

401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

For the One Month Ended January 31, 2025

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 January 31, 2025, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the one month 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.

February 17, 2025

401 Management, Inc.
Balance Sheet
As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	200.00
101 · Cash in Bank-Checking	126,986.41
Cash in Bank-Reserves	
107 · Truist Structural Reserve	70,613.35
108 · Truist Non Structural Reserve	15,068.01
Total Cash in Bank-Reserves	85,681.36
109 · Truist Money Market-SpecAsmt	
Truist-Operating	57,804.68
109 · Truist Money Market-SpecAsmt - Other	174,545.80
Total 109 · Truist Money Market-SpecAsmt	232,350.48
Total Checking/Savings	445,218.25
Accounts Receivable	
120 · Assessmments Receivable	
121 · Regular Assessments Receivable	16,400.00
127 · 2024 Special Assessment	3,325.00
128 · 2025 SIRS Assessment	9,300.00
129 · 2025 Non-Structural Asmt	1,775.00
Total 120 · Assessmments Receivable	30,800.00
Total Accounts Receivable	30,800.00
Other Current Assets	
150 · Prepaid Insurance	17,222.00
Total Other Current Assets	17,222.00
Total Current Assets	493,240.25
Fixed Assets	
250 · Building-Managers Unit	121,887.26
255 · Furniture & Appliances	9,000.94
280 · Accumulated Depreciation	(121,430.80)
Total Fixed Assets	9,457.40
TOTAL ASSETS	502,697.65

See Accompanying Accountants' Compilation Report

401 Management, Inc.
Balance Sheet
As of January 31, 2025

	Jan 31, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
404 · FICA Payable	402.88
405 · Withholding Tax Payable	922.00
406 · Special Asmts Paid in Advance	86,500.00
407 · Assessments Received in Advance	5,450.00
408 · Unemployment Tax Payable	18.44
Total Other Current Liabilities	93,293.32
Total Current Liabilities	93,293.32
Long Term Liabilities	
550 · Reserve Fund Balance	
Structural Reserves	79,913.35
Non-Structural Reserves	16,843.01
Total 550 · Reserve Fund Balance	96,756.36
Total Long Term Liabilities	96,756.36
Total Liabilities	190,049.68
Equity	
560 · Fund Balance	106,247.86
Net Income	206,400.11
Total Equity	312,647.97
TOTAL LIABILITIES & EQUITY	502,697.65

401 Management, Inc.
Statement of Revenues & Expenses-Actual to Budget
January 2025

	Jan 25	Budget	\$ Over Budget	Jan 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	158,800.00	137,000.00	21,800.00	158,800.00	137,000.00	21,800.00	291,000.00
603 · Interest Income	229.91	600.00	(370.09)	229.91	600.00	(370.09)	7,200.00
604 · Late Fees	0.00	50.00	(50.00)	0.00	50.00	(50.00)	586.00
Total Income	159,029.91	137,650.00	21,379.91	159,029.91	137,650.00	21,379.91	298,786.00
Gross Profit	159,029.91	137,650.00	21,379.91	159,029.91	137,650.00	21,379.91	298,786.00
Expense							
900 · Salaries-Mgr / Management Fee	2,083.34	2,083.33	0.01	2,083.34	2,083.33	0.01	25,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
903 · Managers Health Insurance	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
905 · Temporary Outside Labor	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
906 · Insurance-Liability/DO/Crime	13,489.37	12,505.00	984.37	13,489.37	12,505.00	984.37	12,505.00
907 · Insurance-Umbrella	3,230.50	5,273.00	(2,042.50)	3,230.50	5,273.00	(2,042.50)	5,273.00
909 · Insurance-Workmans Comp	652.00	625.00	27.00	652.00	625.00	27.00	625.00
910 · Insurance-Property	12,793.17	0.00	12,793.17	12,793.17	0.00	12,793.17	67,933.00
911 · Insurance-Flood	0.00	0.00	0.00	0.00	0.00	0.00	14,850.00
912 · Accounting	0.00	1,480.00	(1,480.00)	0.00	1,480.00	(1,480.00)	5,000.00
913 · Legal Fees	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00
914 · Licenses & Permits	250.00	75.00	175.00	250.00	75.00	175.00	900.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	0.00	8.33	(8.33)	100.00
916 · Office/Operational Expenses	0.00	400.00	(400.00)	0.00	400.00	(400.00)	4,800.00
918 · Pest Control-Building	933.90	0.00	933.90	933.90	0.00	933.90	2,200.00
919 · Fertilization/ PestControl-Lawn	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
922 · Maintenance-Grounds	4,720.00	1,666.67	3,053.33	4,720.00	1,666.67	3,053.33	20,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
924 · Maintenance-Buildings	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
926 · Maintenance-Elevator	450.00	666.67	(216.67)	450.00	666.67	(216.67)	8,000.00
928 · Maintenance-Pool	38.68	791.67	(752.99)	38.68	791.67	(752.99)	9,500.00
929 · Pool Service	0.00	775.00	(775.00)	0.00	775.00	(775.00)	9,300.00
993 · Pool Furnishings	0.00	208.33	(208.33)	0.00	208.33	(208.33)	2,500.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	8.33	(8.33)	100.00
934 · Payroll Tax Expense	219.88	191.67	28.21	219.88	191.67	28.21	2,300.00
936 · Telephone Expense	93.66	250.00	(156.34)	93.66	250.00	(156.34)	3,000.00
938 · Cable TV/Internet	2,224.45	2,166.67	57.78	2,224.45	2,166.67	57.78	26,000.00
939 · Web Hosting	61.74	125.00	(63.26)	61.74	125.00	(63.26)	1,500.00
942 · Utilities-Common (Electricity)	0.00	700.00	(700.00)	0.00	700.00	(700.00)	8,400.00
944 · Utilities-#103	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00
946 · Utilities-Water & Sewer	0.00	625.00	(625.00)	0.00	625.00	(625.00)	7,500.00
947 · Utilities - Common (Gas)	0.00	2,200.00	(2,200.00)	0.00	2,200.00	(2,200.00)	11,200.00
953 · Security	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	75.00	75.00	0.00	900.00
962 · Managers Residence Expense	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
992 · Unanticipated Expenses	1,905.00	1,000.00	905.00	1,905.00	1,000.00	905.00	12,000.00
996 · Reserve Interest Allocation	229.91	0.00	229.91	229.91	0.00	229.91	0.00
Total Expense	44,000.60	36,899.68	7,100.92	44,000.60	36,899.68	7,100.92	298,786.00
Net Ordinary Income	115,029.31	100,750.32	14,278.99	115,029.31	100,750.32	14,278.99	0.00
Other Income/Expense							
Other Income							
618 · 2025 Structural Reserve Asmt	39,060.00	39,060.00	0.00	39,060.00	39,060.00	0.00	39,060.00
620 · 2025 Non-Structural Rsrv Asmt	10,500.00	10,500.00	0.00	10,500.00	10,500.00	0.00	10,500.00
619 · Special Assessment Interest	588.30	0.00	588.30	588.30	0.00	588.30	0.00
605 · Special Assessment Carryover	154,694.30	0.00	154,694.30	154,694.30	0.00	154,694.30	0.00
Total Other Income	204,842.60	49,560.00	155,282.60	204,842.60	49,560.00	155,282.60	49,560.00
Other Expense							
966 · 2024 Special Asmt Expense	63,911.80	0.00	63,911.80	63,911.80	0.00	63,911.80	0.00
967 · 2025 SIRS Assessment	39,060.00	39,060.00	0.00	39,060.00	39,060.00	0.00	39,060.00
969 · 2025 Non-Structural Rsrv Exp	10,500.00	10,500.00	0.00	10,500.00	10,500.00	0.00	10,500.00
Total Other Expense	113,471.80	49,560.00	63,911.80	113,471.80	49,560.00	63,911.80	49,560.00
Net Other Income	91,370.80	0.00	91,370.80	91,370.80	0.00	91,370.80	0.00
Net Income	206,400.11	100,750.32	105,649.79	206,400.11	100,750.32	105,649.79	0.00

401 Management, Inc.
Reserve Activity Report
As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
550 · Reserve Fund Balance						46,966.45
Structural Reserves						40,662.57
01/31/2025	Aje114		allocate reserve interest		190.78	40,853.35
01/31/2025	Aje121		allocate to reserves		39,060.00	79,913.35
Total Structural Reserves				0.00	39,250.78	79,913.35
Non-Structural Reserves						6,303.88
01/31/2025	Aje114		allocate reserve interest		39.13	6,343.01
01/31/2025	Aje121		allocate to reserves		10,500.00	16,843.01
Total Non-Structural Reserves				0.00	10,539.13	16,843.01
Total 550 · Reserve Fund Balance				0.00	49,789.91	96,756.36
TOTAL				0.00	49,789.91	96,756.36

401 Management, Inc.
Reserve Activity Report
As of January 31, 2025

Filters applied on this Report:

