

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

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

November 11, 2024

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

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	9,930.93
Cash in Bank-Reserves	
107 · Truist Structural Reserve	42,571.36
108 · Truist Non Structural Reserve	6,250.14
	48,821.50
109 · Truist Money Market-SpecAsmt	
Truist-Operating	83,390.85
109 · Truist Money Market-SpecAsmt - Other	218,366.22
	301,757.07
Total Checking/Savings	360,709.50
Other Current Assets	
150 · Prepaid Insurance	7,895.17
	7,895.17
Total Other Current Assets	7,895.17
Total Current Assets	368,604.67
Fixed Assets	
250 · Building-Managers Unit	121,887.26
255 · Furniture & Appliances	9,000.94
280 · Accumulated Depreciation	(116,430.21)
	14,457.99
TOTAL ASSETS	383,062.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
404 · FICA Payable	497.26
405 · Withholding Tax Payable	922.00
406 · Special Asmts Paid in Advance	119,700.00
407 · Assessments Received in Advance	6,150.00
4072 · SIRS Asmt Paid in Advance	2,232.00
	129,501.26
Total Other Current Liabilities	129,501.26
Total Current Liabilities	129,501.26

See Accompanying Accountants' Compilation Report

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

	<u>Oct 31, 24</u>
Long Term Liabilities	
550 · Reserve Fund Balance	
Structural Reserves	40,339.36
Non-Structural Reserves	<u>6,250.14</u>
Total 550 · Reserve Fund Balance	<u>46,589.50</u>
Total Long Term Liabilities	<u>46,589.50</u>
Total Liabilities	176,090.76
Equity	
560 · Fund Balance	75,668.32
Net Income	<u>131,303.58</u>
Total Equity	<u>206,971.90</u>
TOTAL LIABILITIES & EQUITY	<u><u>383,062.66</u></u>

See Accompanying Accountants' Compilation Report

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

October 2024

	Oct 24	Budget	\$ Over Budget	Jan - Oct 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	9,800.00	9,800.00	0.00	270,200.00	271,400.00	(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	181.60	0.00	181.60	389.50	0.00	389.50	0.00
604 · Late Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
Total Income	9,981.60	9,800.00	181.60	312,739.50	313,400.00	(660.50)	333,000.00
Gross Profit	9,981.60	9,800.00	181.60	312,739.50	313,400.00	(660.50)	333,000.00
Expense							
900 · Salaries-Mgr / Management Fee	2,750.00	1,500.00	1,250.00	16,250.00	15,000.00	1,250.00	18,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	1,056.00	1,666.70	(610.70)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
905 · Temporary Outside Labor	0.00	166.67	(166.67)	720.00	1,666.70	(946.70)	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	1,420.00	320.00	1,100.00	5,412.00	4,360.00	1,052.00	5,000.00
913 · Legal Fees	1,025.00	83.33	941.67	1,025.00	833.30	191.70	1,000.00
914 · Licenses & Permits	0.00	66.67	(66.67)	539.00	666.70	(127.70)	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	49.99	83.30	(33.31)	100.00
916 · Office/Operational Expenses	27.56	375.00	(347.44)	2,285.59	3,750.00	(1,464.41)	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	4,570.41	1,500.00	3,070.41	20,988.03	15,000.00	5,988.03	18,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	757.54	1,666.70	(909.16)	2,000.00
924 · Maintenance-Buildings	80.52	1,000.00	(919.48)	3,736.74	10,000.00	(6,263.26)	12,000.00
926 · Maintenance-Elevator	450.00	666.67	(216.67)	16,106.28	6,666.70	9,439.58	8,000.00
928 · Maintenance-Pool	154.80	750.00	(595.20)	3,851.85	7,500.00	(3,648.15)	9,000.00
929 · Pool Service	1,500.00	700.00	800.00	7,500.00	7,000.00	500.00	8,400.00
993 · Pool Furnishings	0.00	100.00	(100.00)	629.80	1,000.00	(370.20)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	83.30	(83.30)	100.00
934 · Payroll Tax Expense	248.63	158.33	90.30	1,723.63	1,583.30	140.33	1,900.00
936 · Telephone Expense	144.58	250.00	(105.42)	2,359.70	2,500.00	(140.30)	3,000.00
938 · Cable TV/Internet	2,097.07	2,166.67	(69.60)	21,549.25	21,666.70	(117.45)	26,000.00
939 · Web Hosting	37.20	41.67	(4.47)	278.40	416.70	(138.30)	500.00
942 · Utilities-Common (Electricity)	709.64	666.67	42.97	6,013.75	6,666.70	(652.95)	8,000.00
944 · Utilities-#103	166.57	166.67	(0.10)	1,244.96	1,666.70	(421.74)	2,000.00
946 · Utilities-Water & Sewer	455.96	583.33	(127.37)	5,216.44	5,833.30	(616.86)	7,000.00
947 · Utilities - Common (Gas)	157.73	50.00	107.73	8,271.85	8,800.00	(528.15)	10,600.00
953 · Security	(6,115.00)	500.00	(6,615.00)	10,443.86	5,000.00	5,443.86	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	725.00	750.00	(25.00)	900.00
962 · Managers Residence Expense	0.00	166.67	(166.67)	49.00	1,666.70	(1,617.70)	2,000.00
992 · Unanticipated Expenses	0.00	808.33	(808.33)	0.00	8,083.30	(8,083.30)	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	181.60	0.00	181.60	389.50	0.00	389.50	0.00
Total Expense	10,637.27	13,711.68	(3,074.41)	280,102.14	303,876.80	(23,774.66)	333,000.00
Net Ordinary Income	(655.67)	(3,911.68)	3,256.01	32,637.36	9,523.20	23,114.16	0.00
Other Income/Expense							
Other Income							
616 · 2024 Special Assessment	0.00	0.00	0.00	116,375.00	0.00	116,375.00	0.00
619 · Special Assessment Interest	975.17	0.00	975.17	1,586.22	0.00	1,586.22	0.00
Total Other Income	975.17	0.00	975.17	117,961.22	0.00	117,961.22	0.00
Other Expense							
966 · 2024 Special Asmt Expense	9,295.00	0.00	9,295.00	19,295.00	0.00	19,295.00	0.00
Total Other Expense	9,295.00	0.00	9,295.00	19,295.00	0.00	19,295.00	0.00
Net Other Income	(8,319.83)	0.00	(8,319.83)	98,666.22	0.00	98,666.22	0.00
Net Income	(8,975.50)	(3,911.68)	(5,063.82)	131,303.58	9,523.20	121,780.38	0.00

