

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

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

December 10, 2024

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

	Nov 30, 24
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	42,564.50
Cash in Bank-Reserves	
107 · Truist Structural Reserve	46,073.97
108 · Truist Non Structural Reserve	7,773.15
Total Cash in Bank-Reserves	53,847.12
109 · Truist Money Market-SpecAsmt	
Truist-Operating	48,029.22
109 · Truist Money Market-SpecAsmt - Other	225,416.89
Total 109 · Truist Money Market-SpecAsmt	273,446.11
Total Checking/Savings	370,057.73
Accounts Receivable	
120 · Assessmments Receivable	
121 · Regular Assessments Receivable	700.00
127 · 2024 Special Assessment	3,325.00
Total 120 · Assessmments Receivable	4,025.00
Total Accounts Receivable	4,025.00
Other Current Assets	
150 · Prepaid Insurance	7,895.17
Total Other Current Assets	7,895.17
Total Current Assets	381,977.90
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	396,435.89

See Accompanying Accountants' Compilation Report

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

	Nov 30, 24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
404 · FICA Payable	306.00
405 · Withholding Tax Payable	922.00
406 · Special Asmts Paid in Advance	39,900.00
407 · Assessments Received in Advance	12,950.00
4072 · SIRS Asmt Paid in Advance	5,580.00
4073 · NonStructuralAsts Pd in Advance	1,500.00
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Total Other Current Liabilities	61,158.00
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Total Current Liabilities	61,158.00
Long Term Liabilities	
550 · Reserve Fund Balance	
Structural Reserves	40,493.97
Non-Structural Reserves	6,273.15
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Total 550 · Reserve Fund Balance	46,767.12
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Total Long Term Liabilities	46,767.12
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Total Liabilities	107,925.12
Equity	
560 · Fund Balance	75,668.32
Net Income	212,842.45
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Total Equity	288,510.77
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TOTAL LIABILITIES & EQUITY	396,435.89
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See Accompanying Accountants' Compilation Report

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

	Nov 24	Budget	\$ Over Budget	Jan - Nov 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	9,800.00	9,800.00	0.00	280,000.00	281,200.00	(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	177.62	0.00	177.62	567.12	0.00	567.12	0.00
604 · Late Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
Total Income	9,977.62	9,800.00	177.62	322,717.12	323,200.00	(482.88)	333,000.00
Gross Profit	9,977.62	9,800.00	177.62	322,717.12	323,200.00	(482.88)	333,000.00
Expense							
900 · Salaries-Mgr / Management Fee	1,500.00	1,500.00	0.00	17,750.00	16,500.00	1,250.00	18,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	1,056.00	1,833.37	(777.37)	2,000.00
903 · Managers Health Insurance	500.00	500.00	0.00	5,500.00	5,500.00	0.00	6,000.00
905 · Temporary Outside Labor	0.00	166.67	(166.67)	720.00	1,833.37	(1,113.37)	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)	5,412.00	4,680.00	732.00	5,000.00
913 · Legal Fees	244.25	83.33	160.92	1,269.25	916.63	352.62	1,000.00
914 · Licenses & Permits	0.00	66.67	(66.67)	539.00	733.37	(194.37)	800.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	49.99	91.63	(41.64)	100.00
916 · Office/Operational Expenses	603.43	375.00	228.43	2,889.02	4,125.00	(1,235.98)	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	992.55	1,500.00	(507.45)	21,980.58	16,500.00	5,480.58	18,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	757.54	1,833.37	(1,075.83)	2,000.00
924 · Maintenance-Buildings	231.82	1,000.00	(768.18)	3,968.56	11,000.00	(7,031.44)	12,000.00
926 · Maintenance-Elevator	0.00	666.67	(666.67)	16,106.28	7,333.37	8,772.91	8,000.00
928 · Maintenance-Pool	1,545.74	750.00	795.74	5,397.59	8,250.00	(2,852.41)	9,000.00
929 · Pool Service	750.00	700.00	50.00	8,250.00	7,700.00	550.00	8,400.00
993 · Pool Furnishings	0.00	100.00	(100.00)	629.80	1,100.00	(470.20)	1,200.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	91.63	(91.63)	100.00
934 · Payroll Tax Expense	153.00	158.33	(5.33)	1,876.63	1,741.63	135.00	1,900.00
936 · Telephone Expense	229.18	250.00	(20.82)	2,588.88	2,750.00	(161.12)	3,000.00
938 · Cable TV/Internet	2,097.07	2,166.67	(69.60)	23,646.32	23,833.37	(187.05)	26,000.00
939 · Web Hosting	0.00	41.67	(41.67)	278.40	458.37	(179.97)	500.00
942 · Utilities-Common (Electricity)	458.21	666.67	(208.46)	6,471.96	7,333.37	(861.41)	8,000.00
944 · Utilities-#103	166.79	166.67	0.12	1,411.75	1,833.37	(421.62)	2,000.00
946 · Utilities-Water & Sewer	439.91	583.33	(143.42)	5,656.35	6,416.63	(760.28)	7,000.00
947 · Utilities - Common (Gas)	163.06	100.00	63.06	8,434.91	8,900.00	(465.09)	10,600.00
953 · Security	359.44	500.00	(140.56)	10,803.30	5,500.00	5,303.30	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	800.00	825.00	(25.00)	900.00
962 · Managers Reseidence Expense	0.00	166.67	(166.67)	49.00	1,833.37	(1,784.37)	2,000.00
992 · Unanticipated Expenses	7,927.35	808.33	7,119.02	7,927.35	8,891.63	(964.28)	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	177.62	0.00	177.62	567.12	0.00	567.12	0.00
Total Expense	18,614.42	13,761.68	4,852.74	298,716.56	317,638.48	(18,921.92)	333,000.00
Net Ordinary Income	(8,636.80)	(3,961.68)	(4,675.12)	24,000.56	5,561.52	18,439.04	0.00
Other Income/Expense							
Other Income							
616 · 2024 Special Assessment	116,375.00	0.00	116,375.00	232,750.00	0.00	232,750.00	0.00
619 · Special Assessment Interest	994.19	0.00	994.19	2,580.41	0.00	2,580.41	0.00
Total Other Income	117,369.19	0.00	117,369.19	235,330.41	0.00	235,330.41	0.00
Other Expense							
966 · 2024 Special Asint Expense	27,193.52	0.00	27,193.52	46,488.52	0.00	46,488.52	0.00
Total Other Expense	27,193.52	0.00	27,193.52	46,488.52	0.00	46,488.52	0.00
Net Other Income	90,175.67	0.00	90,175.67	188,841.89	0.00	188,841.89	0.00
Net Income	81,538.87	(3,961.68)	85,500.55	212,842.45	5,561.52	207,280.93	0.00

401 Management, Inc.
Reserve Activity Report
As of November 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
10/31/2024	Aje93		allocate October reserve interest		158.35	40,339.36
11/30/2024	Aje98		allocate November reserve interest		154.61	40,493.97
Total Structural Reserves				0.00	40,493.97	40,493.97
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
11/30/2024	Aje98		allocate November reserve interest		23.01	6,273.15
Total Non-Structural Reserves				0.00	6,273.15	6,273.15
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	88,767.12	46,767.12
TOTAL				46,200.00	88,767.12	46,767.12