Account: 550 · Reserve Fund Balance

Date: Last Month

401 Management, Inc.
Statement of Cash Flows
January 2025

	<u>Jan 25</u>
OPERATING ACTIVITIES	
Net Income	206,400.11
Adjustments to reconcile Net Income to net cash provided by operations:	
120 · Assessmments Receivable:121 · Regular Assessments Receivable	(16,400.00)
120 · Assessmments Receivable:128 · 2025 SIRS Assessment	(9,300.00)
120 · Assessmments Receivable:129 · 2025 Non-Structural Asmt	(1,775.00)
150 · Prepaid Insurance	12,793.17
400 · Accounts Payable	(2,188.86)
4031 · Deferred Special Asmt Revenue	(154694.30)
404 · FICA Payable	(68.80)
406 · Special Asmts Paid in Advance	46,600.00
407 · Assessments Received in Advance	(32,800.00)
4072 · SIRS Asmt Paid in Advance	(13,392.00)
4073 · NonStructuralAsts Pd in Advance	(4,200.00)
408 · Unemployment Tax Payable	18.44
Net cash provided by Operating Activities	30,992.76
FINANCING ACTIVITIES	
550 · Reserve Fund Balance:Structural Reserves	39,250.78
550 · Reserve Fund Balance:Non-Structural Reserves	10,539.13
Net cash provided by Financing Activities	49,789.91
Net cash increase for period	80,782.67
Cash at beginning of period	364,435.58
Cash at end of period	<u>445,218.25</u>

See Accompanying Accountants' Compilation Letter

401 Management, Inc.
Monthly Assessments Receivable
As of January 31, 2025

Type	Date	Memo	Open Balance
102-Howe Invoice	01/01/2025		8,200.00
Total 102-Howe			8,200.00
106-Chris Garvin Invoice	01/01/2025		8,200.00
Total 106-Chris Garvin			8,200.00
TOTAL			16,400.00

401 Management, Inc.
Regular Assessments Received in Advance
As of January 31, 2025

Type	Date	Memo	Open Balance
101-Corso			
Payment	01/31/2025		(700.00)
Total 101-Corso			(700.00)
301-Bass			
Payment	01/16/2025		(700.00)
Total 301-Bass			(700.00)
305-Ledger			
Payment	01/27/2025		(700.00)
Total 305-Ledger			(700.00)
504-Glenasset Inc./Torruella			
Payment	01/03/2025		(700.00)
Payment	10/07/2024		(600.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
505-McCabe			
Payment	01/23/2025		(700.00)
Total 505-McCabe			(700.00)
604-Anness			
Payment	01/31/2025		(700.00)
Total 604-Anness			(700.00)
605-Colaluca Living Trust			
Payment	07/26/2023		(650.00)
Total 605-Colaluca Living Trust			(650.00)
TOTAL			(5,450.00)

401 Management, Inc.
SIRS Assessments Receivable
As of January 31, 2025

Type	Date	Memo	Open Balance
102-Howe			
Invoice	01/01/2025		1,116.00
Total 102-Howe			1,116.00
106-Chris Garvin			
Invoice	01/01/2025		1,116.00
Total 106-Chris Garvin			1,116.00
203-Dunn			
Invoice	01/01/2025		1,116.00
Total 203-Dunn			1,116.00
205-Trifone(Dungannon Prop.)			
Invoice	01/01/2025		558.00
Total 205-Trifone(Dungannon Prop.)			558.00
302-Rich			
Invoice	01/01/2025		1,116.00
Total 302-Rich			1,116.00
403-Roberts/Gilbert (Deacon Prop.)			
Invoice	01/01/2025		1,023.00
Total 403-Roberts/Gilbert (Deacon Prop.)			1,023.00
501-Kaiser			
Invoice	01/01/2025		1,116.00
Total 501-Kaiser			1,116.00
504-Glenasset Inc./Torruella			
Invoice	01/01/2025		1,023.00
Total 504-Glenasset Inc./Torruella			1,023.00
604-Anness			
Invoice	01/01/2025		1,116.00
Total 604-Anness			1,116.00
TOTAL			9,300.00

401 Management, Inc.
Non Structural Receivable
As of January 31, 2025

Type	Date	Memo	Open Balance
102-Howe			
Invoice	01/01/2025		300.00
Total 102-Howe			300.00
302-Rich			
Invoice	01/01/2025		300.00
Total 302-Rich			300.00
403-Roberts/Gilbert (Deacon Prop.)			
Invoice	01/01/2025		300.00
Total 403-Roberts/Gilbert (Deacon Prop.)			300.00
504-Glenasset Inc./Torruella			
Invoice	01/01/2025		275.00
Total 504-Glenasset Inc./Torruella			275.00
604-Anness			
Invoice	01/01/2025		300.00
Total 604-Anness			300.00
606-Himes			
Invoice	01/01/2025		300.00
Total 606-Himes			300.00
TOTAL			1,775.00

401 Management, Inc.
Special Assessments Receivable
As of January 31, 2025

Type	Date	Memo	Open Balance
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 January 31, 2025

Type	Date	Memo	Open Balance
101-Corso			
Payment	01/24/2025		(3,325.00)
Total 101-Corso			(3,325.00)
104-Malone/Samson			
Payment	09/01/2024		(3,325.00)
Total 104-Malone/Samson			(3,325.00)
105-Schuiteman			
Payment	01/06/2025		(3,325.00)
Total 105-Schuiteman			(3,325.00)
106-Chris Garvin			
Payment	08/19/2024		(3,325.00)
Total 106-Chris Garvin			(3,325.00)
201-Fleming/Boone			
Payment	08/27/2024		(3,325.00)
Total 201-Fleming/Boone			(3,325.00)
202-Allison			
Payment	08/19/2024		(3,325.00)
Total 202-Allison			(3,325.00)
203-Dunn			
Payment	01/31/2025		(3,325.00)
Total 203-Dunn			(3,325.00)
204-Perkins			
Payment	09/03/2024		(3,325.00)
Total 204-Perkins			(3,325.00)
303-Greene			
Payment	01/06/2025		(3,325.00)
Total 303-Greene			(3,325.00)
305-Ledger			
Payment	01/27/2025		(3,325.00)
Total 305-Ledger			(3,325.00)

401 Management, Inc.
Special Assessment Received in Advance
As of January 31, 2025

Type	Date	Memo	Open Balance
306-Gilbert			
Payment	09/09/2024		(3,325.00)
Total 306-Gilbert			(3,325.00)
401-Weeks			
Payment	09/09/2024		(3,325.00)
Total 401-Weeks			(3,325.00)
402-Ayash			
Payment	09/03/2024		(3,325.00)
Total 402-Ayash			(3,325.00)
403-Roberts/Gilbert (Deacon Prop.)			
Payment	01/16/2025		(3,325.00)
Total 403-Roberts/Gilbert (Deacon Prop.)			(3,325.00)
404-Laramy			
Payment	09/09/2024		(3,325.00)
Total 404-Laramy			(3,325.00)
405-Putnam			
Payment	01/31/2025		(3,375.00)
Total 405-Putnam			(3,375.00)
406-Stacy			
Payment	01/20/2025		(3,325.00)
Total 406-Stacy			(3,325.00)
502-Maler			
Payment	01/08/2025		(3,325.00)
Total 502-Maler			(3,325.00)
503-Chappell			
Payment	10/16/2024		(3,325.00)
Total 503-Chappell			(3,325.00)
504-Glenasset Inc./Torruella			
Payment	01/17/2025		(3,325.00)
Total 504-Glenasset Inc./Torruella			(3,325.00)

401 Management, Inc.
Special Assessment Received in Advance
As of January 31, 2025

Type	Date	Memo	Open Balance
505-McCabe			
Payment	01/22/2025		(3,325.00)
Total 505-McCabe			(3,325.00)
506-Bryan			
Payment	01/22/2025		(3,325.00)
Total 506-Bryan			(3,325.00)
601-Caridis			
Payment	01/31/2025		(3,325.00)
Total 601-Caridis			(3,325.00)
602-Daniel			
Payment	01/20/2025		(3,325.00)
Total 602-Daniel			(3,325.00)
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			(86,500.00)