401 Management, Inc.
Reserve Activity Report
As of October 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
09/30/2024	Aje87		allocate September reserve interest		151.34	40,181.01
10/31/2024	Aje93		allocate October reserve interest		158.35	40,339.36
Total Structural Reserves				0.00	40,339.36	40,339.36
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
10/31/2024	Aje93		allocate October reserve interest		23.25	6,250.14
Total Non-Structural Reserves				0.00	6,250.14	6,250.14
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	88,589.50	46,589.50
TOTAL				46,200.00	88,589.50	46,589.50

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

	Jan - Sep 24
OPERATING ACTIVITIES	
Net Income	140,279.08
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
Net cash provided by Operating Activities	147,693.49
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
Net cash provided by Financing Activities	42,207.90
Net cash increase for period	189,901.39
Cash at beginning of period	129,007.75
Cash at end of period	318,909.14

See Accompanying Accountants' Compilation Letter

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

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

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

Type	Date	Memo	Open Balance
101-Corso			
Payment	10/31/2024		(700.00)
Total 101-Corso			(700.00)
206-Bass			
Payment	09/09/2024		(700.00)
Total 206-Bass			(700.00)
301-Bass			
Payment	10/16/2024		(700.00)
Total 301-Bass			(700.00)
305-Ledger			
Payment	10/28/2024		(700.00)
Total 305-Ledger			(700.00)
501-Kaiser			
Payment	10/31/2024		(700.00)
Total 501-Kaiser			(700.00)
504-Glenasset Inc./Torruella			
Payment	09/03/2024		(600.00)
Payment	10/07/2024		(700.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
505-McCabe			
Payment	09/24/2024		(700.00)
Total 505-McCabe			(700.00)
605-Colaluca Living Trust			
Payment	07/26/2023		(650.00)
Total 605-Colaluca Living Trust			(650.00)
TOTAL			(6,150.00)

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
101-Corso Payment	10/28/2024		(3,325.00)
Total 101-Corso			(3,325.00)
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)
303-Greene Payment	10/28/2024		(3,325.00)
Total 303-Greene			(3,325.00)
304-Oyster Payment	10/31/2024		(3,325.00)
Total 304-Oyster			(3,325.00)
305-Ledger Payment	10/28/2024		(3,325.00)
Total 305-Ledger			(3,325.00)

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
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)
405-Putnam			
Payment	10/28/2024		(3,325.00)
Total 405-Putnam			(3,325.00)
406-Stacy			
Payment	10/28/2024		(3,325.00)
Total 406-Stacy			(3,325.00)
502-Maler			
Payment	10/28/2024		(3,325.00)
Total 502-Maler			(3,325.00)
503-Chappell			
Payment	10/16/2024		(6,650.00)
Total 503-Chappell			(6,650.00)
506-Bryan			
Payment	10/22/2024		(3,325.00)
Total 506-Bryan			(3,325.00)
601-Caridis			
Payment	10/28/2024		(3,325.00)
Total 601-Caridis			(3,325.00)

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
602-Daniel			
Payment	10/28/2024		(3,325.00)
Total 602-Daniel			(3,325.00)
603-Wall			
Payment	08/08/2024		(6,650.00)
Total 603-Wall			(6,650.00)
604-Anness			
Payment	10/22/2024		(3,325.00)
Total 604-Anness			(3,325.00)
605-Colaluca Living Trust			
Payment	08/27/2024		(6,650.00)
Total 605-Colaluca Living Trust			(6,650.00)
TOTAL			<u>(119,700.00)</u>

