109,725.00)
09/01/2024	34	605-Colaluca Living Trust	Long-Term Maintenance and Needed Repairs		3,325.00	(113,050.00)
09/01/2024	35	606-Himes	Long-Term Maintenance and Needed Repairs		3,325.00	(116,375.00)
Total 616 · 2024 Special Assessment				0.00	116,375.00	(116,375.00)
619 · Special Assessment Interest						(46.76)
09/30/2024			Deposit		564.29	(611.05)
Total 619 · Special Assessment Interest				0.00	564.29	(611.05)
966 · 2024 Special Asmt Expense						10,000.00
Total 966 · 2024 Special Asmt Expense						10,000.00
TOTAL				<u>339,510.11</u>	<u>339,510.11</u>	<u>0.00</u>

401 Management, Inc.
Cash Receipts Journal
September 2024

Type	Num	Date	Name	Account	Amount
Deposit		09/03/2024		101 · Cash in Bank-Checking	2,800.00
Payment	0061293612	09/03/2024	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0000995090	09/03/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0000985779	09/03/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0000001106	09/03/2024	202-Allison	149 · Undeposited Funds	(700.00)
TOTAL					(2,800.00)
Deposit		09/09/2024		101 · Cash in Bank-Checking	4,200.00
Payment	15039	09/09/2024	101-Corso	149 · Undeposited Funds	(700.00)
Payment	1336	09/09/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
Payment	00040024	09/09/2024	301-Bass	149 · Undeposited Funds	(700.00)
Payment	0000001149	09/09/2024	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	00040025	09/09/2024	206-Bass	149 · Undeposited Funds	(700.00)
Payment	857870581	09/09/2024	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(4,200.00)
Deposit		09/11/2024		101 · Cash in Bank-Checking	725.00
Payment	0000985214	09/11/2024	606-Himes	149 · Undeposited Funds	(725.00)
TOTAL					(725.00)
Deposit		09/24/2024		101 · Cash in Bank-Checking	1,400.00
Payment	809	09/24/2024	305-Ledger	149 · Undeposited Funds	(700.00)
Payment	0013746635	09/24/2024	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		09/30/2024		101 · Cash in Bank-Checking	2,790.00
Payment	15056	09/30/2024	101-Corso	149 · Undeposited Funds	(700.00)
Payment	0000985051	09/30/2024	203-Dunn	149 · Undeposited Funds	(700.00)
Payment	0000985222	09/30/2024	606-Himes	149 · Undeposited Funds	(690.00)
Payment	0100000010	09/30/2024	604-Anness	149 · Undeposited Funds	(700.00)
TOTAL					(2,790.00)
Deposit		09/09/2024		107 · Truist Structural Reserve	1,116.00
Payment	1127	09/09/2024	202-Allison	149 · Undeposited Funds	(1,116.00)
TOTAL					(1,116.00)
Deposit		09/30/2024		107 · Truist Structural Reserve	151.34
				603 · Interest Income	(151.34)
TOTAL					(151.34)
Deposit		09/30/2024		108 · Truist Non Structural Reserve	22.42
				603 · Interest Income	(22.42)
TOTAL					(22.42)

401 Management, Inc.
Cash Receipts Journal
September 2024

Type	Num	Date	Name	Account	Amount
Deposit		09/01/2024		109 · Truist Money Market-SpecAsmt	13,300.00
Payment	1185	09/01/2024	104-Malone/Samson	149 · Undeposited Funds	(9,975.00)
Payment	1366	09/01/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(3,325.00)
TOTAL					(13,300.00)
Deposit		09/03/2024		109 · Truist Money Market-SpecAsmt	33,250.00
Payment	1909	09/03/2024	402-Ayash	149 · Undeposited Funds	(9,975.00)
Payment	1666	09/03/2024	102-Howe	149 · Undeposited Funds	(3,325.00)
Payment	1036	09/03/2024	204-Perkins	149 · Undeposited Funds	(9,975.00)
Payment	00040023	09/03/2024	301-Bass	149 · Undeposited Funds	(3,325.00)
Payment	00040023	09/03/2024	206-Bass	149 · Undeposited Funds	(3,325.00)
Payment	857836770	09/03/2024	406-Stacy	149 · Undeposited Funds	(3,325.00)
TOTAL					(33,250.00)
Deposit		09/09/2024		109 · Truist Money Market-SpecAsmt	43,225.00
Payment	2920	09/09/2024	304-Oyster	149 · Undeposited Funds	(3,325.00)
Payment	15038	09/09/2024	101-Corso	149 · Undeposited Funds	(3,325.00)
Payment	1337	09/09/2024	501-Kaiser	149 · Undeposited Funds	(3,325.00)
Payment	2102	09/09/2024	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(3,325.00)
Payment	3533463426	09/09/2024	401-Weeks	149 · Undeposited Funds	(9,975.00)
Payment	1032	09/09/2024	306-Gilbert	149 · Undeposited Funds	(9,975.00)
Payment	0012248585	09/09/2024	404-Laramy	149 · Undeposited Funds	(9,975.00)
TOTAL					(43,225.00)
Deposit		09/11/2024		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	143	09/11/2024	604-Anness	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		09/12/2024		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	3092	09/12/2024	105-Schuiteman	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		09/30/2024		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	0014368405	09/30/2024	205-Trifone(Dungannon Prop.)	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		09/30/2024		109 · Truist Money Market-SpecAsmt	564.29
				619 · Special Assessment Interest	(564.29)
TOTAL					(564.29)