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

	<u>Jan - Nov 24</u>
OPERATING ACTIVITIES	
Net Income	212,842.45
Adjustments to reconcile Net Income to net cash provided by operations:	
120 · Assessmments Receivable:127 · 2024 Special Assessment	(3,325.00)
155 · Prepaid Expenses	144.00
400 · Accounts Payable	(2,879.91)
404 · FICA Payable	(165.68)
405 · Withholding Tax Payable	922.00
406 · Special Asmts Paid in Advance	39,900.00
407 · Assessments Received in Advance	(47,625.00)
4071 · Reserve Asmts Paid in Advance	(8,410.00)
4072 · SIRS Asmt Paid in Advance	5,580.00
4073 · NonStructuralAsts Pd in Advance	1,500.00
Net cash provided by Operating Activities	<u>198,482.86</u>
FINANCING ACTIVITIES	
550 · Reserve Fund Balance	(4,200.00)
550 · Reserve Fund Balance:Structural Reserves	40,493.97
550 · Reserve Fund Balance:Non-Structural Reserves	6,273.15
Net cash provided by Financing Activities	<u>42,567.12</u>
Net cash increase for period	241,049.98
Cash at beginning of period	<u>129,007.75</u>
Cash at end of period	<u><u>370,057.73</u></u>

See Accompanying Accountants' Compilation Letter

401 Management, Inc.
Monthly Assessments Receivable
As of November 30, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
606-Himes Invoice	11/01/2024		700.00
Total 606-Himes			700.00
TOTAL			700.00

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
101-Corso			
Payment	11/21/2024		(700.00)
Total 101-Corso			(700.00)
104-Malone/Samson			
Payment	11/26/2024		(8,200.00)
Total 104-Malone/Samson			(8,200.00)
206-Bass			
Payment	09/09/2024		(700.00)
Total 206-Bass			(700.00)
301-Bass			
Payment	11/12/2024		(700.00)
Total 301-Bass			(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	11/12/2024		(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			(12,950.00)

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
606-Himes Invoice	11/01/2024		3,325.00
Total 606-Himes			3,325.00
TOTAL			3,325.00

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
104-Malone/Samson			
Payment	09/01/2024		<u>(3,325.00)</u>
Total 104-Malone/Samson			(3,325.00)
106-Chris Garvin			
Payment	08/19/2024		<u>(3,325.00)</u>
Total 106-Chris Garvin			(3,325.00)
201-Fleming/Boone			
Payment	08/27/2024		<u>(3,325.00)</u>
Total 201-Fleming/Boone			(3,325.00)
202-Allison			
Payment	08/19/2024		<u>(3,325.00)</u>
Total 202-Allison			(3,325.00)
204-Perkins			
Payment	09/03/2024		<u>(3,325.00)</u>
Total 204-Perkins			(3,325.00)
306-Gilbert			
Payment	09/09/2024		<u>(3,325.00)</u>
Total 306-Gilbert			(3,325.00)
401-Weeks			
Payment	09/09/2024		<u>(3,325.00)</u>
Total 401-Weeks			(3,325.00)
402-Ayash			
Payment	09/03/2024		<u>(3,325.00)</u>
Total 402-Ayash			(3,325.00)
404-Laramy			
Payment	09/09/2024		<u>(3,325.00)</u>
Total 404-Laramy			(3,325.00)
503-Chappell			
Payment	10/16/2024		<u>(3,325.00)</u>
Total 503-Chappell			(3,325.00)

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
603-Wall			
Payment	08/08/2024		(3,325.00)
Total 603-Wall			(3,325.00)
605-Colaluca Living Trust			
Payment	08/27/2024		(3,325.00)
Total 605-Colaluca Living Trust			(3,325.00)
TOTAL			(39,900.00)

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

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
104-Malone/Samson			
Payment	11/26/2024		(1,116.00)
Total 104-Malone/Samson			(1,116.00)
202-Allison			
Payment	09/09/2024		(1,116.00)
Total 202-Allison			(1,116.00)
206-Bass			
Payment	11/26/2024		(1,116.00)
Total 206-Bass			(1,116.00)
301-Bass			
Payment	11/26/2024		(1,116.00)
Total 301-Bass			(1,116.00)
603-Wall			
Payment	08/20/2024		(1,116.00)
Total 603-Wall			(1,116.00)
TOTAL			(5,580.00)

401 Management, Inc.
NonStructural Assessments Received in Advance
As of November 30, 2024

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
104-Malone/Samson			
Payment	11/26/2024		<u>(300.00)</u>
Total 104-Malone/Samson			(300.00)
106-Chris Garvin			
Payment	11/26/2024		<u>(300.00)</u>
Total 106-Chris Garvin			(300.00)
203-Dunn			
Payment	11/27/2024		<u>(300.00)</u>
Total 203-Dunn			(300.00)
206-Bass			
Payment	11/26/2024		<u>(300.00)</u>
Total 206-Bass			(300.00)
301-Bass			
Payment	11/26/2024		<u>(300.00)</u>
Total 301-Bass			<u>(300.00)</u>
TOTAL			<u><u>(1,500.00)</u></u>

401 Management, Inc.

General Ledger

As of November 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						9,930.93
11/01/2024	10218	Dustin Gunter			500.00	9,430.93
11/01/2024	10219	Nicole Gunter			500.00	8,930.93
11/02/2024	OBP	Better World Now, LLC	Invoice #168134		1,460.00	7,470.93
11/02/2024	OBP	Better World Now, LLC	Invoice #168133		1,170.00	6,300.93
11/02/2024	OBP	Gas South	Invoice #837789599649 09/17/24-10/15/24		5.33	6,295.60
11/02/2024	OBP	Anderson Performance Heat and Air	Invoice #i7657		3,295.00	3,000.60
11/02/2024	OBP	R & J Coatings & Waterproofing, L...	Pay Request #1		29,396.57	(26,395.97)
11/05/2024			Deposit	4,200.00		(22,195.97)
11/05/2024			Funds Transfer	44,758.20		22,562.23
11/09/2024	OBP	Mattlock Locksmith, Inc.	Invoice #6572		359.44	22,202.79
11/09/2024	OBP	Charter Communications	8337 11 027 0310067		45.75	22,157.04
11/09/2024	OBP	Clayton & McCulloh, Attorneys at ...			244.25	21,912.79
11/12/2024	eft	United States Treasury	59-2004609		1,419.26	20,493.53
11/12/2024			Deposit	2,100.00		22,593.53
11/15/2024	OBP	Onsite Direct LLC	Lawn Maintenance-November		950.00	21,643.53
11/15/2024	OBP	ProServe Pools LLC	Inv 10000618743		790.74	20,852.79
11/15/2024	OBP	JJ Douglas Services	Invoice #I241115601		650.00	20,202.79
11/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,097.07	18,105.72
11/18/2024	OBP	Truist Bank	4046 0112 0354 5012 -		5,414.24	12,691.48
11/19/2024			Deposit	2,350.66		15,042.14
11/21/2024			Funds Transfer	20,000.00		35,042.14
11/21/2024			Deposit	700.00		35,742.14
11/26/2024	debit	Utilities Commission	501634-101748 - Water		439.91	35,302.23
11/26/2024	debit	Utilities Commission	501635-101749 Common		458.21	34,844.02
11/26/2024	debit	Utilities Commission	501653-101767 Unit #103		166.79	34,677.23
11/26/2024			Deposit	8,200.00		42,877.23
11/26/2024	OBP	ProServe Pools LLC	Inv 10000618859		750.00	42,127.23
11/26/2024	OBP	ProServe Pools LLC	Inv 10000618185		105.00	42,022.23
11/26/2024	OB	Florida Public Utilities	Account 0439320-3 10/16 - 11/14		157.73	41,864.50
11/27/2024			Deposit	700.00		42,564.50
Total 101 · Cash in Bank-Checking				83,008.86	50,375.29	42,564.50
Cash in Bank-Reserves						48,821.50
107 · Truist Structural Reserve						42,571.36
11/26/2024			Deposit	3,348.00		45,919.36
11/29/2024			Interest	154.61		46,073.97
Total 107 · Truist Structural Reserve				3,502.61	0.00	46,073.97
108 · Truist Non Structural Reserve						6,250.14
11/26/2024			Deposit	1,200.00		7,450.14
11/27/2024			Deposit	300.00		7,750.14
11/30/2024			Interest	23.01		7,773.15
Total 108 · Truist Non Structural Reserve				1,523.01	0.00	7,773.15
Total Cash in Bank-Reserves				5,025.62	0.00	53,847.12
109 · Truist Money Market-SpecAsmt						301,757.07
Truist-Operating						83,390.85
11/21/2024			Funds Transfer		20,000.00	63,390.85
11/30/2024	Aje99		adjust accounts to actual		15,361.63	48,029.22
Total Truist-Operating				0.00	35,361.63	48,029.22