401 Management, Inc.

General Ledger

As of October 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						19,160.00
10/01/2024	10214	Dustin Gunter			500.00	18,660.00
10/01/2024	10215	Nicole Gunter			500.00	18,160.00
10/04/2024	OBP	Hosting NSB	Invoice #6798		37.20	18,122.80
10/04/2024	OBP	Skyline Elevator	Invoice #220083		450.00	17,672.80
10/05/2024	OBP	Charter Communications	8337 11 027 0310067		45.38	17,627.42
10/05/2024	OBP	Sun Splash 2024	Invoice #173		1,620.00	16,007.42
10/07/2024	10216	Charles L. Belote & Associates, P.A.	September Accounting plus additional		596.00	15,411.42
10/07/2024			Deposit	4,900.00		20,311.42
10/16/2024			Deposit	700.00		21,011.42
10/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,097.07	18,914.35
10/19/2024	OBP	Wiginton Fire Systems, Inc.	Invoice #INS129736		3,180.00	15,734.35
10/19/2024	OBP	Onsite Direct LLC	Lawn Maintenance-October		950.00	14,784.35
10/19/2024	OBP	ProServe Pools LLC	Inv 10000618378		125.00	14,659.35
10/19/2024	OBP	ProServe Pools LLC	Inv 10000618542		750.00	13,909.35
10/19/2024	OBP	Truist Bank	4046 0112 0354 5012 -		1,135.15	12,774.20
10/23/2024			Deposit	700.00		13,474.20
10/23/2024	10217	Nicole Gunter			1,154.37	12,319.83
10/23/2024	OBP	Clayton & McCulloh, Attorneys at L...			1,025.00	11,294.83
10/24/2024	debit	Utilities Commission	501634-101748 - Water		455.96	10,838.87
10/24/2024	debit	Utilities Commission	501635-101749 Common		709.64	10,129.23
10/24/2024	debit	Utilities Commission	501653-101767 Unit #103		166.57	9,962.66
10/25/2024	OBP	Charles L. Belote & Associates, P.A.	August Accounting plus additional		824.00	9,138.66
10/25/2024	OBP	Florida Public Utilities	Account 0439320-3 09/18 - 10/15		157.73	8,980.93
10/25/2024	OBP	Freshly Trimmed Lawn & Tree Serv...	Invoice date 10/04/23		1,850.00	7,130.93
10/28/2024			Deposit	1,400.00		8,530.93
10/31/2024			Deposit	1,400.00		9,930.93
Total 101 · Cash in Bank-Checking				9,100.00	18,329.07	9,930.93
Cash in Bank-Reserves						48,639.90
107 · Truist Structural Reserve						42,413.01
10/31/2024			Interest	158.35		42,571.36
Total 107 · Truist Structural Reserve				158.35	0.00	42,571.36
108 · Truist Non Structural Reserve						6,226.89
10/31/2024			Interest	23.25		6,250.14
Total 108 · Truist Non Structural Reserve				23.25	0.00	6,250.14
Total Cash in Bank-Reserves				181.60	0.00	48,821.50
109 · Truist Money Market-SpecAsmt						250,909.24
Truist-Operating						74,098.19
10/24/2024	Aje89		re-code July Special Assessment Expense	4,850.00		78,948.19
10/24/2024	Aje90		re-code August Special Assessment Expense	4,445.00		83,393.19
10/31/2024			Service Charge		2.34	83,390.85
Total Truist-Operating				9,295.00	2.34	83,390.85
109 · Truist Money Market-SpecAsmt - Other						176,811.05
10/02/2024			Deposit	9,975.00		186,786.05
10/07/2024	Aje88	503-Chappell	return check - closed account		9,975.00	176,811.05
10/16/2024			Deposit	13,300.00		190,111.05
10/22/2024			Deposit	6,650.00		196,761.05
10/24/2024	Aje89		re-code July Special Assessment Expense		4,850.00	191,911.05
10/24/2024	Aje90		re-code August Special Assessment Expense		4,445.00	187,466.05
10/28/2024			Deposit	26,600.00		214,066.05
10/31/2024			Deposit	3,325.00		217,391.05
10/31/2024			Interest	975.17		218,366.22
Total 109 · Truist Money Market-SpecAsmt - Other				60,825.17	19,270.00	218,366.22
Total 109 · Truist Money Market-SpecAsmt				70,120.17	19,272.34	301,757.07

401 Management, Inc.

General Ledger

As of October 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
120 · Assessments Receivable						6,650.00
121 · Regular Assessments Receivable						0.00
10/01/2024	2225	301-Bass		700.00		700.00
10/01/2024	2226	304-Oyster		700.00		1,400.00
10/01/2024	2227	406-Stacy		700.00		2,100.00
10/01/2024	2228	101-Corso		700.00		2,800.00
10/01/2024	2229	606-Himes		700.00		3,500.00
10/01/2024	2230	604-Anness		700.00		4,200.00
10/01/2024	2231	501-Kaiser		700.00		4,900.00
10/01/2024	2232	505-McCabe		700.00		5,600.00
10/01/2024	2233	504-Glenasset Inc./Torruella		700.00		6,300.00
10/01/2024	2234	405-Putnam		700.00		7,000.00
10/01/2024	2235	305-Ledger		700.00		7,700.00
10/01/2024	2236	302-Rich		700.00		8,400.00
10/01/2024	2237	203-Dunn		700.00		9,100.00
10/01/2024	2238	202-Allison		700.00		9,800.00
10/07/2024	1341	501-Kaiser			700.00	9,100.00
10/07/2024	0066...	302-Rich			700.00	8,400.00
10/07/2024	0000...	504-Glenasset Inc./Torruella			700.00	7,700.00
10/07/2024	0000...	405-Putnam			700.00	7,000.00
10/07/2024	0000...	202-Allison			700.00	6,300.00
10/07/2024	0000...	304-Oyster			700.00	5,600.00
10/07/2024	8612...	406-Stacy			700.00	4,900.00
10/16/2024	0310...	301-Bass			700.00	4,200.00
10/23/2024	0000...	606-Himes			700.00	3,500.00
10/28/2024	819	305-Ledger			700.00	2,800.00
10/28/2024	0000...	203-Dunn			700.00	2,100.00
10/31/2024	1343	501-Kaiser			700.00	1,400.00
10/31/2024	15073	101-Corso			700.00	700.00
10/31/2024	Aje91	PrepdAdj	adjust to actual at 10/31/24		700.00	0.00
Total 121 · Regular Assessments Receivable				9,800.00	9,800.00	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
Total 124 · Reserve Contribution						0.00
127 · 2024 Special Assessment						6,650.00
10/02/2024	859	503-Chappell			9,975.00	(3,325.00)
10/07/2024	Aje88	503-Chappell	return check - closed account	9,975.00		6,650.00
10/16/2024	0067...	302-Rich			3,325.00	3,325.00
10/16/2024	98	503-Chappell			9,975.00	(6,650.00)
10/22/2024	152	604-Anness			3,325.00	(9,975.00)
10/22/2024	0068...	506-Bryan			3,325.00	(13,300.00)
10/28/2024	15072	101-Corso			3,325.00	(16,625.00)
10/28/2024	1184	502-Maler			3,325.00	(19,950.00)
10/28/2024	3821	303-Greene			3,325.00	(23,275.00)
10/28/2024	140	601-Caridis			3,325.00	(26,600.00)
10/28/2024	1011	602-Daniel			3,325.00	(29,925.00)
10/28/2024	820	305-Ledger			3,325.00	(33,250.00)
10/28/2024	0000...	405-Putnam			3,325.00	(36,575.00)
10/28/2024	8637...	406-Stacy			3,325.00	(39,900.00)
10/31/2024	904	304-Oyster			3,325.00	(43,225.00)
10/31/2024	Aje92	PrepdAdj	adjust to actual at 10/31/24	43,225.00		0.00
Total 127 · 2024 Special Assessment				53,200.00	59,850.00	0.00
Total 120 · Assessments Receivable				63,000.00	69,650.00	0.00
150 · Prepaid Insurance						7,895.17
Total 150 · Prepaid Insurance						7,895.17