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
100 · Petty Cash						200.00
Total 100 · Petty Cash						200.00
101 · Cash in Bank-Checking						97,278.28
01/01/2025	10229	Dustin Gunter			792.45	96,485.83
01/01/2025	10230	Nicole Gunter			792.45	95,693.38
01/02/2025	10228	Alexia Gunter	12/7, 12/14, 12/21, 12/28/24 4 hours		52.00	95,641.38
01/03/2025			Deposit	28,800.00		124,441.38
01/03/2025	bp	City of New Smyrna Beach	Inv BLDC-00001-2025 Milestone Inspection		250.00	124,191.38
01/06/2025	EFT	United States Treasury	59-2004609		1,393.68	122,797.70
01/06/2025			Funds Transfer	17,236.67		140,034.37
01/07/2025	OBP	Skyline Elevator	Invoice #221447		450.00	139,584.37
01/07/2025	OBP	Charter Communications	8337 11 027 0310158		93.66	139,490.71
01/07/2025	OBP	PeytonBolin, PL	Matter ID: 32172		360.00	139,130.71
01/08/2025			Deposit	58,800.00		197,930.71
01/13/2025	10231	506-Bryan	refund non-structural reserve overpayment		300.00	197,630.71
01/13/2025	Aje1...	204-Perkins	return check -NSF		8,200.00	189,430.71
01/13/2025			Funds Transfer	300.00		189,730.71
01/14/2025	OBP	Magic Overhead Door Co.	Invoice 88228-1		3,770.00	185,960.71
01/14/2025	OBP	Massey Services Inc.	Termite Renewal - Bait Total Protection		933.90	185,026.81
01/14/2025	OBP	R & J Coatings & Waterproofing, L...	Invoice #3		63,911.80	121,115.01
01/14/2025	OBP	P & A Roofing & Sheet Metal, Inc.	Invoice #12361		1,505.00	119,610.01
01/14/2025	OBP	Sun Coast Gutters, Inc.			400.00	119,210.01
01/16/2025	10232	Charles L. Belote & Associates, P.A.	December accounting services + additional time		640.00	118,570.01
01/16/2025			Deposit	17,800.00		136,370.01
01/18/2025	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,224.45	134,145.56
01/20/2025			Deposit	8,200.00		142,345.56
01/23/2025			Deposit	700.00		143,045.56
01/24/2025	OBP	Hosting NSB	Invoice #7065		56.34	142,989.22
01/24/2025	OBP	Onsite Direct LLC	Lawn Maintenance-January		950.00	142,039.22
01/24/2025	OBP	ProServe Pools LLC	Inv 10000620494		38.68	142,000.54
01/24/2025	OBP	Hosting NSB	Invoice #7064		5.40	141,995.14
01/24/2025	OBP	FCA Insurance	Policy Term 01/21/25 - 01/21/26		17,371.87	124,623.27
01/27/2025	Debit	Utilities Commission			1,136.86	123,486.41
01/27/2025			Deposit	1,400.00		124,886.41
01/31/2025			Deposit	2,100.00		126,986.41
Total 101 · Cash in Bank-Checking				135,336.67	105,628.54	126,986.41
Cash in Bank-Reserves						64,558.45
107 · Truist Structural Reserve						54,054.57
01/06/2025			Deposit	2,232.00		56,286.57
01/06/2025			Deposit	3,348.00		59,634.57
01/06/2025			Deposit	93.00		59,727.57
01/08/2025			Deposit	8,928.00		68,655.57
01/16/2025			Deposit	1,767.00		70,422.57
01/31/2025			Interest	190.78		70,613.35
Total 107 · Truist Structural Reserve				16,558.78	0.00	70,613.35
108 · Truist Non Structural Reserve						10,503.88
01/06/2025			Deposit	600.00		11,103.88
01/06/2025			Deposit	25.00		11,128.88
01/08/2025			Deposit	3,300.00		14,428.88
01/13/2025			Funds Transfer		300.00	14,128.88
01/16/2025			Deposit	600.00		14,728.88
01/27/2025			Deposit	300.00		15,028.88
01/31/2025			Interest	39.13		15,068.01
Total 108 · Truist Non Structural Reserve				4,864.13	300.00	15,068.01
Total Cash in Bank-Reserves				21,422.91	300.00	85,681.36

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
109 · Truist Money Market-SpecAsmt						202,398.85
Truist-Operating						11,129.55
01/06/2025			Funds Transfer		17,236.67	(6,107.12)
01/13/2025	Aje1...		adjust for R&J expense paid from operating checking	63,911.80		57,804.68
Total Truist-Operating				63,911.80	17,236.67	57,804.68
109 · Truist Money Market-SpecAsmt - Other						191,269.30
01/06/2025			Deposit	6,650.00		197,919.30
01/08/2025			Deposit	3,325.00		201,244.30
01/13/2025	Aje1...		adjust for R&J expense paid from operating checking		63,911.80	137,332.50
01/16/2025			Deposit	3,325.00		140,657.50
01/17/2025			Deposit	3,325.00		143,982.50
01/20/2025			Deposit	6,650.00		150,632.50
01/22/2025			Deposit	6,650.00		157,282.50
01/24/2025			Deposit	3,325.00		160,607.50
01/27/2025			Deposit	3,325.00		163,932.50
01/31/2025			Deposit	10,025.00		173,957.50
01/31/2025			Deposit	588.30		174,545.80
Total 109 · Truist Money Market-SpecAsmt - Other				47,188.30	63,911.80	174,545.80
Total 109 · Truist Money Market-SpecAsmt				111,100.10	81,148.47	232,350.48
120 · Assessmmts Receivable						3,325.00
121 · Regular Assessments Receivable						0.00
01/01/2025	2267	101-Corso		700.00		700.00
01/01/2025	2268	202-Allison		700.00		1,400.00
01/01/2025	2269	203-Dunn		700.00		2,100.00
01/01/2025	2270	206-Bass		700.00		2,800.00
01/01/2025	2271	301-Bass		700.00		3,500.00
01/01/2025	2272	302-Rich		700.00		4,200.00
01/01/2025	2273	304-Oyster		700.00		4,900.00
01/01/2025	2274	305-Ledger		700.00		5,600.00
01/01/2025	2275	406-Stacy		700.00		6,300.00
01/01/2025	2276	405-Putnam		700.00		7,000.00
01/01/2025	2277	501-Kaiser		700.00		7,700.00
01/01/2025	2278	504-Glenasset Inc./Torruella		700.00		8,400.00
01/01/2025	2279	505-McCabe		700.00		9,100.00
01/01/2025	2280	604-Anness		700.00		9,800.00
01/01/2025	2281	606-Himes		700.00		10,500.00
01/01/2025	2282	102-Howe		8,200.00		18,700.00
01/01/2025	2283	104-Malone/Samson		8,200.00		26,900.00
01/01/2025	2284	105-Schuiteman		8,200.00		35,100.00
01/01/2025	2285	106-Chris Garvin		8,200.00		43,300.00
01/01/2025	2286	201-Fleming/Boone		8,200.00		51,500.00
01/01/2025	2287	204-Perkins		8,200.00		59,700.00
01/01/2025	2288	205-Trifone(Dungannon Prop.)		8,200.00		67,900.00
01/01/2025	2289	303-Greene		8,200.00		76,100.00
01/01/2025	2290	306-Gilbert		8,200.00		84,300.00
01/01/2025	2291	401-Weeks		8,200.00		92,500.00
01/01/2025	2292	402-Ayash		8,200.00		100,700.00
01/01/2025	2294	404-Laramy		8,200.00		108,900.00
01/01/2025	2295	502-Maler		8,200.00		117,100.00
01/01/2025	2296	503-Chappell		8,200.00		125,300.00
01/01/2025	2297	506-Bryan		8,200.00		133,500.00
01/01/2025	2298	601-Caridis		8,200.00		141,700.00
01/01/2025	2299	602-Daniel		8,200.00		149,900.00
01/01/2025	2300	603-Wall		8,200.00		158,100.00
01/01/2025	2301	403-Roberts/Gilbert (Deacon Prop.)		700.00		158,800.00
01/03/2025	3869	303-Greene			8,200.00	150,600.00
01/03/2025	3126	105-Schuiteman			8,200.00	142,400.00
01/03/2025	155	503-Chappell			8,200.00	134,200.00
01/03/2025	01110	202-Allison			700.00	133,500.00
01/03/2025	0080...	302-Rich			700.00	132,800.00
01/03/2025	9858...	405-Putnam			700.00	132,100.00
01/03/2025	8709...	406-Stacy			700.00	131,400.00
01/03/2025	1000...	604-Anness			700.00	130,700.00

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
01/03/2025	0099...	504-Glenasset Inc./Torruella			700.00	130,000.00
01/08/2025	144	601-Caridis			8,200.00	121,800.00
01/08/2025	2159	402-Ayash			8,200.00	113,600.00
01/08/2025	1189	502-Maler			8,200.00	105,400.00
01/08/2025	0081...	506-Bryan			8,200.00	97,200.00
01/08/2025	0022...	505-McCabe			700.00	96,500.00
01/08/2025	1070	306-Gilbert			8,200.00	88,300.00
01/08/2025	0000...	304-Oyster			700.00	87,600.00
01/08/2025	0003...	201-Fleming/Boone			8,200.00	79,400.00
01/08/2025	1082	204-Perkins			8,200.00	71,200.00
01/13/2025	Aje1...	204-Perkins	return check -NSF	8,200.00		79,400.00
01/16/2025	4078	404-Laramy			8,200.00	71,200.00
01/16/2025	2121	403-Roberts/Gilbert (Deacon Prop.)			700.00	70,500.00
01/16/2025	0022...	205-Trifone(Dungannon Prop.)			8,200.00	62,300.00
01/16/2025	0004...	301-Bass			700.00	61,600.00
01/20/2025	1088	204-Perkins			8,200.00	53,400.00
01/23/2025	0023...	505-McCabe			700.00	52,700.00
01/27/2025	834	305-Ledger			700.00	52,000.00
01/27/2025	0000...	203-Dunn			700.00	51,300.00
01/31/2025	15121	101-Corso			700.00	50,600.00
01/31/2025	0000...	606-Himes			700.00	49,900.00
01/31/2025	0100...	604-Anness			700.00	49,200.00
01/31/2025	Aje1...	PrepdAdj	adjust to actual at 01/31/25		32,800.00	16,400.00
Total 121 · Regular Assessments Receivable				167,000.00	150,600.00	16,400.00
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						3,325.00
01/06/2025	3129	105-Schuiteman			3,325.00	0.00
01/06/2025	3870	303-Greene			3,325.00	(3,325.00)
01/08/2025	1192	502-Maler			3,325.00	(6,650.00)
01/16/2025	2122	403-Roberts/Gilbert (Deacon Prop.)			3,325.00	(9,975.00)
01/17/2025	1385	504-Glenasset Inc./Torruella			3,325.00	(13,300.00)
01/20/2025	1015	602-Daniel			3,325.00	(16,625.00)
01/20/2025	8728...	406-Stacy			3,325.00	(19,950.00)
01/22/2025	1835	505-McCabe			3,325.00	(23,275.00)
01/22/2025	0082...	506-Bryan			3,325.00	(26,600.00)
01/24/2025	15120	101-Corso			3,325.00	(29,925.00)
01/27/2025	835	305-Ledger			3,325.00	(33,250.00)
01/31/2025	0000...	405-Putnam			3,375.00	(36,625.00)
01/31/2025	147	601-Caridis			3,325.00	(39,950.00)
01/31/2025	0000...	203-Dunn			3,325.00	(43,275.00)
01/31/2025	Aje1...	PrepdAdj	adjust to actual at 01/31/25	46,600.00		3,325.00
Total 127 · 2024 Special Assessment				46,600.00	46,600.00	3,325.00