401 Management, Inc.

General Ledger

As of November 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
109 · Truist Money Market-SpecAsmt - Other						218,366.22
11/05/2024			Deposit	13,300.00		231,666.22
11/05/2024			Funds Transfer		44,758.20	186,908.02
11/12/2024			Deposit	9,975.00		196,883.02
11/19/2024			Deposit	2,205.00		199,088.02
11/21/2024			Deposit	3,325.00		202,413.02
11/21/2024			Service Charge		1.95	202,411.07
11/26/2024			Deposit	6,650.00		209,061.07
11/29/2024			Interest	994.19		210,055.26
11/30/2024	Aje99		adjust accounts to actual	15,361.63		225,416.89
Total 109 · Truist Money Market-SpecAsmt - Other				51,810.82	44,760.15	225,416.89
Total 109 · Truist Money Market-SpecAsmt				51,810.82	80,121.78	273,446.11
120 · Assessmmts Receivable						0.00
121 · Regular Assessments Receivable						0.00
11/01/2024	2239	301-Bass		700.00		700.00
11/01/2024	2240	304-Oyster		700.00		1,400.00
11/01/2024	2241	406-Stacy		700.00		2,100.00
11/01/2024	2242	101-Corso		700.00		2,800.00
11/01/2024	2243	606-Himes		700.00		3,500.00
11/01/2024	2244	604-Anness		700.00		4,200.00
11/01/2024	2245	501-Kaiser		700.00		4,900.00
11/01/2024	2246	505-McCabe		700.00		5,600.00
11/01/2024	2247	504-Glenasset Inc./Torruella		700.00		6,300.00
11/01/2024	2248	405-Putnam		700.00		7,000.00
11/01/2024	2249	305-Ledger		700.00		7,700.00
11/01/2024	2250	302-Rich		700.00		8,400.00
11/01/2024	2251	203-Dunn		700.00		9,100.00
11/01/2024	2252	202-Allison		700.00		9,800.00
11/05/2024	0000...	504-Glenasset Inc./Torruella			700.00	9,100.00
11/05/2024	0071...	302-Rich			700.00	8,400.00
11/05/2024	0000...	405-Putnam			700.00	7,700.00
11/05/2024	0000...	202-Allison			700.00	7,000.00
11/05/2024	0100...	604-Anness			700.00	6,300.00
11/05/2024	8646...	406-Stacy			700.00	5,600.00
11/12/2024	0000...	304-Oyster			700.00	4,900.00
11/12/2024	0111...	301-Bass			700.00	4,200.00
11/12/2024	0017...	505-McCabe			700.00	3,500.00
11/21/2024	15082	101-Corso			700.00	2,800.00
11/26/2024	1196	104-Malone/Samson			8,200.00	(5,400.00)
11/27/2024	0000...	203-Dunn			700.00	(6,100.00)
11/30/2024	Aje96	PrepdAdj	adjust to actual at 11/30/24	6,800.00		700.00
Total 121 · Regular Assessments Receivable				16,600.00	15,900.00	700.00
122 · Tennis Court Special Assessment						0.00
Total 122 · Tennis Court Special Assessment						0.00
123 · 2022 Hurricane Assessment						0.00
Total 123 · 2022 Hurricane Assessment						0.00
124 · Reserve Contribution						0.00
Total 124 · Reserve Contribution						0.00

401 Management, Inc.

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Date	Num	Name	Memo	Debit	Credit	Balance
127 · 2024 Special Assessment						0.00
11/01/2024	36	101-Corso		3,325.00		3,325.00
11/01/2024	37	606-Himes		3,325.00		6,650.00
11/01/2024	38	605-Colaluca Living Trust		3,325.00		9,975.00
11/01/2024	39	604-Anness		3,325.00		13,300.00
11/01/2024	40	603-Wall		3,325.00		16,625.00
11/01/2024	41	602-Daniel		3,325.00		19,950.00
11/01/2024	42	601-Caridis		3,325.00		23,275.00
11/01/2024	43	506-Bryan		3,325.00		26,600.00
11/01/2024	44	505-McCabe		3,325.00		29,925.00
11/01/2024	45	504-Glenasset Inc./Torruella		3,325.00		33,250.00
11/01/2024	46	503-Chappell		3,325.00		36,575.00
11/01/2024	47	502-Maler		3,325.00		39,900.00
11/01/2024	48	501-Kaiser		3,325.00		43,225.00
11/01/2024	49	406-Stacy		3,325.00		46,550.00
11/01/2024	50	405-Putnam		3,325.00		49,875.00
11/01/2024	51	404-Laramy		3,325.00		53,200.00
11/01/2024	52	403-Roberts/Gilbert (Deacon Prop.)		3,325.00		56,525.00
11/01/2024	53	402-Ayash		3,325.00		59,850.00
11/01/2024	54	401-Weeks		3,325.00		63,175.00
11/01/2024	55	306-Gilbert		3,325.00		66,500.00
11/01/2024	56	305-Ledger		3,325.00		69,825.00
11/01/2024	57	304-Oyster		3,325.00		73,150.00
11/01/2024	58	303-Greene		3,325.00		76,475.00
11/01/2024	59	302-Rich		3,325.00		79,800.00
11/01/2024	60	301-Bass		3,325.00		83,125.00
11/01/2024	61	206-Bass		3,325.00		86,450.00
11/01/2024	62	205-Trifone(Dungannon Prop.)		3,325.00		89,775.00
11/01/2024	63	204-Perkins		3,325.00		93,100.00
11/01/2024	64	203-Dunn		3,325.00		96,425.00
11/01/2024	65	202-Allison		3,325.00		99,750.00
11/01/2024	66	201-Fleming/Boone		3,325.00		103,075.00
11/01/2024	67	106-Chris Garvin		3,325.00		106,400.00
11/01/2024	68	105-Schuiteman		3,325.00		109,725.00
11/01/2024	69	104-Malone/Samson		3,325.00		113,050.00
11/01/2024	70	102-Howe		3,325.00		116,375.00
11/05/2024	1346	501-Kaiser			3,325.00	113,050.00
11/05/2024	1370	504-Glenasset Inc./Torruella			3,325.00	109,725.00
11/05/2024	1671	102-Howe			3,325.00	106,400.00
11/05/2024	0000...	203-Dunn			3,325.00	103,075.00
11/12/2024	2112	403-Roberts/Gilbert (Deacon Prop.)			3,325.00	99,750.00
11/12/2024	0017...	205-Trifone(Dungannon Prop.)			3,325.00	96,425.00
11/12/2024	0017...	505-McCabe			3,325.00	93,100.00
11/21/2024	0073...	302-Rich			3,325.00	89,775.00
11/26/2024	4151	301-Bass			3,325.00	86,450.00
11/26/2024	2177	206-Bass			3,325.00	83,125.00
11/30/2024	Aje94	PrepdAdj	adjust to actual at 11/30/24		79,800.00	3,325.00
Total 127 · 2024 Special Assessment				116,375.00	113,050.00	3,325.00
128 · 2025 SIRS Assessment						0.00
11/26/2024	4150	301-Bass			1,116.00	(1,116.00)
11/26/2024	1195	104-Malone/Samson			1,116.00	(2,232.00)
11/26/2024	2178	206-Bass			1,116.00	(3,348.00)
11/30/2024	Aje95	PrepdAdj	adjust to actual at 11/30/24	3,348.00		0.00
Total 128 · 2025 SIRS Assessment				3,348.00	3,348.00	0.00