401 Management, Inc.

General Ledger

As of October 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
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						0.00
10/01/2024	10214	Dustin Gunter		0.00		0.00
10/01/2024	10214	Dustin Gunter			62.00	(62.00)
10/01/2024	10214	Dustin Gunter			62.00	(124.00)
10/01/2024	10214	Dustin Gunter			14.50	(138.50)
10/01/2024	10214	Dustin Gunter			14.50	(153.00)
10/01/2024	10215	Nicole Gunter		0.00		(153.00)
10/01/2024	10215	Nicole Gunter			62.00	(215.00)
10/01/2024	10215	Nicole Gunter			62.00	(277.00)
10/01/2024	10215	Nicole Gunter			14.50	(291.50)
10/01/2024	10215	Nicole Gunter			14.50	(306.00)
10/23/2024	10217	Nicole Gunter		0.00		(306.00)
10/23/2024	10217	Nicole Gunter			77.50	(383.50)
10/23/2024	10217	Nicole Gunter			77.50	(461.00)
10/23/2024	10217	Nicole Gunter			18.13	(479.13)
10/23/2024	10217	Nicole Gunter			18.13	(497.26)
Total 404 · FICA Payable						0.00
405 · Withholding Tax Payable						0.00
10/01/2024	10214	Dustin Gunter			461.00	(461.00)
10/01/2024	10215	Nicole Gunter			461.00	(922.00)
10/23/2024	10217	Nicole Gunter		0.00		(922.00)
Total 405 · Withholding Tax Payable						0.00
406 · Special Asmts Paid in Advance						(76,475.00)
10/31/2024	Aje92	PrepdAdj	adjust to actual at 10/31/24		43,225.00	(119,700.00)
Total 406 · Special Asmts Paid in Advance						0.00
407 · Assessments Received in Advance						(6,850.00)
10/31/2024	Aje91	PrepdAdj	adjust to actual at 10/31/24	700.00		(6,150.00)
Total 407 · Assessments Received in Advance						700.00
4072 · SIRS Asmt Paid in Advance						(2,232.00)
Total 4072 · SIRS Asmt Paid in Advance						(2,232.00)
408 · Unemployment Tax Payable						0.00
10/01/2024	10214	Dustin Gunter		0.00		0.00
10/01/2024	10214	Dustin Gunter		0.00		0.00
10/01/2024	10215	Nicole Gunter		0.00		0.00
10/01/2024	10215	Nicole Gunter		0.00		0.00
10/23/2024	10217	Nicole Gunter		0.00		0.00
10/23/2024	10217	Nicole Gunter		0.00		0.00
Total 408 · Unemployment Tax Payable						0.00
550 · Reserve Fund Balance						(46,407.90)
Structural Reserves						(40,181.01)
10/31/2024	Aje93		allocate October reserve interest		158.35	(40,339.36)
Total Structural Reserves						0.00
Non-Structural Reserves						(6,226.89)
10/31/2024	Aje93		allocate October reserve interest		23.25	(6,250.14)
Total Non-Structural Reserves						0.00
Total 550 · Reserve Fund Balance						0.00

401 Management, Inc.

General Ledger

As of October 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
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						(260,400.00)
10/01/2024	2225	301-Bass	Maintenance Fee Billing		700.00	(261,100.00)
10/01/2024	2226	304-Oyster	Maintenance Fee Billing		700.00	(261,800.00)
10/01/2024	2227	406-Stacy	Maintenance Fee Billing		700.00	(262,500.00)
10/01/2024	2228	101-Corso	Maintenance Fee Billing		700.00	(263,200.00)
10/01/2024	2229	606-Himes	Maintenance Fee Billing		700.00	(263,900.00)
10/01/2024	2230	604-Anness	Maintenance Fee Billing		700.00	(264,600.00)
10/01/2024	2231	501-Kaiser	Maintenance Fee Billing		700.00	(265,300.00)
10/01/2024	2232	505-McCabe	Maintenance Fee Billing		700.00	(266,000.00)
10/01/2024	2233	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(266,700.00)
10/01/2024	2234	405-Putnam	Maintenance Fee Billing		700.00	(267,400.00)
10/01/2024	2235	305-Ledger	Maintenance Fee Billing		700.00	(268,100.00)
10/01/2024	2236	302-Rich	Maintenance Fee Billing		700.00	(268,800.00)
10/01/2024	2237	203-Dunn	Maintenance Fee Billing		700.00	(269,500.00)
10/01/2024	2238	202-Allison	Maintenance Fee Billing		700.00	(270,200.00)
Total 601 · Maintenance Fees				0.00	9,800.00	(270,200.00)
602 · Reserve Assessments						(42,000.00)
Total 602 · Reserve Assessments						(42,000.00)
603 · Interest Income						(207.90)
10/31/2024			Interest		158.35	(366.25)
10/31/2024			Interest		23.25	(389.50)
Total 603 · Interest Income				0.00	181.60	(389.50)
604 · Late Fees						(150.00)
Total 604 · Late Fees						(150.00)
900 · Salaries-Mgr / Management Fee						13,500.00
10/01/2024	10214	Dustin Gunter		750.00		14,250.00
10/01/2024	10215	Nicole Gunter		750.00		15,000.00
10/23/2024	10217	Nicole Gunter		1,250.00		16,250.00
Total 900 · Salaries-Mgr / Management Fee				2,750.00	0.00	16,250.00
902 · Salaries-Relief Manager						1,056.00
Total 902 · Salaries-Relief Manager						1,056.00
903 · Managers Health Insurance						4,500.00
10/01/2024	10214	Dustin Gunter		250.00		4,750.00
10/01/2024	10215	Nicole Gunter		250.00		5,000.00
10/23/2024	10217	Nicole Gunter		0.00		5,000.00
Total 903 · Managers Health Insurance				500.00	0.00	5,000.00
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
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						12,584.00
Total 911 · Insurance-Flood						12,584.00