401 Management, Inc.
Cash Disbursement Journal
September 2024

Date	Num	Name	Memo	Account	Amount
09/01/2024	10209	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
09/01/2024	10210	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
09/03/2024	EFT	United States Treasury	59-2004609	405 · Withholding Tax Payable	922.00
		United States Treasury	59-2004609	404 · FICA Payable	124.00
		United States Treasury	59-2004609	404 · FICA Payable	124.00
		United States Treasury	59-2004609	404 · FICA Payable	29.00
		United States Treasury	59-2004609	404 · FICA Payable	29.00
		United States Treasury	59-2004609	404 · FICA Payable	0.00
					1,228.00
09/03/2024	OBP	Skyline Elevator	50% Deposit	926 · Maintenance-Elevator	2,411.00
					2,411.00
09/03/2024	OBP	Skyline Elevator	50% Deposit	926 · Maintenance-Elevator	1,861.03
					1,861.03
09/06/2024	OBP	ProServe Pools LLC	Enzyme 1 qt	928 · Maintenance-Pool	38.68
					38.68
09/11/2024	10211	Alexis Rusak	VOID: 48 hours @ \$12.00/hour	902 · Salaries-Relief Manager	0.00
					0.00
09/11/2024	10212	Alexis Rusak	48 hours @ \$12.00/hour	902 · Salaries-Relief Manager	576.00
					576.00
09/12/2024	10213	Nicole Gunter	cell phone	936 · Telephone Expense	39.25
					39.25

401 Management, Inc.
Cash Disbursement Journal
September 2024

Date	Num	Name	Memo	Account	Amount
09/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,097.08
					<u>2,097.08</u>
09/26/2024	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	461.31
					<u>461.31</u>
09/26/2024	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	679.36
					<u>679.36</u>
09/26/2024	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	151.40
					<u>151.40</u>
09/30/2024	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
					<u>1,228.00</u>
09/30/2024	EFT	Florida U.C. Fund	1585005-9	408 · Unemployment Tax Payable	2.00
					<u>2.00</u>
09/30/2024	EFT	United States Treasury	59-2004609	408 · Unemployment Tax Payable	12.00
					<u>12.00</u>
TOTAL					<u>11,785.11</u>