401 Management, Inc.

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Date	Num	Name	Memo	Debit	Credit	Balance
		129 · 2025 Non-Structural Asmt				0.00
11/26/2024	4152	206-Bass			300.00	(300.00)
11/26/2024	4152	301-Bass			300.00	(600.00)
11/26/2024	1194	104-Malone/Samson			300.00	(900.00)
11/26/2024	0012...	106-Chris Garvin			300.00	(1,200.00)
11/27/2024	0000...	203-Dunn			300.00	(1,500.00)
11/30/2024	Aje97	PrepdAdj	adjust to actual at 11/30/24	1,500.00		0.00
		Total 129 · 2025 Non-Structural Asmt		1,500.00	1,500.00	0.00
		Total 120 · Assessmments Receivable		137,823.00	133,798.00	4,025.00
		150 · Prepaid Insurance				7,895.17
		Total 150 · Prepaid Insurance				7,895.17
		250 · Building-Managers Unit				121,887.26
		Total 250 · Building-Managers Unit				121,887.26
		255 · Furniture & Appliances				9,000.94
		Total 255 · Furniture & Appliances				9,000.94
		280 · Accumulated Depreciation				(116,430.21)
		Total 280 · Accumulated Depreciation				(116,430.21)
		404 · FICA Payable				(497.26)
11/01/2024	10218	Dustin Gunter		0.00		(497.26)
11/01/2024	10218	Dustin Gunter			62.00	(559.26)
11/01/2024	10218	Dustin Gunter			62.00	(621.26)
11/01/2024	10218	Dustin Gunter			14.50	(635.76)
11/01/2024	10218	Dustin Gunter			14.50	(650.26)
11/01/2024	10219	Nicole Gunter		0.00		(650.26)
11/01/2024	10219	Nicole Gunter			62.00	(712.26)
11/01/2024	10219	Nicole Gunter			62.00	(774.26)
11/01/2024	10219	Nicole Gunter			14.50	(788.76)
11/01/2024	10219	Nicole Gunter			14.50	(803.26)
11/12/2024	eft	United States Treasury	59-2004609	201.50		(601.76)
11/12/2024	eft	United States Treasury	59-2004609	201.50		(400.26)
11/12/2024	eft	United States Treasury	59-2004609	47.13		(353.13)
11/12/2024	eft	United States Treasury	59-2004609	47.13		(306.00)
11/12/2024	eft	United States Treasury	59-2004609	0.00		(306.00)
		Total 404 · FICA Payable		497.26	306.00	(306.00)
		405 · Withholding Tax Payable				(922.00)
11/01/2024	10218	Dustin Gunter			461.00	(1,383.00)
11/01/2024	10219	Nicole Gunter			461.00	(1,844.00)
11/12/2024	eft	United States Treasury	59-2004609	922.00		(922.00)
		Total 405 · Withholding Tax Payable		922.00	922.00	(922.00)
		406 · Special Asmts Paid in Advance				(119,700.00)
11/30/2024	Aje94	PrepdAdj	adjust to actual at 11/30/24	79,800.00		(39,900.00)
		Total 406 · Special Asmts Paid in Advance		79,800.00	0.00	(39,900.00)
		407 · Assessments Received in Advance				(6,150.00)
11/30/2024	Aje96	PrepdAdj	adjust to actual at 11/30/24		6,800.00	(12,950.00)
		Total 407 · Assessments Received in Advance		0.00	6,800.00	(12,950.00)
		4072 · SIRS Asmt Paid in Advance				(2,232.00)
11/30/2024	Aje95	PrepdAdj	adjust to actual at 11/30/24		3,348.00	(5,580.00)
		Total 4072 · SIRS Asmt Paid in Advance		0.00	3,348.00	(5,580.00)
		4073 · NonStructuralAsts Pd in Advance				0.00
11/30/2024	Aje97	PrepdAdj	adjust to actual at 11/30/24		1,500.00	(1,500.00)
		Total 4073 · NonStructuralAsts Pd in Advance		0.00	1,500.00	(1,500.00)

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Date	Num	Name	Memo	Debit	Credit	Balance
408 · Unemployment Tax Payable						0.00
11/01/2024	10218	Dustin Gunter		0.00		0.00
11/01/2024	10218	Dustin Gunter		0.00		0.00
11/01/2024	10219	Nicole Gunter		0.00		0.00
11/01/2024	10219	Nicole Gunter		0.00		0.00
Total 408 · Unemployment Tax Payable				0.00	0.00	0.00
550 · Reserve Fund Balance						(46,589.50)
Structural Reserves						(40,339.36)
11/30/2024	Aje98		allocate November reserve interest		154.61	(40,493.97)
Total Structural Reserves				0.00	154.61	(40,493.97)
Non-Structural Reserves						(6,250.14)
11/30/2024	Aje98		allocate November reserve interest		23.01	(6,273.15)
Total Non-Structural Reserves				0.00	23.01	(6,273.15)
Total 550 · Reserve Fund Balance				0.00	177.62	(46,767.12)
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						(270,200.00)
11/01/2024	2239	301-Bass	Maintenance Fee Billing		700.00	(270,900.00)
11/01/2024	2240	304-Oyster	Maintenance Fee Billing		700.00	(271,600.00)
11/01/2024	2241	406-Stacy	Maintenance Fee Billing		700.00	(272,300.00)
11/01/2024	2242	101-Corso	Maintenance Fee Billing		700.00	(273,000.00)
11/01/2024	2243	606-Himes	Maintenance Fee Billing		700.00	(273,700.00)
11/01/2024	2244	604-Anness	Maintenance Fee Billing		700.00	(274,400.00)
11/01/2024	2245	501-Kaiser	Maintenance Fee Billing		700.00	(275,100.00)
11/01/2024	2246	505-McCabe	Maintenance Fee Billing		700.00	(275,800.00)
11/01/2024	2247	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(276,500.00)
11/01/2024	2248	405-Putnam	Maintenance Fee Billing		700.00	(277,200.00)
11/01/2024	2249	305-Ledger	Maintenance Fee Billing		700.00	(277,900.00)
11/01/2024	2250	302-Rich	Maintenance Fee Billing		700.00	(278,600.00)
11/01/2024	2251	203-Dunn	Maintenance Fee Billing		700.00	(279,300.00)
11/01/2024	2252	202-Allison	Maintenance Fee Billing		700.00	(280,000.00)
Total 601 · Maintenance Fees				0.00	9,800.00	(280,000.00)
602 · Reserve Assessments						(42,000.00)
Total 602 · Reserve Assessments						(42,000.00)
603 · Interest Income						(389.50)
11/29/2024			Interest		154.61	(544.11)
11/30/2024			Interest		23.01	(567.12)
Total 603 · Interest Income				0.00	177.62	(567.12)
604 · Late Fees						(150.00)
Total 604 · Late Fees						(150.00)
900 · Salaries-Mgr / Management Fee						16,250.00
11/01/2024	10218	Dustin Gunter		750.00		17,000.00
11/01/2024	10219	Nicole Gunter		750.00		17,750.00
Total 900 · Salaries-Mgr / Management Fee				1,500.00	0.00	17,750.00
902 · Salaries-Relief Manager						1,056.00
Total 902 · Salaries-Relief Manager						1,056.00