401 Management, Inc.

General Ledger

As of October 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
912 · Accounting						3,992.00
10/07/2024	10216	Charles L. Belote & Associates, P.A.	September Accounting plus additional	300.00		4,292.00
10/07/2024	10216	Charles L. Belote & Associates, P.A.	September Accounting plus additional	296.00		4,588.00
10/25/2024	OBP	Charles L. Belote & Associates, P.A.	August Accounting plus additional	300.00		4,888.00
10/25/2024	OBP	Charles L. Belote & Associates, P.A.	August Accounting plus additional	524.00		5,412.00
Total 912 · Accounting				1,420.00	0.00	5,412.00
913 · Legal Fees						0.00
10/23/2024	OBP	Clayton & McCulloh, Attorneys at L...	Invoice 270948	1,025.00		1,025.00
Total 913 · Legal Fees				1,025.00	0.00	1,025.00
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						2,258.03
10/19/2024	OBP	Truist Bank	Dollar-General	9.96		2,267.99
10/19/2024	OBP	Truist Bank	Safe Ship	15.26		2,283.25
10/31/2024			Service Charge	2.34		2,285.59
Total 916 · Office/Operational Expenses				27.56	0.00	2,285.59
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						16,417.62
10/05/2024	OBP	Sun Splash 2024	Invoice #173	1,620.00		18,037.62
10/19/2024	OBP	Onsite Direct LLC	Lawn Maintenance-October	950.00		18,987.62
10/19/2024	OBP	Truist Bank	Home Depot	29.78		19,017.40
10/19/2024	OBP	Truist Bank	Home Depot	31.92		19,049.32
10/19/2024	OBP	Truist Bank	Home Depot	58.54		19,107.86
10/19/2024	OBP	Truist Bank	Home Depot	22.17		19,130.03
10/19/2024	OBP	Truist Bank	Chevron	8.00		19,138.03
10/25/2024	OBP	Freshly Trimmed Lawn & Tree Serv...	trim palms, side trim along fence pool area	1,850.00		20,988.03
Total 922 · Maintenance-Grounds				4,570.41	0.00	20,988.03
923 · Grounds Beautification						757.54
Total 923 · Grounds Beautification						757.54
924 · Maintenance-Buildings						3,656.22
10/19/2024	OBP	Truist Bank	Home Depot		69.48	3,586.74
10/19/2024	OBP	Truist Bank	Home Depot	150.00		3,736.74
Total 924 · Maintenance-Buildings				150.00	69.48	3,736.74
926 · Maintenance-Elevator						15,656.28
10/04/2024	OBP	Skyline Elevator	Invoice #220083	450.00		16,106.28
Total 926 · Maintenance-Elevator				450.00	0.00	16,106.28
928 · Maintenance-Pool						3,697.05
10/19/2024	OBP	ProServe Pools LLC	Inv 10000618378	125.00		3,822.05
10/19/2024	OBP	Truist Bank	Dollar-General	29.80		3,851.85
Total 928 · Maintenance-Pool				154.80	0.00	3,851.85
929 · Pool Service						6,000.00
10/19/2024	OBP	ProServe Pools LLC	Inv 10000618542	750.00		6,750.00
10/19/2024	OBP	Truist Bank	ProServe Pools	750.00		7,500.00
Total 929 · Pool Service				1,500.00	0.00	7,500.00

401 Management, Inc.

General Ledger

As of October 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
993 · Pool Furnishings						629.80
Total 993 · Pool Furnishings						629.80
934 · Payroll Tax Expense						1,475.00
10/01/2024	10214	Dustin Gunter		62.00		1,537.00
10/01/2024	10214	Dustin Gunter		14.50		1,551.50
10/01/2024	10214	Dustin Gunter		0.00		1,551.50
10/01/2024	10214	Dustin Gunter		0.00		1,551.50
10/01/2024	10215	Nicole Gunter		62.00		1,613.50
10/01/2024	10215	Nicole Gunter		14.50		1,628.00
10/01/2024	10215	Nicole Gunter		0.00		1,628.00
10/01/2024	10215	Nicole Gunter		0.00		1,628.00
10/23/2024	10217	Nicole Gunter		77.50		1,705.50
10/23/2024	10217	Nicole Gunter		18.13		1,723.63
10/23/2024	10217	Nicole Gunter		0.00		1,723.63
10/23/2024	10217	Nicole Gunter		0.00		1,723.63
Total 934 · Payroll Tax Expense				248.63	0.00	1,723.63
936 · Telephone Expense						2,215.12
10/05/2024	OBP	Charter Communications	8337 11 027 0310067	45.38		2,260.50
10/19/2024	OBP	Truist Bank	Spectrum	99.20		2,359.70
Total 936 · Telephone Expense				144.58	0.00	2,359.70
938 · Cable TV/Internet						19,452.18
10/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,097.07		21,549.25
Total 938 · Cable TV/Internet				2,097.07	0.00	21,549.25
939 · Web Hosting						241.20
10/04/2024	OBP	Hosting NSB	Invoice #6798	37.20		278.40
Total 939 · Web Hosting				37.20	0.00	278.40
942 · Utilities-Common (Electricity)						5,304.11
10/24/2024	debit	Utilities Commission	501635-101749 Common	709.64		6,013.75
Total 942 · Utilities-Common (Electricity)				709.64	0.00	6,013.75
944 · Utilities-#103						1,078.39
10/24/2024	debit	Utilities Commission	501653-101767 Unit #103	166.57		1,244.96
Total 944 · Utilities-#103				166.57	0.00	1,244.96
946 · Utilities-Water & Sewer						4,760.48
10/24/2024	debit	Utilities Commission	501634-101748 - Water	455.96		5,216.44
Total 946 · Utilities-Water & Sewer				455.96	0.00	5,216.44
947 · Utilities - Common (Gas)						8,114.12
10/25/2024	OBP	Florida Public Utilities	Account 0439320-3 09/18 - 10/15	157.73		8,271.85
Total 947 · Utilities - Common (Gas)				157.73	0.00	8,271.85
953 · Security						16,558.86
10/19/2024	OBP	Wiginton Fire Systems, Inc.	Inspection	3,180.00		19,738.86
10/24/2024	Aje89		re-code July Special Assessment Expense		4,850.00	14,888.86
10/24/2024	Aje90		re-code August Special Assessment Expense		4,445.00	10,443.86
Total 953 · Security				3,180.00	9,295.00	10,443.86
961 · Managers Mileage Expense						650.00
10/01/2024	10214	Dustin Gunter		37.50		687.50
10/01/2024	10215	Nicole Gunter		37.50		725.00
10/23/2024	10217	Nicole Gunter		0.00		725.00
Total 961 · Managers Mileage Expense				75.00	0.00	725.00
962 · Managers Residence Expense						49.00
Total 962 · Managers Residence Expense						49.00