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
128 · 2025 SIRS Assessment						0.00
01/01/2025	1	101-Corso		1,116.00		1,116.00
01/01/2025	2	102-Howe		1,116.00		2,232.00
01/01/2025	3	104-Malone/Samson		1,116.00		3,348.00
01/01/2025	4	105-Schuiteman		1,116.00		4,464.00
01/01/2025	5	106-Chris Garvin		1,116.00		5,580.00
01/01/2025	6	201-Fleming/Boone		1,116.00		6,696.00
01/01/2025	7	202-Allison		1,116.00		7,812.00
01/01/2025	8	203-Dunn		1,116.00		8,928.00
01/01/2025	9	204-Perkins		1,116.00		10,044.00
01/01/2025	10	205-Trifone(Dungannon Prop.)		1,116.00		11,160.00
01/01/2025	11	206-Bass		1,116.00		12,276.00
01/01/2025	12	301-Bass		1,116.00		13,392.00
01/01/2025	13	302-Rich		1,116.00		14,508.00
01/01/2025	14	303-Greene		1,116.00		15,624.00
01/01/2025	15	304-Oyster		1,116.00		16,740.00
01/01/2025	16	305-Ledger		1,116.00		17,856.00
01/01/2025	17	306-Gilbert		1,116.00		18,972.00
01/01/2025	18	401-Weeks		1,116.00		20,088.00
01/01/2025	19	402-Ayash		1,116.00		21,204.00
01/01/2025	20	403-Roberts/Gilbert (Deacon Prop.)		1,116.00		22,320.00
01/01/2025	21	404-Laramy		1,116.00		23,436.00
01/01/2025	22	405-Putnam		1,116.00		24,552.00
01/01/2025	23	406-Stacy		1,116.00		25,668.00
01/01/2025	24	501-Kaiser		1,116.00		26,784.00
01/01/2025	25	502-Maler		1,116.00		27,900.00
01/01/2025	26	503-Chappell		1,116.00		29,016.00
01/01/2025	27	504-Glenasset Inc./Torruella		1,116.00		30,132.00
01/01/2025	28	505-McCabe		1,116.00		31,248.00
01/01/2025	29	506-Bryan		1,116.00		32,364.00
01/01/2025	30	601-Caridis		1,116.00		33,480.00
01/01/2025	31	602-Daniel		1,116.00		34,596.00
01/01/2025	32	603-Wall		1,116.00		35,712.00
01/01/2025	33	604-Anness		1,116.00		36,828.00
01/01/2025	34	605-Colaluca Living Trust		1,116.00		37,944.00
01/01/2025	35	606-Himes		1,116.00		39,060.00
01/06/2025	3871	303-Greene			1,116.00	37,944.00
01/06/2025	1691	505-McCabe			1,116.00	36,828.00
01/06/2025	157	503-Chappell			1,116.00	35,712.00
01/06/2025	1584	606-Himes			1,116.00	34,596.00
01/06/2025	3127	105-Schuiteman			1,116.00	33,480.00
01/06/2025	1375	504-Glenasset Inc./Torruella			93.00	33,387.00
01/08/2025	146	601-Caridis			1,116.00	32,271.00
01/08/2025	2160	402-Ayash			1,116.00	31,155.00
01/08/2025	2957	304-Oyster			1,116.00	30,039.00
01/08/2025	1083	204-Perkins			1,116.00	28,923.00
01/08/2025	1190	502-Maler			1,116.00	27,807.00
01/08/2025	0000...	405-Putnam			1,116.00	26,691.00
01/08/2025	0080...	506-Bryan			1,116.00	25,575.00
01/08/2025	0003...	201-Fleming/Boone			1,116.00	24,459.00
01/16/2025	4079	404-Laramy			1,116.00	23,343.00
01/16/2025	2120	403-Roberts/Gilbert (Deacon Prop.)			93.00	23,250.00
01/16/2025	0022...	205-Trifone(Dungannon Prop.)			558.00	22,692.00
01/31/2025	Aje1...	PrepdAdj	adjust to actual at 01/31/25		13,392.00	9,300.00
Total 128 · 2025 SIRS Assessment				39,060.00	29,760.00	9,300.00

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
129 · 2025 Non-Structural Asmt						0.00
01/01/2025	1	101-Corso		300.00		300.00
01/01/2025	2	102-Howe		300.00		600.00
01/01/2025	3	104-Malone/Samson		300.00		900.00
01/01/2025	4	105-Schuiteman		300.00		1,200.00
01/01/2025	5	106-Chris Garvin		300.00		1,500.00
01/01/2025	6	201-Fleming/Boone		300.00		1,800.00
01/01/2025	7	202-Allison		300.00		2,100.00
01/01/2025	8	203-Dunn		300.00		2,400.00
01/01/2025	9	204-Perkins		300.00		2,700.00
01/01/2025	10	205-Trifone(Dungannon Prop.)		300.00		3,000.00
01/01/2025	11	206-Bass		300.00		3,300.00
01/01/2025	12	301-Bass		300.00		3,600.00
01/01/2025	13	302-Rich		300.00		3,900.00
01/01/2025	14	303-Greene		300.00		4,200.00
01/01/2025	15	304-Oyster		300.00		4,500.00
01/01/2025	16	305-Ledger		300.00		4,800.00
01/01/2025	17	306-Gilbert		300.00		5,100.00
01/01/2025	18	401-Weeks		300.00		5,400.00
01/01/2025	19	402-Ayash		300.00		5,700.00
01/01/2025	20	403-Roberts/Gilbert (Deacon Prop.)		300.00		6,000.00
01/01/2025	21	404-Laramy		300.00		6,300.00
01/01/2025	22	405-Putnam		300.00		6,600.00
01/01/2025	23	406-Stacy		300.00		6,900.00
01/01/2025	24	501-Kaiser		300.00		7,200.00
01/01/2025	25	502-Maler		300.00		7,500.00
01/01/2025	26	503-Chappell		300.00		7,800.00
01/01/2025	27	504-Glenasset Inc./Torruella		300.00		8,100.00
01/01/2025	28	505-McCabe		300.00		8,400.00
01/01/2025	29	506-Bryan		300.00		8,700.00
01/01/2025	30	601-Caridis		300.00		9,000.00
01/01/2025	31	602-Daniel		300.00		9,300.00
01/01/2025	32	603-Wall		300.00		9,600.00
01/01/2025	33	604-Anness		300.00		9,900.00
01/01/2025	34	605-Colaluca Living Trust		300.00		10,200.00
01/01/2025	35	606-Himes		300.00		10,500.00
01/06/2025	156	503-Chappell			300.00	10,200.00
01/06/2025	3128	105-Schuiteman			300.00	9,900.00
01/06/2025	1376	504-Glenasset Inc./Torruella			25.00	9,875.00
01/08/2025	148	601-Caridis			300.00	9,575.00
01/08/2025	2161	402-Ayash			300.00	9,275.00
01/08/2025	1692	505-McCabe			300.00	8,975.00
01/08/2025	2956	304-Oyster			300.00	8,675.00
01/08/2025	3872	303-Greene			300.00	8,375.00
01/08/2025	1084	204-Perkins			300.00	8,075.00
01/08/2025	1191	502-Maler			300.00	7,775.00
01/08/2025	1071	306-Gilbert			300.00	7,475.00
01/08/2025	0081...	506-Bryan			300.00	7,175.00
01/08/2025	0000...	405-Putnam			300.00	6,875.00
01/08/2025	0003...	201-Fleming/Boone			300.00	6,575.00
01/13/2025	10231	506-Bryan	refund non-structural reserve overpayment	300.00		6,875.00
01/16/2025	4080	404-Laramy			300.00	6,575.00
01/16/2025	0022...	205-Trifone(Dungannon Prop.)			300.00	6,275.00
01/27/2025	0000...	605-Colaluca Living Trust			300.00	5,975.00
01/31/2025	Aje1...	PrepdAdj	adjust to actual at 01/31/25		4,200.00	1,775.00
Total 129 · 2025 Non-Structural Asmt				10,800.00	9,025.00	1,775.00
Total 120 · Assessmments Receivable				263,460.00	235,985.00	30,800.00
150 · Prepaid Insurance						30,015.17
01/31/2025	Aje1...		adjust prepaid insurance to actual at 01/31/25		12,793.17	17,222.00
Total 150 · Prepaid Insurance				0.00	12,793.17	17,222.00
250 · Building-Managers Unit						121,887.26
Total 250 · Building-Managers Unit						121,887.26