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Date	Num	Name	Memo	Debit	Credit	Balance
		903 · Managers Health Insurance				5,000.00
11/01/2024	10218	Dustin Gunter		250.00		5,250.00
11/01/2024	10219	Nicole Gunter		250.00		5,500.00
		Total 903 · Managers Health Insurance		500.00	0.00	5,500.00
		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
		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
		912 · Accounting				5,412.00
		Total 912 · Accounting				5,412.00
		913 · Legal Fees				1,025.00
11/09/2024	OBP	Clayton & McCulloh, Attorneys at ...	Invoice 271245	244.25		1,269.25
		Total 913 · Legal Fees		244.25	0.00	1,269.25
		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				2,285.59
11/18/2024	OBP	Truist Bank	City of NSB	422.30		2,707.89
11/18/2024	OBP	Truist Bank	Publix	29.20		2,737.09
11/18/2024	OBP	Truist Bank	Publix	34.45		2,771.54
11/18/2024	OBP	Truist Bank	CVS	33.74		2,805.28
11/18/2024	OBP	Truist Bank	USPS	73.22		2,878.50
11/18/2024	OBP	Truist Bank	Walmart	10.52		2,889.02
		Total 916 · Office/Operational Expenses		603.43	0.00	2,889.02
		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				20,988.03
11/15/2024	OBP	Onsite Direct LLC	Lawn Maintenance-November	950.00		21,938.03
11/18/2024	OBP	Truist Bank	Home Depot	42.55		21,980.58
		Total 922 · Maintenance-Grounds		992.55	0.00	21,980.58
		923 · Grounds Beautification				757.54
		Total 923 · Grounds Beautification				757.54
		924 · Maintenance-Buildings				3,736.74
11/18/2024	OBP	Truist Bank	Home Depot	50.90		3,787.64
11/18/2024	OBP	Truist Bank	Home Depot		77.67	3,709.97
11/18/2024	OBP	Truist Bank	Home Depot	121.29		3,831.26
11/18/2024	OBP	Truist Bank	Home Depot	73.42		3,904.68
11/18/2024	OBP	Truist Bank	True Value	63.88		3,968.56
		Total 924 · Maintenance-Buildings		309.49	77.67	3,968.56

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Date	Num	Name	Memo	Debit	Credit	Balance
926 · Maintenance-Elevator						16,106.28
Total 926 · Maintenance-Elevator						16,106.28
928 · Maintenance-Pool						3,851.85
11/15/2024	OBP	ProServe Pools LLC	Inv 10000618743	790.74		4,642.59
11/15/2024	OBP	JJ Douglas Services	replaced control board and bezel gas regulator	650.00		5,292.59
11/26/2024	OBP	ProServe Pools LLC	Inv 10000618185	105.00		5,397.59
Total 928 · Maintenance-Pool						5,397.59
929 · Pool Service						7,500.00
11/26/2024	OBP	ProServe Pools LLC	Inv 10000618859	750.00		8,250.00
Total 929 · Pool Service						8,250.00
993 · Pool Furnishings						629.80
Total 993 · Pool Furnishings						629.80
934 · Payroll Tax Expense						1,723.63
11/01/2024	10218	Dustin Gunter		62.00		1,785.63
11/01/2024	10218	Dustin Gunter		14.50		1,800.13
11/01/2024	10218	Dustin Gunter		0.00		1,800.13
11/01/2024	10218	Dustin Gunter		0.00		1,800.13
11/01/2024	10219	Nicole Gunter		62.00		1,862.13
11/01/2024	10219	Nicole Gunter		14.50		1,876.63
11/01/2024	10219	Nicole Gunter		0.00		1,876.63
11/01/2024	10219	Nicole Gunter		0.00		1,876.63
Total 934 · Payroll Tax Expense						1,876.63
936 · Telephone Expense						2,359.70
11/09/2024	OBP	Charter Communications	8337 11 027 0310067	45.75		2,405.45
11/18/2024	OBP	Truist Bank	Verizon	33.33		2,438.78
11/18/2024	OBP	Truist Bank	Spectrum	150.10		2,588.88
Total 936 · Telephone Expense						2,588.88
938 · Cable TV/Internet						21,549.25
11/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,097.07		23,646.32
Total 938 · Cable TV/Internet						23,646.32
939 · Web Hosting						278.40
Total 939 · Web Hosting						278.40
942 · Utilities-Common (Electricity)						6,013.75
11/26/2024	debit	Utilities Commission	501635-101749 Common	458.21		6,471.96
Total 942 · Utilities-Common (Electricity)						6,471.96
944 · Utilities-#103						1,244.96
11/26/2024	debit	Utilities Commission	501653-101767 Unit #103	166.79		1,411.75
Total 944 · Utilities-#103						1,411.75
946 · Utilities-Water & Sewer						5,216.44
11/26/2024	debit	Utilities Commission	501634-101748 - Water	439.91		5,656.35
Total 946 · Utilities-Water & Sewer						5,656.35
947 · Utilities - Common (Gas)						8,271.85
11/02/2024	OBP	Gas South	Invoice #837789599649 09/17/24-10/15/24	5.33		8,277.18
11/26/2024	OB	Florida Public Utilities	Account 0439320-3 10/16 - 11/14	157.73		8,434.91
Total 947 · Utilities - Common (Gas)						8,434.91
953 · Security						10,443.86
11/09/2024	OBP	Mattlock Locksmith, Inc.	Pool Gate	359.44		10,803.30
Total 953 · Security						10,803.30