401 Management, Inc.

General Ledger

As of October 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
		995 · Reserve Allocation				42,000.00
		Total 995 · Reserve Allocation				42,000.00
		996 · Reserve Interest Allocation				207.90
10/31/2024	Aje93		allocate October reserve interest	181.60		389.50
		Total 996 · Reserve Interest Allocation		181.60	0.00	389.50
		616 · 2024 Special Assessment				(116,375.00)
		Total 616 · 2024 Special Assessment				(116,375.00)
		619 · Special Assessment Interest				(611.05)
10/31/2024			Interest		975.17	(1,586.22)
		Total 619 · Special Assessment Interest		0.00	975.17	(1,586.22)
		966 · 2024 Special Asmt Expense				10,000.00
10/24/2024	Aje89		re-code July Special Assessment Expense	4,850.00		14,850.00
10/24/2024	Aje90		re-code August Special Assessment Expense	4,445.00		19,295.00
		Total 966 · 2024 Special Asmt Expense		9,295.00	0.00	19,295.00
		TOTAL		172,398.52	172,398.52	0.00

401 Management, Inc.
Cash Receipts Journal
October 2024

Type	Num	Date	Name	Account	Amount
Deposit		10/07/2024		101 · Cash in Bank-Checking	4,900.00
Payment	1341	10/07/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
Payment	0066162042	10/07/2024	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0000995091	10/07/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0000985785	10/07/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0000001107	10/07/2024	202-Allison	149 · Undeposited Funds	(700.00)
Payment	0000001150	10/07/2024	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	861208310	10/07/2024	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(4,900.00)
Deposit		10/16/2024		101 · Cash in Bank-Checking	700.00
Payment	03102436361	10/16/2024	301-Bass	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		10/23/2024		101 · Cash in Bank-Checking	700.00
Payment	0000985228	10/23/2024	606-Himes	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		10/28/2024		101 · Cash in Bank-Checking	1,400.00
Payment	819	10/28/2024	305-Ledger	149 · Undeposited Funds	(700.00)
Payment	0000985054	10/28/2024	203-Dunn	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		10/31/2024		101 · Cash in Bank-Checking	1,400.00
Payment	1343	10/31/2024	501-Kaiser	149 · Undeposited Funds	(700.00)
Payment	15073	10/31/2024	101-Corso	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)
Deposit		10/31/2024		107 · Truist Structural Reserve	158.35
				603 · Interest Income	(158.35)
TOTAL					(158.35)
Deposit		10/31/2024		108 · Truist Non Structural Reserve	23.25
				603 · Interest Income	(23.25)
TOTAL					(23.25)
Deposit		10/02/2024		109 · Truist Money Market-SpecAsmt	9,975.00
Payment	859	10/02/2024	503-Chappell	149 · Undeposited Funds	(9,975.00)
TOTAL					(9,975.00)

401 Management, Inc.
Cash Receipts Journal
October 2024

Type	Num	Date	Name	Account	Amount
Deposit		10/16/2024		109 · Truist Money Market-SpecAsmt	13,300.00
Payment	98	10/16/2024	503-Chappell	149 · Undeposited Funds	(9,975.00)
Payment	0067799748	10/16/2024	302-Rich	149 · Undeposited Funds	(3,325.00)
TOTAL					(13,300.00)
Deposit		10/22/2024		109 · Truist Money Market-SpecAsmt	6,650.00
Payment	152	10/22/2024	604-Anness	149 · Undeposited Funds	(3,325.00)
Payment	0068461863	10/22/2024	506-Bryan	149 · Undeposited Funds	(3,325.00)
TOTAL					(6,650.00)
Deposit		10/28/2024		109 · Truist Money Market-SpecAsmt	26,600.00
Payment	15072	10/28/2024	101-Corso	149 · Undeposited Funds	(3,325.00)
Payment	1184	10/28/2024	502-Maler	149 · Undeposited Funds	(3,325.00)
Payment	3821	10/28/2024	303-Greene	149 · Undeposited Funds	(3,325.00)
Payment	140	10/28/2024	601-Caridis	149 · Undeposited Funds	(3,325.00)
Payment	1011	10/28/2024	602-Daniel	149 · Undeposited Funds	(3,325.00)
Payment	820	10/28/2024	305-Ledger	149 · Undeposited Funds	(3,325.00)
Payment	0000985777	10/28/2024	405-Putnam	149 · Undeposited Funds	(3,325.00)
Payment	863716109	10/28/2024	406-Stacy	149 · Undeposited Funds	(3,325.00)
TOTAL					(26,600.00)
Deposit		10/31/2024		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	904	10/31/2024	304-Oyster	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		10/31/2024		109 · Truist Money Market-SpecAsmt	975.17
				619 · Special Assessment Interest	(975.17)
TOTAL					(975.17)