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
255 · Furniture & Appliances						9,000.94
Total 255 · Furniture & Appliances						9,000.94
280 · Accumulated Depreciation						(121,430.80)
Total 280 · Accumulated Depreciation						(121,430.80)
400 · Accounts Payable						(2,188.86)
01/02/2025	10228	Alexia Gunter	12/7, 12/14, 12/21, 12/28/24 4 hours	52.00		(2,136.86)
01/07/2025	OBP	PeytonBolin, PL	Matter ID: 32172	360.00		(1,776.86)
01/16/2025	10232	Charles L. Belote & Associates, P.A.	December accounting services + additional time	640.00		(1,136.86)
01/27/2025	Debit	Utilities Commission		1,136.86		0.00
Total 400 · Accounts Payable				2,188.86	0.00	0.00
4031 · Deferred Special Asmt Revenue						(154,694.30)
01/01/2025	Aje1...		move prior year def'd special asmt to current yr	154,694.30		0.00
Total 4031 · Deferred Special Asmt Revenue				154,694.30	0.00	0.00
404 · FICA Payable						(471.68)
01/01/2025	10229	Dustin Gunter		0.00		(471.68)
01/01/2025	10229	Dustin Gunter			81.63	(553.31)
01/01/2025	10229	Dustin Gunter			81.63	(634.94)
01/01/2025	10229	Dustin Gunter			19.09	(654.03)
01/01/2025	10229	Dustin Gunter			19.09	(673.12)
01/01/2025	10230	Nicole Gunter		0.00		(673.12)
01/01/2025	10230	Nicole Gunter			81.63	(754.75)
01/01/2025	10230	Nicole Gunter			81.63	(836.38)
01/01/2025	10230	Nicole Gunter			19.09	(855.47)
01/01/2025	10230	Nicole Gunter			19.09	(874.56)
01/06/2025	EFT	United States Treasury	59-2004609	191.14		(683.42)
01/06/2025	EFT	United States Treasury	59-2004609	191.14		(492.28)
01/06/2025	EFT	United States Treasury	59-2004609	44.70		(447.58)
01/06/2025	EFT	United States Treasury	59-2004609	44.70		(402.88)
01/06/2025	EFT	United States Treasury	59-2004609	0.00		(402.88)
Total 404 · FICA Payable				471.68	402.88	(402.88)
405 · Withholding Tax Payable						(922.00)
01/01/2025	10229	Dustin Gunter			461.00	(1,383.00)
01/01/2025	10230	Nicole Gunter			461.00	(1,844.00)
01/06/2025	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						(39,900.00)
01/31/2025	Aje1... PrepdAdj		adjust to actual at 01/31/25		46,600.00	(86,500.00)
Total 406 · Special Asmts Paid in Advance				0.00	46,600.00	(86,500.00)
407 · Assessments Received in Advance						(38,250.00)
01/31/2025	Aje1... PrepdAdj		adjust to actual at 01/31/25	32,800.00		(5,450.00)
Total 407 · Assessments Received in Advance				32,800.00	0.00	(5,450.00)
4072 · SIRS Asmt Paid in Advance						(13,392.00)
01/31/2025	Aje1... PrepdAdj		adjust to actual at 01/31/25	13,392.00		0.00
Total 4072 · SIRS Asmt Paid in Advance				13,392.00	0.00	0.00
4073 · NonStructuralAsts Pd in Advance						(4,200.00)
01/31/2025	Aje1... PrepdAdj		adjust to actual at 01/31/25	4,200.00		0.00
Total 4073 · NonStructuralAsts Pd in Advance				4,200.00	0.00	0.00

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
408 · Unemployment Tax Payable						0.00
01/01/2025	10229	Dustin Gunter			7.90	(7.90)
01/01/2025	10229	Dustin Gunter			1.32	(9.22)
01/01/2025	10230	Nicole Gunter			7.90	(17.12)
01/01/2025	10230	Nicole Gunter			1.32	(18.44)
Total 408 · Unemployment Tax Payable				0.00	18.44	(18.44)
550 · Reserve Fund Balance						(46,966.45)
Structural Reserves						(40,662.57)
01/31/2025	Aje1...		allocate reserve interest		190.78	(40,853.35)
01/31/2025	Aje1...		allocate to reserves		39,060.00	(79,913.35)
Total Structural Reserves				0.00	39,250.78	(79,913.35)
Non-Structural Reserves						(6,303.88)
01/31/2025	Aje1...		allocate reserve interest		39.13	(6,343.01)
01/31/2025	Aje1...		allocate to reserves		10,500.00	(16,843.01)
Total Non-Structural Reserves				0.00	10,539.13	(16,843.01)
Total 550 · Reserve Fund Balance				0.00	49,789.91	(96,756.36)
300 · Opening Bal Equity						0.00
Total 300 · Opening Bal Equity						0.00
560 · Fund Balance						(106,247.86)
Total 560 · Fund Balance						(106,247.86)
601 · Maintenance Fees						0.00
01/01/2025	2267	101-Corso	Maintenance Fee Billing		700.00	(700.00)
01/01/2025	2268	202-Allison	Maintenance Fee Billing		700.00	(1,400.00)
01/01/2025	2269	203-Dunn	Maintenance Fee Billing		700.00	(2,100.00)
01/01/2025	2270	206-Bass	Maintenance Fee Billing		700.00	(2,800.00)
01/01/2025	2271	301-Bass	Maintenance Fee Billing		700.00	(3,500.00)
01/01/2025	2272	302-Rich	Maintenance Fee Billing		700.00	(4,200.00)
01/01/2025	2273	304-Oyster	Maintenance Fee Billing		700.00	(4,900.00)
01/01/2025	2274	305-Ledger	Maintenance Fee Billing		700.00	(5,600.00)
01/01/2025	2275	406-Stacy	Maintenance Fee Billing		700.00	(6,300.00)
01/01/2025	2276	405-Putnam	Maintenance Fee Billing		700.00	(7,000.00)
01/01/2025	2277	501-Kaiser	Maintenance Fee Billing		700.00	(7,700.00)
01/01/2025	2278	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(8,400.00)
01/01/2025	2279	505-McCabe	Maintenance Fee Billing		700.00	(9,100.00)
01/01/2025	2280	604-Anness	Maintenance Fee Billing		700.00	(9,800.00)
01/01/2025	2281	606-Himes	Maintenance Fee Billing		700.00	(10,500.00)
01/01/2025	2282	102-Howe	Annual Maintenance Fee Billing		8,200.00	(18,700.00)
01/01/2025	2283	104-Malone/Samson	Annual Maintenance Fee Billing		8,200.00	(26,900.00)
01/01/2025	2284	105-Schuiteman	Annual Maintenance Fee Billing		8,200.00	(35,100.00)
01/01/2025	2285	106-Chris Garvin	Annual Maintenance Fee Billing		8,200.00	(43,300.00)
01/01/2025	2286	201-Fleming/Boone	Annual Maintenance Fee Billing		8,200.00	(51,500.00)
01/01/2025	2287	204-Perkins	Annual Maintenance Fee Billing		8,200.00	(59,700.00)
01/01/2025	2288	205-Trifone(Dungannon Prop.)	Annual Maintenance Fee Billing		8,200.00	(67,900.00)
01/01/2025	2289	303-Greene	Annual Maintenance Fee Billing		8,200.00	(76,100.00)
01/01/2025	2290	306-Gilbert	Annual Maintenance Fee Billing		8,200.00	(84,300.00)
01/01/2025	2291	401-Weeks	Annual Maintenance Fee Billing		8,200.00	(92,500.00)
01/01/2025	2292	402-Ayash	Annual Maintenance Fee Billing		8,200.00	(100,700.00)
01/01/2025	2294	404-Laramy	Annual Maintenance Fee Billing		8,200.00	(108,900.00)
01/01/2025	2295	502-Maler	Annual Maintenance Fee Billing		8,200.00	(117,100.00)
01/01/2025	2296	503-Chappell	Annual Maintenance Fee Billing		8,200.00	(125,300.00)
01/01/2025	2297	506-Bryan	Annual Maintenance Fee Billing		8,200.00	(133,500.00)
01/01/2025	2298	601-Caridis	Annual Maintenance Fee Billing		8,200.00	(141,700.00)
01/01/2025	2299	602-Daniel	Annual Maintenance Fee Billing		8,200.00	(149,900.00)
01/01/2025	2300	603-Wall	Annual Maintenance Fee Billing		8,200.00	(158,100.00)
01/01/2025	2301	403-Roberts/Gilbert (Deacon Prop.)	Maintenance Fee Billing		700.00	(158,800.00)
Total 601 · Maintenance Fees				0.00	158,800.00	(158,800.00)