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 09/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						104,748.85
Cleared Transactions						
Checks and Payments - 21 items						
Check	08/23/2024	OBP	Security Center	X	(473.93)	(473.93)
Check	08/26/2024	OBP	Master Craft Plumbing Con. Inc.	X	(315.00)	(788.93)
Check	08/30/2024	OBP	Skyline Elevator	X	(841.22)	(1,630.15)
Check	08/31/2024	OBP	Florida Public Utilities	X	(157.73)	(1,787.88)
Check	08/31/2024	OBP	Gas South	X	(5.33)	(1,793.21)
Paycheck	09/01/2024	10210	Nicole Gunter	X	(500.00)	(2,293.21)
Paycheck	09/01/2024	10209	Dustin Gunter	X	(500.00)	(2,793.21)
Check	09/03/2024	OBP	Skyline Elevator	X	(2,411.00)	(5,204.21)
Check	09/03/2024	OBP	Skyline Elevator	X	(1,861.03)	(7,065.24)
Liability Check	09/03/2024	EFT	United States Treasury	X	(1,228.00)	(8,293.24)
Check	09/06/2024	OBP	ProServe Pools LLC	X	(38.68)	(8,331.92)
Check	09/12/2024	10213	Nicole Gunter	X	(39.25)	(8,371.17)
General Journal	09/12/2024	Aje82		X	(10.00)	(8,381.17)
Check	09/18/2024	Debit	Bright House Networks	X	(2,097.08)	(10,478.25)
Check	09/26/2024	debit	Utilities Commission	X	(679.36)	(11,157.61)
Check	09/26/2024	debit	Utilities Commission	X	(461.31)	(11,618.92)
Check	09/26/2024	debit	Utilities Commission	X	(151.40)	(11,770.32)
Transfer	09/30/2024			X	(74,098.19)	(85,868.51)
Liability Check	09/30/2024	EFT	United States Treasury	X	(1,228.00)	(87,096.51)
Liability Check	09/30/2024	EFT	United States Treasury	X	(12.00)	(87,108.51)
Liability Check	09/30/2024	EFT	Florida U.C. Fund	X	(2.00)	(87,110.51)
Total Checks and Payments					(87,110.51)	(87,110.51)
Deposits and Credits - 7 items						
Deposit	08/29/2024			X	700.00	700.00
Deposit	09/03/2024			X	2,800.00	3,500.00
Deposit	09/09/2024			X	4,200.00	7,700.00
Check	09/11/2024	10211	Alexis Rusak	X	0.00	7,700.00
Deposit	09/11/2024			X	725.00	8,425.00
General Journal	09/12/2024	Aje82		X	10.00	8,435.00
Deposit	09/24/2024			X	1,400.00	9,835.00
Total Deposits and Credits					9,835.00	9,835.00
Total Cleared Transactions					(77,275.51)	(77,275.51)
Cleared Balance					(77,275.51)	27,473.34
Uncleared Transactions						
Checks and Payments - 1 item						
Check	09/11/2024	10212	Alexis Rusak		(576.00)	(576.00)
Total Checks and Payments					(576.00)	(576.00)
Deposits and Credits - 1 item						
Deposit	09/30/2024				2,790.00	2,790.00
Total Deposits and Credits					2,790.00	2,790.00
Total Uncleared Transactions					2,214.00	2,214.00

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 09/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Register Balance as of 09/30/2024					(75,061.51)	29,687.34
Ending Balance					<u>(75,061.51)</u>	<u>29,687.34</u>

401 Management, Inc.
Reconciliation Detail

109 · Truist Money Market-SpecAsmt, Period Ending 09/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						76,496.76
Cleared Transactions						
Deposits and Credits - 7 items						
Deposit	09/01/2024			X	13,300.00	13,300.00
Deposit	09/03/2024			X	33,250.00	46,550.00
Deposit	09/09/2024			X	43,225.00	89,775.00
Deposit	09/11/2024			X	3,325.00	93,100.00
Deposit	09/12/2024			X	3,325.00	96,425.00
Deposit	09/30/2024			X	564.29	96,989.29
Transfer	09/30/2024			X	74,098.19	171,087.48
Total Deposits and Credits					171,087.48	171,087.48
Total Cleared Transactions					171,087.48	171,087.48
Cleared Balance					171,087.48	247,584.24
Uncleared Transactions						
Deposits and Credits - 1 item						
Deposit	09/30/2024				3,325.00	3,325.00
Total Deposits and Credits					3,325.00	3,325.00
Total Uncleared Transactions					3,325.00	3,325.00
Register Balance as of 09/30/2024					174,412.48	250,909.24
New Transactions						
Deposits and Credits - 1 item						
Deposit	10/02/2024				9,975.00	9,975.00
Total Deposits and Credits					9,975.00	9,975.00
Total New Transactions					9,975.00	9,975.00
Ending Balance					<u>184,387.48</u>	<u>260,884.24</u>

401 Management, Inc.
Reconciliation Detail

108 · Truist Non Structural Reserve, Period Ending 09/30/2024

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							6,204.47
Cleared Transactions							
Deposits and Credits - 1 item							
Deposit	09/30/2024			Deposit	X	22.42	22.42
Total Deposits and Credits						22.42	22.42
Total Cleared Transactions						22.42	22.42
Cleared Balance						22.42	6,226.89
Register Balance as of 09/30/2024						22.42	6,226.89
Ending Balance						22.42	6,226.89

401 Management, Inc.
Reconciliation Detail

107 · Truist Structural Reserve, Period Ending 09/30/2024

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							41,145.67
Cleared Transactions							
Deposits and Credits - 2 items							
Deposit	09/09/2024			Deposit	X	1,116.00	1,116.00
Deposit	09/30/2024			Deposit	X	151.34	1,267.34
Total Deposits and Credits						1,267.34	1,267.34
Total Cleared Transactions						1,267.34	1,267.34
Cleared Balance						1,267.34	42,413.01
Register Balance as of 09/30/2024						1,267.34	42,413.01
Ending Balance						1,267.34	42,413.01