401 Management, Inc.
Cash Disbursement Journal
October 2024

Date	Num	Name	Memo	Account	Amount
10/01/2024	10214	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
10/01/2024	10215	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
10/04/2024	OBP	Hosting NSB	Invoice #6798	939 · Web Hosting	37.20
					37.20
10/04/2024	OBP	Skyline Elevator	Invoice #220083	926 · Maintenance-Elevator	450.00
					450.00
10/05/2024	OBP	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	45.38
					45.38
10/05/2024	OBP	Sun Splash 2024	Invoice #173	922 · Maintenance-Grounds	1,620.00
					1,620.00
10/07/2024	10216	Charles L. Belote & Associates, P.A.	September Accounting plus additio...	912 · Accounting	300.00
		Charles L. Belote & Associates, P.A.	September Accounting plus additio...	912 · Accounting	296.00
					596.00
10/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 008...	938 · Cable TV/Internet	2,097.07
					2,097.07
10/19/2024	OBP	Wiginton Fire Systems, Inc.	Inspection	953 · Security	3,180.00
					3,180.00
10/19/2024	OBP	Onsite Direct LLC	Lawn Maintenance-October	922 · Maintenance-Grounds	950.00
					950.00

401 Management, Inc.
Cash Disbursement Journal
October 2024

Date	Num	Name	Memo	Account	Amount
10/19/2024	OBP	ProServe Pools LLC	Inv 10000618378	928 · Maintenance-Pool	125.00
					125.00
10/19/2024	OBP	ProServe Pools LLC	Inv 10000618542	929 · Pool Service	750.00
					750.00
10/19/2024	OBP	Truist Bank	Home Depot	924 · Maintenance-Buildings	(69.48)
		Truist Bank	Home Depot	924 · Maintenance-Buildings	150.00
		Truist Bank	ProServe Pools	929 · Pool Service	750.00
		Truist Bank	Home Depot	922 · Maintenance-Grounds	29.78
		Truist Bank	Home Depot	922 · Maintenance-Grounds	31.92
		Truist Bank	Home Depot	922 · Maintenance-Grounds	58.54
		Truist Bank	Home Depot	922 · Maintenance-Grounds	22.17
		Truist Bank	Chevron	922 · Maintenance-Grounds	8.00
		Truist Bank	Dollar-General	916 · Office/Operational Expenses	9.96
		Truist Bank	Safe Ship	916 · Office/Operational Expenses	15.26
		Truist Bank	Spectrum	936 · Telephone Expense	99.20
		Truist Bank	Dollar-General	928 · Maintenance-Pool	29.80
					1,135.15
10/23/2024	10217	Nicole Gunter		900 · Salaries-Mgr / Management Fee	1,250.00
		Nicole Gunter		903 · Managers Health Insurance	0.00
		Nicole Gunter		961 · Managers Mileage Expense	0.00
		Nicole Gunter		404 · FICA Payable	0.00
		Nicole Gunter		405 · Withholding Tax Payable	0.00
		Nicole Gunter		934 · Payroll Tax Expense	77.50
		Nicole Gunter		404 · FICA Payable	(77.50)
		Nicole Gunter		404 · FICA Payable	(77.50)
		Nicole Gunter		934 · Payroll Tax Expense	18.13
		Nicole Gunter		404 · FICA Payable	(18.13)
		Nicole Gunter		404 · FICA Payable	(18.13)
		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
					1,154.37
10/23/2024	OBP	Clayton & McCulloh, Attorneys at Law	Invoice 270948	913 · Legal Fees	1,025.00
					1,025.00
10/24/2024	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	455.96
					455.96
10/24/2024	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	709.64
					709.64
10/24/2024	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	166.57
					166.57
10/25/2024	OBP	Charles L. Belote & Associates, P.A.	August Accounting plus additional	912 · Accounting	300.00
		Charles L. Belote & Associates, P.A.	August Accounting plus additional	912 · Accounting	524.00
					824.00
10/25/2024	OBP	Florida Public Utilities	Account 0439320-3 09/18 - 10/15	947 · Utilities - Common (Gas)	157.73
					157.73
10/25/2024	OBP	Freshly Trimmed Lawn & Tree Service, Inc	trim palms, side trim along fence p...	922 · Maintenance-Grounds	1,850.00
					1,850.00

401 Management, Inc.
Cash Disbursement Journal
October 2024

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
10/31/2024			Service Charge	916 · Office/Operational Expenses	2.34
					<u>2.34</u>
TOTAL					<u>18,331.41</u>