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
603 · Interest Income						0.00
01/31/2025			Interest		190.78	(190.78)
01/31/2025			Interest		39.13	(229.91)
Total 603 · Interest Income				0.00	229.91	(229.91)
900 · Salaries-Mgr / Management Fee						0.00
01/01/2025	10229	Dustin Gunter		1,041.67		1,041.67
01/01/2025	10230	Nicole Gunter		1,041.67		2,083.34
Total 900 · Salaries-Mgr / Management Fee				2,083.34	0.00	2,083.34
903 · Managers Health Insurance						0.00
01/01/2025	10229	Dustin Gunter		275.00		275.00
01/01/2025	10230	Nicole Gunter		275.00		550.00
Total 903 · Managers Health Insurance				550.00	0.00	550.00
906 · Insurance-Liability/DO/Crime						0.00
01/24/2025	OBP	FCA Insurance	Cyber Liability	561.75		561.75
01/24/2025	OBP	FCA Insurance	GL, Crime, D&O	11,335.80		11,897.55
01/24/2025	OBP	FCA Insurance	Environmental Impairment	556.50		12,454.05
01/24/2025	OBP	FCA Insurance	Legal Defense Gap	1,035.32		13,489.37
Total 906 · Insurance-Liability/DO/Crime				13,489.37	0.00	13,489.37
907 · Insurance-Umbrella						0.00
01/24/2025	OBP	FCA Insurance	Umbrella	3,230.50		3,230.50
Total 907 · Insurance-Umbrella				3,230.50	0.00	3,230.50
909 · Insurance-Workmans Comp						0.00
01/24/2025	OBP	FCA Insurance	Workers Compensation	652.00		652.00
Total 909 · Insurance-Workmans Comp				652.00	0.00	652.00
910 · Insurance-Property						0.00
01/31/2025	Aje1...		adjust prepaid insurance to actual at 01/31/25	12,793.17		12,793.17
Total 910 · Insurance-Property				12,793.17	0.00	12,793.17
914 · Licenses & Permits						0.00
01/03/2025	bp	City of New Smyrna Beach	special pick up - dumpster	250.00		250.00
Total 914 · Licenses & Permits				250.00	0.00	250.00
918 · Pest Control-Building						0.00
01/14/2025	OBP	Massey Services Inc.	Account Key #835199	933.90		933.90
Total 918 · Pest Control-Building				933.90	0.00	933.90
922 · Maintenance-Grounds						0.00
01/14/2025	OBP	Magic Overhead Door Co.	Furnish and install Polar White Door	3,770.00		3,770.00
01/24/2025	OBP	Onsite Direct LLC	Lawn Maintenance-January	950.00		4,720.00
Total 922 · Maintenance-Grounds				4,720.00	0.00	4,720.00
926 · Maintenance-Elevator						0.00
01/07/2025	OBP	Skyline Elevator	01/01/25 - 03/31/25	450.00		450.00
Total 926 · Maintenance-Elevator				450.00	0.00	450.00
928 · Maintenance-Pool						0.00
01/24/2025	OBP	ProServe Pools LLC	Inv 10000620494	38.68		38.68
Total 928 · Maintenance-Pool				38.68	0.00	38.68

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
934 · Payroll Tax Expense						0.00
01/01/2025	10229	Dustin Gunter		81.63		81.63
01/01/2025	10229	Dustin Gunter		19.09		100.72
01/01/2025	10229	Dustin Gunter		7.90		108.62
01/01/2025	10229	Dustin Gunter		1.32		109.94
01/01/2025	10230	Nicole Gunter		81.63		191.57
01/01/2025	10230	Nicole Gunter		19.09		210.66
01/01/2025	10230	Nicole Gunter		7.90		218.56
01/01/2025	10230	Nicole Gunter		1.32		219.88
Total 934 · Payroll Tax Expense				219.88	0.00	219.88
936 · Telephone Expense						0.00
01/07/2025	OBP	Charter Communications	8337 11 027 0310158	93.66		93.66
Total 936 · Telephone Expense				93.66	0.00	93.66
938 · Cable TV/Internet						0.00
01/18/2025	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,224.45		2,224.45
Total 938 · Cable TV/Internet				2,224.45	0.00	2,224.45
939 · Web Hosting						0.00
01/24/2025	OBP	Hosting NSB	adding documents to website	56.34		56.34
01/24/2025	OBP	Hosting NSB	updating board member page	5.40		61.74
Total 939 · Web Hosting				61.74	0.00	61.74
961 · Managers Mileage Expense						0.00
01/01/2025	10229	Dustin Gunter		37.50		37.50
01/01/2025	10230	Nicole Gunter		37.50		75.00
Total 961 · Managers Mileage Expense				75.00	0.00	75.00
992 · Unanticipated Expenses						0.00
01/14/2025	OBP	P & A Roofing & Sheet Metal, Inc.	Invoice #12361	1,505.00		1,505.00
01/14/2025	OBP	Sun Coast Gutters, Inc.	Installation	400.00		1,905.00
Total 992 · Unanticipated Expenses				1,905.00	0.00	1,905.00
996 · Reserve Interest Allocation						0.00
01/31/2025	Ajel...		allocate reserve interest	229.91		229.91
Total 996 · Reserve Interest Allocation				229.91	0.00	229.91
618 · 2025 Structural Reserve Asmt						0.00
01/01/2025	1	101-Corso	Structural Integrity Report		1,116.00	(1,116.00)
01/01/2025	2	102-Howe	Structural Integrity Report		1,116.00	(2,232.00)
01/01/2025	3	104-Malone/Samson	Structural Integrity Report		1,116.00	(3,348.00)
01/01/2025	4	105-Schuiteman	Structural Integrity Report		1,116.00	(4,464.00)
01/01/2025	5	106-Chris Garvin	Structural Integrity Report		1,116.00	(5,580.00)
01/01/2025	6	201-Fleming/Boone	Structural Integrity Report		1,116.00	(6,696.00)
01/01/2025	7	202-Allison	Structural Integrity Report		1,116.00	(7,812.00)
01/01/2025	8	203-Dunn	Structural Integrity Report		1,116.00	(8,928.00)
01/01/2025	9	204-Perkins	Structural Integrity Report		1,116.00	(10,044.00)
01/01/2025	10	205-Trifone(Dungannon Prop.)	Structural Integrity Report		1,116.00	(11,160.00)
01/01/2025	11	206-Bass	Structural Integrity Report		1,116.00	(12,276.00)
01/01/2025	12	301-Bass	Structural Integrity Report		1,116.00	(13,392.00)
01/01/2025	13	302-Rich	Structural Integrity Report		1,116.00	(14,508.00)
01/01/2025	14	303-Greene	Structural Integrity Report		1,116.00	(15,624.00)
01/01/2025	15	304-Oyster	Structural Integrity Report		1,116.00	(16,740.00)
01/01/2025	16	305-Ledger	Structural Integrity Report		1,116.00	(17,856.00)
01/01/2025	17	306-Gilbert	Structural Integrity Report		1,116.00	(18,972.00)
01/01/2025	18	401-Weeks	Structural Integrity Report		1,116.00	(20,088.00)
01/01/2025	19	402-Ayash	Structural Integrity Report		1,116.00	(21,204.00)
01/01/2025	20	403-Roberts/Gilbert (Deacon Prop.)	Structural Integrity Report		1,116.00	(22,320.00)
01/01/2025	21	404-Laramy	Structural Integrity Report		1,116.00	(23,436.00)
01/01/2025	22	405-Putnam	Structural Integrity Report		1,116.00	(24,552.00)
01/01/2025	23	406-Stacy	Structural Integrity Report		1,116.00	(25,668.00)
01/01/2025	24	501-Kaiser	Structural Integrity Report		1,116.00	(26,784.00)