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Date	Num	Name	Memo	Debit	Credit	Balance
961 · Managers Mileage Expense						725.00
11/01/2024	10218	Dustin Gunter		37.50		762.50
11/01/2024	10219	Nicole Gunter		37.50		800.00
Total 961 · Managers Mileage Expense				75.00	0.00	800.00
962 · Managers Reseidence Expense						49.00
Total 962 · Managers Reseidence Expense						49.00
992 · Unanticipated Expenses						0.00
11/02/2024	OBP	Better World Now, LLC	repairs from hurricane damage - wet drywall areas	1,460.00		1,460.00
11/02/2024	OBP	Better World Now, LLC	repairs from hurricane damage	1,170.00		2,630.00
11/02/2024	OBP	Anderson Performance Heat and Air	Installed new Tempstar 2 ton AC condensing unit only	3,295.00		5,925.00
11/18/2024	OBP	Truist Bank	Service Master	4,353.01		10,278.01
11/19/2024	3197	ServiceMaster	refund of overpayment		2,350.66	7,927.35
Total 992 · Unanticipated Expenses				10,278.01	2,350.66	7,927.35
995 · Reserve Allocation						42,000.00
Total 995 · Reserve Allocation						42,000.00
996 · Reserve Interest Allocation						389.50
11/30/2024	Aje98		allocate November reserve interest	154.61		544.11
11/30/2024	Aje98		allocate November reserve interest	23.01		567.12
Total 996 · Reserve Interest Allocation				177.62	0.00	567.12
616 · 2024 Special Assessment						(116,375.00)
11/01/2024	36	101-Corso	Long-Term Maintenance and Needed Repairs		3,325.00	(119,700.00)
11/01/2024	37	606-Himes	Long-Term Maintenance and Needed Repairs		3,325.00	(123,025.00)
11/01/2024	38	605-Colaluca Living Trust	Long-Term Maintenance and Needed Repairs		3,325.00	(126,350.00)
11/01/2024	39	604-Anness	Long-Term Maintenance and Needed Repairs		3,325.00	(129,675.00)
11/01/2024	40	603-Wall	Long-Term Maintenance and Needed Repairs		3,325.00	(133,000.00)
11/01/2024	41	602-Daniel	Long-Term Maintenance and Needed Repairs		3,325.00	(136,325.00)
11/01/2024	42	601-Caridis	Long-Term Maintenance and Needed Repairs		3,325.00	(139,650.00)
11/01/2024	43	506-Bryan	Long-Term Maintenance and Needed Repairs		3,325.00	(142,975.00)
11/01/2024	44	505-McCabe	Long-Term Maintenance and Needed Repairs		3,325.00	(146,300.00)
11/01/2024	45	504-Glenasset Inc./Torruella	Long-Term Maintenance and Needed Repairs		3,325.00	(149,625.00)
11/01/2024	46	503-Chappell	Long-Term Maintenance and Needed Repairs		3,325.00	(152,950.00)
11/01/2024	47	502-Maler	Long-Term Maintenance and Needed Repairs		3,325.00	(156,275.00)
11/01/2024	48	501-Kaiser	Long-Term Maintenance and Needed Repairs		3,325.00	(159,600.00)
11/01/2024	49	406-Stacy	Long-Term Maintenance and Needed Repairs		3,325.00	(162,925.00)
11/01/2024	50	405-Putnam	Long-Term Maintenance and Needed Repairs		3,325.00	(166,250.00)
11/01/2024	51	404-Laramy	Long-Term Maintenance and Needed Repairs		3,325.00	(169,575.00)
11/01/2024	52	403-Roberts/Gilbert (Deacon Prop.)	Long-Term Maintenance and Needed Repairs		3,325.00	(172,900.00)
11/01/2024	53	402-Ayash	Long-Term Maintenance and Needed Repairs		3,325.00	(176,225.00)
11/01/2024	54	401-Weeks	Long-Term Maintenance and Needed Repairs		3,325.00	(179,550.00)
11/01/2024	55	306-Gilbert	Long-Term Maintenance and Needed Repairs		3,325.00	(182,875.00)
11/01/2024	56	305-Ledger	Long-Term Maintenance and Needed Repairs		3,325.00	(186,200.00)
11/01/2024	57	304-Oyster	Long-Term Maintenance and Needed Repairs		3,325.00	(189,525.00)
11/01/2024	58	303-Greene	Long-Term Maintenance and Needed Repairs		3,325.00	(192,850.00)
11/01/2024	59	302-Rich	Long-Term Maintenance and Needed Repairs		3,325.00	(196,175.00)
11/01/2024	60	301-Bass	Long-Term Maintenance and Needed Repairs		3,325.00	(199,500.00)
11/01/2024	61	206-Bass	Long-Term Maintenance and Needed Repairs		3,325.00	(202,825.00)
11/01/2024	62	205-Trifone(Dungannon Prop.)	Long-Term Maintenance and Needed Repairs		3,325.00	(206,150.00)
11/01/2024	63	204-Perkins	Long-Term Maintenance and Needed Repairs		3,325.00	(209,475.00)
11/01/2024	64	203-Dunn	Long-Term Maintenance and Needed Repairs		3,325.00	(212,800.00)
11/01/2024	65	202-Allison	Long-Term Maintenance and Needed Repairs		3,325.00	(216,125.00)
11/01/2024	66	201-Fleming/Boone	Long-Term Maintenance and Needed Repairs		3,325.00	(219,450.00)
11/01/2024	67	106-Chris Garvin	Long-Term Maintenance and Needed Repairs		3,325.00	(222,775.00)
11/01/2024	68	105-Schuiteman	Long-Term Maintenance and Needed Repairs		3,325.00	(226,100.00)
11/01/2024	69	104-Malone/Samson	Long-Term Maintenance and Needed Repairs		3,325.00	(229,425.00)
11/01/2024	70	102-Howe	Long-Term Maintenance and Needed Repairs		3,325.00	(232,750.00)
Total 616 · 2024 Special Assessment				0.00	116,375.00	(232,750.00)

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

Date	Num	Name	Memo	Debit	Credit	Balance
619 · Special Assessment Interest						(1,586.22)
11/29/2024			Interest		994.19	(2,580.41)
Total 619 · Special Assessment Interest				0.00	994.19	(2,580.41)
966 · 2024 Special Asmt Expense						19,295.00
11/02/2024	OBP	R & J Coatings & Waterproofing, L...	Pay Request #1	29,396.57		48,691.57
11/19/2024	8658...		reimbursement from 406 - Stacy		2,205.00	46,486.57
11/21/2024			Service Charge	1.95		46,488.52
Total 966 · 2024 Special Asmt Expense				29,398.52	2,205.00	46,488.52
TOTAL				<u>409,328.83</u>	<u>409,328.83</u>	<u>0.00</u>

401 Management, Inc.
Cash Receipts Journal
November 2024

Type	Num	Date	Name	Account	Amount
Deposit		11/05/2024		101 · Cash in Bank-Checking	4,200.00
Payment	0000995092	11/05/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0071153966	11/05/2024	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0000985791	11/05/2024	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0000001108	11/05/2024	202-Allison	149 · Undeposited Funds	(700.00)
Payment	0100000011	11/05/2024	604-Anness	149 · Undeposited Funds	(700.00)
Payment	864602467	11/05/2024	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(4,200.00)
Deposit		11/12/2024		101 · Cash in Bank-Checking	2,100.00
Payment	0017537035	11/12/2024	505-McCabe	149 · Undeposited Funds	(700.00)
Payment	01112461576	11/12/2024	301-Bass	149 · Undeposited Funds	(700.00)
Payment	0000001153	11/12/2024	304-Oyster	149 · Undeposited Funds	(700.00)
TOTAL					(2,100.00)
Deposit		11/19/2024		101 · Cash in Bank-Checking	2,350.66
			ServiceMaster	992 · Unanticipated Expenses	(2,350.66)
TOTAL					(2,350.66)
Deposit		11/21/2024		101 · Cash in Bank-Checking	700.00
Payment	15082	11/21/2024	101-Corso	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		11/26/2024		101 · Cash in Bank-Checking	8,200.00
Payment	1196	11/26/2024	104-Malone/Samson	149 · Undeposited Funds	(8,200.00)
TOTAL					(8,200.00)
Deposit		11/27/2024		101 · Cash in Bank-Checking	700.00
Payment	0000985057	11/27/2024	203-Dunn	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		11/26/2024		107 · Truist Structural Reserve	3,348.00
Payment	4150	11/26/2024	301-Bass	149 · Undeposited Funds	(1,116.00)
Payment	1195	11/26/2024	104-Malone/Samson	149 · Undeposited Funds	(1,116.00)
Payment	2178	11/26/2024	206-Bass	149 · Undeposited Funds	(1,116.00)
TOTAL					(3,348.00)
Deposit		11/29/2024		107 · Truist Structural Reserve	154.61
				603 · Interest Income	(154.61)
TOTAL					(154.61)