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 10/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						80,648.34
Cleared Transactions						
Checks and Payments - 23 items						
Transfer	08/26/2024			X	(53,175.00)	(53,175.00)
Check	09/16/2024	OBP	Onsite Direct LLC	X	(950.00)	(54,125.00)
Check	09/27/2024	OBP	ProServe Pools LLC	X	(750.00)	(54,875.00)
Check	09/30/2024	OBP	Skyline Elevator	X	(4,382.00)	(59,257.00)
Check	09/30/2024	OBP	Skyline Elevator	X	(2,411.00)	(61,668.00)
Check	09/30/2024	OBP	Skyline Elevator	X	(1,861.03)	(63,529.03)
Check	09/30/2024	OBO	Florida Public Utilities	X	(167.98)	(63,697.01)
Check	09/30/2024	OBP	Gas South	X	(5.33)	(63,702.34)
Paycheck	10/01/2024	10215	Nicole Gunter	X	(500.00)	(64,202.34)
Paycheck	10/01/2024	10214	Dustin Gunter	X	(500.00)	(64,702.34)
Check	10/04/2024	OBP	Skyline Elevator	X	(450.00)	(65,152.34)
Check	10/04/2024	OBP	Hosting NSB	X	(37.20)	(65,189.54)
Check	10/05/2024	OBP	Sun Splash 2024	X	(1,620.00)	(66,809.54)
Check	10/05/2024	OBP	Charter Communications	X	(45.38)	(66,854.92)
Check	10/07/2024	10216	Charles L. Belote & Associates, ...	X	(596.00)	(67,450.92)
Check	10/18/2024	Debit	Bright House Networks	X	(2,097.07)	(69,547.99)
Check	10/19/2024	OBP	Wiginton Fire Systems, Inc.	X	(3,180.00)	(72,727.99)
Check	10/19/2024	OBP	Truist Bank	X	(1,135.15)	(73,863.14)
Check	10/19/2024	OBP	Onsite Direct LLC	X	(950.00)	(74,813.14)
Check	10/24/2024	debit	Utilities Commission	X	(709.64)	(75,522.78)
Check	10/24/2024	debit	Utilities Commission	X	(455.96)	(75,978.74)
Check	10/24/2024	debit	Utilities Commission	X	(166.57)	(76,145.31)
Check	10/25/2024	OBP	Florida Public Utilities	X	(157.73)	(76,303.04)
Total Checks and Payments					(76,303.04)	(76,303.04)
Deposits and Credits - 6 items						
Deposit	09/30/2024			X	2,790.00	2,790.00
Deposit	10/07/2024			X	4,900.00	7,690.00
Deposit	10/16/2024			X	700.00	8,390.00
Deposit	10/23/2024			X	700.00	9,090.00
Deposit	10/28/2024			X	1,400.00	10,490.00
Deposit	10/31/2024			X	1,400.00	11,890.00
Total Deposits and Credits					11,890.00	11,890.00
Total Cleared Transactions					(64,413.04)	(64,413.04)
Cleared Balance					(64,413.04)	16,235.30
Uncleared Transactions						
Checks and Payments - 7 items						
Check	09/11/2024	10212	Alexis Rusak		(576.00)	(576.00)
Check	10/19/2024	OBP	ProServe Pools LLC		(750.00)	(1,326.00)
Check	10/19/2024	OBP	ProServe Pools LLC		(125.00)	(1,451.00)
Paycheck	10/23/2024	10217	Nicole Gunter		(1,154.37)	(2,605.37)
Check	10/23/2024	OBP	Clayton & McCulloh, Attorneys...		(1,025.00)	(3,630.37)

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 10/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Check	10/25/2024	OBP	Freshly Trimmed Lawn & Tree ...		(1,850.00)	(5,480.37)
Check	10/25/2024	OBP	Charles L. Belote & Associates, ...		(824.00)	(6,304.37)
Total Checks and Payments					(6,304.37)	(6,304.37)
Total Uncleared Transactions					(6,304.37)	(6,304.37)
Register Balance as of 10/31/2024					(70,717.41)	9,930.93
Ending Balance					(70,717.41)	9,930.93

401 Management, Inc.
Reconciliation Detail

107 · Truist Structural Reserve, Period Ending 10/31/2024

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							42,413.01
Cleared Transactions							
Deposits and Credits - 1 item							
Deposit	10/31/2024			Interest	X	158.35	158.35
Total Deposits and Credits						158.35	158.35
Total Cleared Transactions						158.35	158.35
Cleared Balance						158.35	42,571.36
Register Balance as of 10/31/2024						158.35	42,571.36
Ending Balance						158.35	42,571.36

401 Management, Inc.
Reconciliation Detail

108 · Truist Non Structural Reserve, Period Ending 10/31/2024

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							6,226.89
Cleared Transactions							
Deposits and Credits - 1 item							
Deposit	10/31/2024			Interest	X	23.25	23.25
Total Deposits and Credits						23.25	23.25
Total Cleared Transactions						23.25	23.25
Cleared Balance						23.25	6,250.14
Register Balance as of 10/31/2024						23.25	6,250.14
Ending Balance						23.25	6,250.14

401 Management, Inc.
Reconciliation Detail

109 · Truist Money Market-SpecAsmt, Period Ending 10/31/2024

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							247,584.24
Cleared Transactions							
Checks and Payments - 4 items							
General Journal	10/07/2024	Aje88	503-Chappell	return check - closed account	X	(9,975.00)	(9,975.00)
General Journal	10/24/2024	Aje89		re-code July Special Assessment Expense	X	(4,850.00)	(14,825.00)
General Journal	10/24/2024	Aje90		re-code August Special Assessment Expense	X	(4,445.00)	(19,270.00)
Check	10/31/2024			Service Charge	X	(2.34)	(19,272.34)
Total Checks and Payments						(19,272.34)	(19,272.34)
Deposits and Credits - 9 items							
Deposit	09/30/2024			Deposit	X	3,325.00	3,325.00
Deposit	10/02/2024			Deposit	X	9,975.00	13,300.00
Deposit	10/16/2024			Deposit	X	13,300.00	26,600.00
Deposit	10/22/2024			Deposit	X	6,650.00	33,250.00
General Journal	10/24/2024	Aje90		re-code August Special Assessment Expense	X	4,445.00	37,695.00
General Journal	10/24/2024	Aje89		re-code July Special Assessment Expense	X	4,850.00	42,545.00
Deposit	10/28/2024			Deposit	X	26,600.00	69,145.00
Deposit	10/31/2024			Interest	X	975.17	70,120.17
Deposit	10/31/2024			Deposit	X	3,325.00	73,445.17
Total Deposits and Credits						73,445.17	73,445.17
Total Cleared Transactions						54,172.83	54,172.83
Cleared Balance						54,172.83	301,757.07
Register Balance as of 10/31/2024						54,172.83	301,757.07
Ending Balance						54,172.83	301,757.07