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
01/01/2025	25	502-Maler	Structural Integrity Report		1,116.00	(27,900.00)
01/01/2025	26	503-Chappell	Structural Integrity Report		1,116.00	(29,016.00)
01/01/2025	27	504-Glenasset Inc./Torruella	Structural Integrity Report		1,116.00	(30,132.00)
01/01/2025	28	505-McCabe	Structural Integrity Report		1,116.00	(31,248.00)
01/01/2025	29	506-Bryan	Structural Integrity Report		1,116.00	(32,364.00)
01/01/2025	30	601-Caridis	Structural Integrity Report		1,116.00	(33,480.00)
01/01/2025	31	602-Daniel	Structural Integrity Report		1,116.00	(34,596.00)
01/01/2025	32	603-Wall	Structural Integrity Report		1,116.00	(35,712.00)
01/01/2025	33	604-Anness	Structural Integrity Report		1,116.00	(36,828.00)
01/01/2025	34	605-Colaluca Living Trust	Structural Integrity Report		1,116.00	(37,944.00)
01/01/2025	35	606-Himes	Structural Integrity Report		1,116.00	(39,060.00)
Total 618 · 2025 Structural Reserve Asmt				0.00	39,060.00	(39,060.00)
620 · 2025 Non-Structural Rsrv Asmt						0.00
01/01/2025	1	101-Corso	2025 Non-Structural Reserve Asmt		300.00	(300.00)
01/01/2025	2	102-Howe	2025 Non-Structural Reserve Asmt		300.00	(600.00)
01/01/2025	3	104-Malone/Samson	2025 Non-Structural Reserve Asmt		300.00	(900.00)
01/01/2025	4	105-Schuiteman	2025 Non-Structural Reserve Asmt		300.00	(1,200.00)
01/01/2025	5	106-Chris Garvin	2025 Non-Structural Reserve Asmt		300.00	(1,500.00)
01/01/2025	6	201-Fleming/Boone	2025 Non-Structural Reserve Asmt		300.00	(1,800.00)
01/01/2025	7	202-Allison	2025 Non-Structural Reserve Asmt		300.00	(2,100.00)
01/01/2025	8	203-Dunn	2025 Non-Structural Reserve Asmt		300.00	(2,400.00)
01/01/2025	9	204-Perkins	2025 Non-Structural Reserve Asmt		300.00	(2,700.00)
01/01/2025	10	205-Trifone(Dungannon Prop.)	2025 Non-Structural Reserve Asmt		300.00	(3,000.00)
01/01/2025	11	206-Bass	2025 Non-Structural Reserve Asmt		300.00	(3,300.00)
01/01/2025	12	301-Bass	2025 Non-Structural Reserve Asmt		300.00	(3,600.00)
01/01/2025	13	302-Rich	2025 Non-Structural Reserve Asmt		300.00	(3,900.00)
01/01/2025	14	303-Greene	2025 Non-Structural Reserve Asmt		300.00	(4,200.00)
01/01/2025	15	304-Oyster	2025 Non-Structural Reserve Asmt		300.00	(4,500.00)
01/01/2025	16	305-Ledger	2025 Non-Structural Reserve Asmt		300.00	(4,800.00)
01/01/2025	17	306-Gilbert	2025 Non-Structural Reserve Asmt		300.00	(5,100.00)
01/01/2025	18	401-Weeks	2025 Non-Structural Reserve Asmt		300.00	(5,400.00)
01/01/2025	19	402-Ayash	2025 Non-Structural Reserve Asmt		300.00	(5,700.00)
01/01/2025	20	403-Roberts/Gilbert (Deacon Prop.)	2025 Non-Structural Reserve Asmt		300.00	(6,000.00)
01/01/2025	21	404-Laramy	2025 Non-Structural Reserve Asmt		300.00	(6,300.00)
01/01/2025	22	405-Putnam	2025 Non-Structural Reserve Asmt		300.00	(6,600.00)
01/01/2025	23	406-Stacy	2025 Non-Structural Reserve Asmt		300.00	(6,900.00)
01/01/2025	24	501-Kaiser	2025 Non-Structural Reserve Asmt		300.00	(7,200.00)
01/01/2025	25	502-Maler	2025 Non-Structural Reserve Asmt		300.00	(7,500.00)
01/01/2025	26	503-Chappell	2025 Non-Structural Reserve Asmt		300.00	(7,800.00)
01/01/2025	27	504-Glenasset Inc./Torruella	2025 Non-Structural Reserve Asmt		300.00	(8,100.00)
01/01/2025	28	505-McCabe	2025 Non-Structural Reserve Asmt		300.00	(8,400.00)
01/01/2025	29	506-Bryan	2025 Non-Structural Reserve Asmt		300.00	(8,700.00)
01/01/2025	30	601-Caridis	2025 Non-Structural Reserve Asmt		300.00	(9,000.00)
01/01/2025	31	602-Daniel	2025 Non-Structural Reserve Asmt		300.00	(9,300.00)
01/01/2025	32	603-Wall	2025 Non-Structural Reserve Asmt		300.00	(9,600.00)
01/01/2025	33	604-Anness	2025 Non-Structural Reserve Asmt		300.00	(9,900.00)
01/01/2025	34	605-Colaluca Living Trust	2025 Non-Structural Reserve Asmt		300.00	(10,200.00)
01/01/2025	35	606-Himes	2025 Non-Structural Reserve Asmt		300.00	(10,500.00)
Total 620 · 2025 Non-Structural Rsrv Asmt				0.00	10,500.00	(10,500.00)
619 · Special Assessment Interest						0.00
01/31/2025			Interest		588.30	(588.30)
Total 619 · Special Assessment Interest				0.00	588.30	(588.30)
605 · Special Assessment Carryover						0.00
01/01/2025	Aje1...		move prior year def'd special asmt to current yr		154,694.30	(154,694.30)
Total 605 · Special Assessment Carryover				0.00	154,694.30	(154,694.30)
966 · 2024 Special Asmt Expense						0.00
01/14/2025	OBP	R & J Coatings & Waterproofing, L...	Invoice #3	63,911.80		63,911.80
Total 966 · 2024 Special Asmt Expense				63,911.80	0.00	63,911.80

401 Management, Inc.

General Ledger

As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
		967 · 2025 SIRS Assessment				0.00
01/31/2025	Aje1...		allocate to reserves	39,060.00		39,060.00
		Total 967 · 2025 SIRS Assessment		39,060.00	0.00	39,060.00
		969 · 2025 Non-Structural Rsrv Exp				0.00
01/31/2025	Aje1...		allocate to reserves	10,500.00		10,500.00
		Total 969 · 2025 Non-Structural Rsrv Exp		10,500.00	0.00	10,500.00
		TOTAL		897,460.92	897,460.92	0.00

401 Management, Inc.
Cash Receipts Journal
January 2025

Type	Num	Date	Name	Account	Amount
Deposit		01/03/2025		101 · Cash in Bank-Checking	28,800.00
Payment	3869	01/03/2025	303-Greene	149 · Undeposited Funds	(8,200.00)
Payment	3126	01/03/2025	105-Schuiteman	149 · Undeposited Funds	(8,200.00)
Payment	155	01/03/2025	503-Chappell	149 · Undeposited Funds	(8,200.00)
Payment	01110	01/03/2025	202-Allison	149 · Undeposited Funds	(700.00)
Payment	0080285537	01/03/2025	302-Rich	149 · Undeposited Funds	(700.00)
Payment	00995094	01/03/2025	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	985803	01/03/2025	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	870992033	01/03/2025	406-Stacy	149 · Undeposited Funds	(700.00)
Payment	100000013	01/03/2025	604-Anness	149 · Undeposited Funds	(700.00)
TOTAL					(28,800.00)
Deposit		01/08/2025		101 · Cash in Bank-Checking	58,800.00
Payment	144	01/08/2025	601-Caridis	149 · Undeposited Funds	(8,200.00)
Payment	2159	01/08/2025	402-Ayash	149 · Undeposited Funds	(8,200.00)
Payment	1082	01/08/2025	204-Perkins	149 · Undeposited Funds	(8,200.00)
Payment	1189	01/08/2025	502-Maler	149 · Undeposited Funds	(8,200.00)
Payment	0081242418	01/08/2025	506-Bryan	149 · Undeposited Funds	(8,200.00)
Payment	0022538861	01/08/2025	505-McCabe	149 · Undeposited Funds	(700.00)
Payment	1070	01/08/2025	306-Gilbert	149 · Undeposited Funds	(8,200.00)
Payment	0000001155	01/08/2025	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	0003000014	01/08/2025	201-Fleming/Boone	149 · Undeposited Funds	(8,200.00)
TOTAL					(58,800.00)
Deposit		01/16/2025		101 · Cash in Bank-Checking	17,800.00
Payment	4078	01/16/2025	404-Laramy	149 · Undeposited Funds	(8,200.00)
Payment	2121	01/16/2025	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(700.00)
Payment	0022904583	01/16/2025	205-Trifone(Dungannon Prop.)	149 · Undeposited Funds	(8,200.00)
Payment	00040033	01/16/2025	301-Bass	149 · Undeposited Funds	(700.00)
TOTAL					(17,800.00)
Deposit		01/20/2025		101 · Cash in Bank-Checking	8,200.00
Payment	1088	01/20/2025	204-Perkins	149 · Undeposited Funds	(8,200.00)
TOTAL					(8,200.00)
Deposit		01/23/2025		101 · Cash in Bank-Checking	700.00
Payment	0023773696	01/23/2025	505-McCabe	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		01/27/2025		101 · Cash in Bank-Checking	1,400.00
Payment	834	01/27/2025	305-Ledger	149 · Undeposited Funds	(700.00)
Payment	0000985067	01/27/2025	203-Dunn	149 · Undeposited Funds	(700.00)
TOTAL					(1,400.00)