401 Management, Inc.
Cash Receipts Journal
November 2024

Type	Num	Date	Name	Account	Amount
Deposit		11/26/2024		108 · Truist Non Structural Reserve	1,200.00
Payment	4152	11/26/2024	206-Bass	149 · Undeposited Funds	(300.00)
Payment	4152	11/26/2024	301-Bass	149 · Undeposited Funds	(300.00)
Payment	1194	11/26/2024	104-Malone/Samson	149 · Undeposited Funds	(300.00)
Payment	0012272380	11/26/2024	106-Chris Garvin	149 · Undeposited Funds	(300.00)
TOTAL					(1,200.00)
Deposit		11/27/2024		108 · Truist Non Structural Reserve	300.00
Payment	0000985062	11/27/2024	203-Dunn	149 · Undeposited Funds	(300.00)
TOTAL					(300.00)
Deposit		11/30/2024		108 · Truist Non Structural Reserve	23.01
				603 · Interest Income	(23.01)
TOTAL					(23.01)
Deposit		11/05/2024		109 · Truist Money Market-SpecAsmt	13,300.00
Payment	1346	11/05/2024	501-Kaiser	149 · Undeposited Funds	(3,325.00)
Payment	1370	11/05/2024	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(3,325.00)
Payment	1671	11/05/2024	102-Howe	149 · Undeposited Funds	(3,325.00)
Payment	0000985058	11/05/2024	203-Dunn	149 · Undeposited Funds	(3,325.00)
TOTAL					(13,300.00)
Deposit		11/12/2024		109 · Truist Money Market-SpecAsmt	9,975.00
Payment	2112	11/12/2024	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(3,325.00)
Payment	0017242402	11/12/2024	205-Trifone(Dungannon Prop.)	149 · Undeposited Funds	(3,325.00)
Payment	0017407151	11/12/2024	505-McCabe	149 · Undeposited Funds	(3,325.00)
TOTAL					(9,975.00)
Deposit		11/19/2024		109 · Truist Money Market-SpecAsmt	2,205.00
				966 · 2024 Special Asmt Expense	(2,205.00)
TOTAL					(2,205.00)
Deposit		11/21/2024		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	0073561953	11/21/2024	302-Rich	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		11/26/2024		109 · Truist Money Market-SpecAsmt	6,650.00
Payment	4151	11/26/2024	301-Bass	149 · Undeposited Funds	(3,325.00)
Payment	2177	11/26/2024	206-Bass	149 · Undeposited Funds	(3,325.00)
TOTAL					(6,650.00)

401 Management, Inc.
Cash Receipts Journal
November 2024

Type	Num	Date	Name	Account	Amount
Deposit		11/29/2024		109 · Truist Money Market-SpecAsmt	994.19
				619 · Special Assessment Interest	(994.19)
TOTAL					(994.19)

401 Management, Inc.
Cash Disbursement Journal
November 2024

Date	Num	Name	Memo	Account	Amount
11/01/2024	10218	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
11/01/2024	10219	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
11/02/2024	OBP	Better World Now, LLC	repairs from hurricane damage - wet drywall areas	992 · Unanticipated Expenses	1,460.00
					1,460.00
11/02/2024	OBP	Better World Now, LLC	repairs from hurricane damage	992 · Unanticipated Expenses	1,170.00
					1,170.00
11/02/2024	OBP	Gas South	Invoice #837789599649 09/17/24-10/15/24	947 · Utilities - Common (Gas)	5.33
					5.33
11/02/2024	OBP	Anderson Performance Heat and Air	Installed new Tempstar 2 ton AC condensing unit only	992 · Unanticipated Expenses	3,295.00
					3,295.00
11/02/2024	OBP	R & J Coatings & Waterproofing, Inc.	Pay Request #1	966 · 2024 Special Asmt Expense	29,396.57
					29,396.57
11/09/2024	OBP	Mattlock Locksmith, Inc.	Pool Gate	953 · Security	359.44
					359.44
11/09/2024	OBP	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	45.75
					45.75
11/09/2024	OBP	Clayton & McCulloh, Attorneys at Law	Invoice 271245	913 · Legal Fees	244.25
					244.25
11/12/2024	eft	United States Treasury	59-2004609	405 · Withholding Tax Payable	922.00
		United States Treasury	59-2004609	404 · FICA Payable	201.50
		United States Treasury	59-2004609	404 · FICA Payable	201.50
		United States Treasury	59-2004609	404 · FICA Payable	47.13
		United States Treasury	59-2004609	404 · FICA Payable	47.13
		United States Treasury	59-2004609	404 · FICA Payable	0.00
					1,419.26
11/15/2024	OBP	Onsite Direct LLC	Lawn Maintenance-November	922 · Maintenance-Grounds	950.00
					950.00

401 Management, Inc.
Cash Disbursement Journal
November 2024

Date	Num	Name	Memo	Account	Amount
11/15/2024	OBP	ProServe Pools LLC	Inv 10000618743	928 · Maintenance-Pool	790.74
					790.74
11/15/2024	OBP	JJ Douglas Services	replaced control board and bezel gas regulator	928 · Maintenance-Pool	650.00
					650.00
11/18/2024	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,097.07
					2,097.07
11/18/2024	OBP	Truist Bank	Home Depot	924 · Maintenance-Buildings	50.90
		Truist Bank	Home Depot	922 · Maintenance-Grounds	42.55
		Truist Bank	City of NSB	916 · Office/Operational Expenses	422.30
		Truist Bank	Service Master	992 · Unanticipated Expenses	4,353.01
		Truist Bank	Home Depot	924 · Maintenance-Buildings	(77.67)
		Truist Bank	Home Depot	924 · Maintenance-Buildings	121.29
		Truist Bank	Publix	916 · Office/Operational Expenses	29.20
		Truist Bank	Home Depot	924 · Maintenance-Buildings	73.42
		Truist Bank	Publix	916 · Office/Operational Expenses	34.45
		Truist Bank	CVS	916 · Office/Operational Expenses	33.74
		Truist Bank	USPS	916 · Office/Operational Expenses	73.22
		Truist Bank	Verizon	936 · Telephone Expense	33.33
		Truist Bank	Spectrum	936 · Telephone Expense	150.10
		Truist Bank	True Value	924 · Maintenance-Buildings	63.88
		Truist Bank	Walmart	916 · Office/Operational Expenses	10.52
					5,414.24
11/21/2024			Service Charge	966 · 2024 Special Asmt Expense	1.95
					1.95
11/26/2024	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	439.91
					439.91
11/26/2024	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	458.21
					458.21
11/26/2024	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	166.79
					166.79
11/26/2024	OBP	ProServe Pools LLC	Inv 10000618859	929 · Pool Service	750.00
					750.00
11/26/2024	OBP	ProServe Pools LLC	Inv 10000618185	928 · Maintenance-Pool	105.00
					105.00
11/26/2024	OB	Florida Public Utilities	Account 0439320-3 10/16 - 11/14	947 · Utilities - Common (Gas)	157.73
					157.73
TOTAL					50,377.24

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 11/30/2024

Type	Date	Num	Name	Cl	Amount	Balance
Beginning Balance						16,235.30
Cleared Transactions						
Checks and Payments - 25 items						
Check	10/19/2024	OBP	ProServe Pools LLC	X	(750.00)	(750.00)
Check	10/19/2024	OBP	ProServe Pools LLC	X	(125.00)	(875.00)
Paycheck	10/23/2024	10217	Nicole Gunter	X	(1,154.37)	(2,029.37)
Check	10/23/2024	OBP	Clayton & McCulloh, Attorneys at Law	X	(1,025.00)	(3,054.37)
Check	10/25/2024	OBP	Freshly Trimmed Lawn & Tree Service, Inc	X	(1,850.00)	(4,904.37)
Check	10/25/2024	OBP	Charles L. Belote & Associates, P.A.	X	(824.00)	(5,728.37)
Paycheck	11/01/2024	10219	Nicole Gunter	X	(500.00)	(6,228.37)
Paycheck	11/01/2024	10218	Dustin Gunter	X	(500.00)	(6,728.37)
Check	11/02/2024	OBP	R & J Coatings & Waterproofing, Inc.	X	(29,396.57)	(36,124.94)
Check	11/02/2024	OBP	Anderson Performance Heat and Air	X	(3,295.00)	(39,419.94)
Check	11/02/2024	OBP	Better World Now, LLC	X	(1,460.00)	(40,879.94)
Check	11/02/2024	OBP	Better World Now, LLC	X	(1,170.00)	(42,049.94)
Check	11/02/2024	OBP	Gas South	X	(5.33)	(42,055.27)
Check	11/09/2024	OBP	Mattlock Locksmith, Inc.	X	(359.44)	(42,414.71)
Check	11/09/2024	OBP	Clayton & McCulloh, Attorneys at Law	X	(244.25)	(42,658.96)
Check	11/09/2024	OBP	Charter Communications	X	(45.75)	(42,704.71)
Liability Check	11/12/2024	eft	United States Treasury	X	(1,419.26)	(44,123.97)
Check	11/15/2024	OBP	Onsite Direct LLC	X	(950.00)	(45,073.97)
Check	11/15/2024	OBP	JJ Douglas Services	X	(650.00)	(45,723.97)
Check	11/18/2024	OBP	Truist Bank	X	(5,414.24)	(51,138.21)
Check	11/18/2024	Debit	Bright House Networks	X	(2,097.07)	(53,235.28)
Check	11/26/2024	debit	Utilities Commission	X	(458.21)	(53,693.49)
Check	11/26/2024	debit	Utilities Commission	X	(439.91)	(54,133.40)
Check	11/26/2024	debit	Utilities Commission	X	(166.79)	(54,300.19)
Check	11/26/2024	OB	Florida Public Utilities	X	(157.73)	(54,457.92)
Total Checks and Payments					(54,457.92)	(54,457.92)
Deposits and Credits - 8 items						
Deposit	11/05/2024			X	4,200.00	4,200.00
Transfer	11/05/2024			X	44,758.20	48,958.20
Deposit	11/12/2024			X	2,100.00	51,058.20
Deposit	11/19/2024			X	2,350.66	53,408.86
Deposit	11/21/2024			X	700.00	54,108.86
Transfer	11/21/2024			X	20,000.00	74,108.86
Deposit	11/26/2024			X	8,200.00	82,308.86
Deposit	11/27/2024			X	700.00	83,008.86
Total Deposits and Credits					83,008.86	83,008.86
Total Cleared Transactions					28,550.94	28,550.94
Cleared Balance					28,550.94	44,786.24
Uncleared Transactions						
Checks and Payments - 4 items						
Check	09/11/2024	10212	Alexis Rusak		(576.00)	(576.00)
Check	11/15/2024	OBP	ProServe Pools LLC		(790.74)	(1,366.74)
Check	11/26/2024	OBP	ProServe Pools LLC		(750.00)	(2,116.74)
Check	11/26/2024	OBP	ProServe Pools LLC		(105.00)	(2,221.74)
Total Checks and Payments					(2,221.74)	(2,221.74)
Total Uncleared Transactions					(2,221.74)	(2,221.74)
Register Balance as of 11/30/2024					26,329.20	42,564.50
Ending Balance					26,329.20	42,564.50

401 Management, Inc.
Reconciliation Detail

107 · Truist Structural Reserve, Period Ending 11/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						42,571.36
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	11/26/2024			X	3,348.00	3,348.00
Deposit	11/29/2024			X	154.61	3,502.61
Total Deposits and Credits					3,502.61	3,502.61
Total Cleared Transactions					3,502.61	3,502.61
Cleared Balance					3,502.61	46,073.97
Register Balance as of 11/30/2024					3,502.61	46,073.97
Ending Balance					3,502.61	46,073.97

401 Management, Inc.
Reconciliation Detail

108 · Truist Non Structural Reserve, Period Ending 11/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						6,250.14
Cleared Transactions						
Deposits and Credits - 3 items						
Deposit	11/26/2024			X	1,200.00	1,200.00
Deposit	11/27/2024			X	300.00	1,500.00
Deposit	11/30/2024			X	23.01	1,523.01
Total Deposits and Credits					1,523.01	1,523.01
Total Cleared Transactions					1,523.01	1,523.01
Cleared Balance					1,523.01	7,773.15
Register Balance as of 11/30/2024					1,523.01	7,773.15
Ending Balance					1,523.01	7,773.15

401 Management, Inc.
Reconciliation Detail

109 · Truist Money Market-SpecAsmt, Period Ending 11/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						301,757.07
Cleared Transactions						
Checks and Payments - 4 items						
Transfer	11/05/2024			X	(44,758.20)	(44,758.20)
Transfer	11/21/2024			X	(20,000.00)	(64,758.20)
Check	11/21/2024			X	(1.95)	(64,760.15)
General Journal	11/30/2024	Aje99		X	(15,361.63)	(80,121.78)
Total Checks and Payments					(80,121.78)	(80,121.78)
Deposits and Credits - 7 items						
Deposit	11/05/2024			X	13,300.00	13,300.00
Deposit	11/12/2024			X	9,975.00	23,275.00
Deposit	11/19/2024			X	2,205.00	25,480.00
Deposit	11/21/2024			X	3,325.00	28,805.00
Deposit	11/26/2024			X	6,650.00	35,455.00
Deposit	11/29/2024			X	994.19	36,449.19
General Journal	11/30/2024	Aje99		X	15,361.63	51,810.82
Total Deposits and Credits					51,810.82	51,810.82
Total Cleared Transactions					(28,310.96)	(28,310.96)
Cleared Balance					(28,310.96)	273,446.11
Register Balance as of 11/30/2024					(28,310.96)	273,446.11
Ending Balance					(28,310.96)	273,446.11