401 Management, Inc.
Cash Receipts Journal
January 2025

Type	Num	Date	Name	Account	Amount
Deposit		01/31/2025		101 · Cash in Bank-Checking	2,100.00
Payment	15121	01/31/2025	101-Corso	149 · Undeposited Funds	(700.00)
Payment	0000985251	01/31/2025	606-Himes	149 · Undeposited Funds	(700.00)
Payment	0100000014	01/31/2025	604-Anness	149 · Undeposited Funds	(700.00)
TOTAL					(2,100.00)
Deposit		01/06/2025		107 · Truist Structural Reserve	2,232.00
Payment	3871	01/06/2025	303-Greene	149 · Undeposited Funds	(1,116.00)
Payment	1691	01/06/2025	505-McCabe	149 · Undeposited Funds	(1,116.00)
TOTAL					(2,232.00)
Deposit		01/06/2025		107 · Truist Structural Reserve	3,348.00
Payment	157	01/06/2025	503-Chappell	149 · Undeposited Funds	(1,116.00)
Payment	1584	01/06/2025	606-Himes	149 · Undeposited Funds	(1,116.00)
Payment	3127	01/06/2025	105-Schuiteman	149 · Undeposited Funds	(1,116.00)
TOTAL					(3,348.00)
Deposit		01/06/2025		107 · Truist Structural Reserve	93.00
Payment	1375	01/06/2025	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(93.00)
TOTAL					(93.00)
Deposit		01/08/2025		107 · Truist Structural Reserve	8,928.00
Payment	146	01/08/2025	601-Caridis	149 · Undeposited Funds	(1,116.00)
Payment	2160	01/08/2025	402-Ayash	149 · Undeposited Funds	(1,116.00)
Payment	2957	01/08/2025	304-Oyster	149 · Undeposited Funds	(1,116.00)
Payment	1083	01/08/2025	204-Perkins	149 · Undeposited Funds	(1,116.00)
Payment	1190	01/08/2025	502-Maler	149 · Undeposited Funds	(1,116.00)
Payment	0000985806	01/08/2025	405-Putnam	149 · Undeposited Funds	(1,116.00)
Payment	0080971562	01/08/2025	506-Bryan	149 · Undeposited Funds	(1,116.00)
Payment	0003000016	01/08/2025	201-Fleming/Boone	149 · Undeposited Funds	(1,116.00)
TOTAL					(8,928.00)
Deposit		01/16/2025		107 · Truist Structural Reserve	1,767.00
Payment	4079	01/16/2025	404-Laramy	149 · Undeposited Funds	(1,116.00)
Payment	2120	01/16/2025	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(93.00)
Payment	0022904584	01/16/2025	205-Trifone(Dungannon Prop.)	149 · Undeposited Funds	(558.00)
TOTAL					(1,767.00)
Deposit		01/31/2025		107 · Truist Structural Reserve	190.78
				603 · Interest Income	(190.78)
TOTAL					(190.78)
Deposit		01/31/2025		107 · Truist Structural Reserve	190.78
				603 · Interest Income	(190.78)
TOTAL					(190.78)

401 Management, Inc.
Cash Receipts Journal
January 2025

Type	Num	Date	Name	Account	Amount
Deposit		01/06/2025		108 · Truist Non Structural Reserve	600.00
Payment	156	01/06/2025	503-Chappell	149 · Undeposited Funds	(300.00)
Payment	3128	01/06/2025	105-Schuiteman	149 · Undeposited Funds	(300.00)
TOTAL					(600.00)
Deposit		01/06/2025		108 · Truist Non Structural Reserve	25.00
Payment	1376	01/06/2025	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(25.00)
TOTAL					(25.00)
Deposit		01/08/2025		108 · Truist Non Structural Reserve	3,300.00
Payment	148	01/08/2025	601-Caridis	149 · Undeposited Funds	(300.00)
Payment	2161	01/08/2025	402-Ayash	149 · Undeposited Funds	(300.00)
Payment	1692	01/08/2025	505-McCabe	149 · Undeposited Funds	(300.00)
Payment	2956	01/08/2025	304-Oyster	149 · Undeposited Funds	(300.00)
Payment	3872	01/08/2025	303-Greene	149 · Undeposited Funds	(300.00)
Payment	1084	01/08/2025	204-Perkins	149 · Undeposited Funds	(300.00)
Payment	1191	01/08/2025	502-Maler	149 · Undeposited Funds	(300.00)
Payment	1071	01/08/2025	306-Gilbert	149 · Undeposited Funds	(300.00)
Payment	0081426914	01/08/2025	506-Bryan	149 · Undeposited Funds	(300.00)
Payment	0000985805	01/08/2025	405-Putnam	149 · Undeposited Funds	(300.00)
Payment	0003000015	01/08/2025	201-Fleming/Boone	149 · Undeposited Funds	(300.00)
TOTAL					(3,300.00)
Deposit		01/16/2025		108 · Truist Non Structural Reserve	600.00
Payment	4080	01/16/2025	404-Laramy	149 · Undeposited Funds	(300.00)
Payment	0022904582	01/16/2025	205-Trifone(Dungannon Prop.)	149 · Undeposited Funds	(300.00)
TOTAL					(600.00)
Deposit		01/27/2025		108 · Truist Non Structural Reserve	300.00
Payment	0000006156	01/27/2025	605-Colaluca Living Trust	149 · Undeposited Funds	(300.00)
TOTAL					(300.00)
Deposit		01/31/2025		108 · Truist Non Structural Reserve	39.13
				603 · Interest Income	(39.13)
TOTAL					(39.13)
Deposit		01/06/2025		109 · Truist Money Market-SpecAsmt	6,650.00
Payment	3129	01/06/2025	105-Schuiteman	149 · Undeposited Funds	(3,325.00)
Payment	3870	01/06/2025	303-Greene	149 · Undeposited Funds	(3,325.00)
TOTAL					(6,650.00)
Deposit		01/08/2025		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	1192	01/08/2025	502-Maler	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)

401 Management, Inc.
Cash Receipts Journal
January 2025

Type	Num	Date	Name	Account	Amount
Deposit		01/16/2025		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	2122	01/16/2025	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		01/17/2025		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	1385	01/17/2025	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		01/20/2025		109 · Truist Money Market-SpecAsmt	6,650.00
Payment	1015	01/20/2025	602-Daniel	149 · Undeposited Funds	(3,325.00)
Payment	872843915	01/20/2025	406-Stacy	149 · Undeposited Funds	(3,325.00)
TOTAL					(6,650.00)
Deposit		01/22/2025		109 · Truist Money Market-SpecAsmt	6,650.00
Payment	1835	01/22/2025	505-McCabe	149 · Undeposited Funds	(3,325.00)
Payment	0082740502	01/22/2025	506-Bryan	149 · Undeposited Funds	(3,325.00)
TOTAL					(6,650.00)
Deposit		01/24/2025		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	15120	01/24/2025	101-Corso	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		01/27/2025		109 · Truist Money Market-SpecAsmt	3,325.00
Payment	835	01/27/2025	305-Ledger	149 · Undeposited Funds	(3,325.00)
TOTAL					(3,325.00)
Deposit		01/31/2025		109 · Truist Money Market-SpecAsmt	10,025.00
Payment	147	01/31/2025	601-Caridis	149 · Undeposited Funds	(3,325.00)
Payment	0000985008	01/31/2025	203-Dunn	149 · Undeposited Funds	(3,325.00)
Payment	0000985778	01/31/2025	405-Putnam	149 · Undeposited Funds	(3,375.00)
TOTAL					(10,025.00)
Deposit		01/31/2025		109 · Truist Money Market-SpecAsmt	588.30
				603 · Interest Income	(588.30)
TOTAL					(588.30)

401 Management, Inc.
Cash Disbursement Journal
January 2025

Date	Num	Name	Memo	Account	Amount
01/01/2025	10229	Dustin Gunter		900 · Salaries-Mgr / Management Fee	1,041.67
		Dustin Gunter		903 · Managers Health Insurance	275.00
		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	81.63
		Dustin Gunter		404 · FICA Payable	(81.63)
		Dustin Gunter		404 · FICA Payable	(81.63)
		Dustin Gunter		934 · Payroll Tax Expense	19.09
		Dustin Gunter		404 · FICA Payable	(19.09)
		Dustin Gunter		404 · FICA Payable	(19.09)
		Dustin Gunter		934 · Payroll Tax Expense	7.90
		Dustin Gunter		408 · Unemployment Tax Payable	(7.90)
		Dustin Gunter		934 · Payroll Tax Expense	1.32
		Dustin Gunter		408 · Unemployment Tax Payable	(1.32)
					792.45
01/01/2025	10230	Nicole Gunter		900 · Salaries-Mgr / Management Fee	1,041.67
		Nicole Gunter		903 · Managers Health Insurance	275.00
		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	81.63
		Nicole Gunter		404 · FICA Payable	(81.63)
		Nicole Gunter		404 · FICA Payable	(81.63)
		Nicole Gunter		934 · Payroll Tax Expense	19.09
		Nicole Gunter		404 · FICA Payable	(19.09)
		Nicole Gunter		404 · FICA Payable	(19.09)
		Nicole Gunter		934 · Payroll Tax Expense	7.90
		Nicole Gunter		408 · Unemployment Tax Payable	(7.90)
		Nicole Gunter		934 · Payroll Tax Expense	1.32
		Nicole Gunter		408 · Unemployment Tax Payable	(1.32)
					792.45
01/03/2025	bp	City of New Smyrna Beach	special pick up - dumpster	914 · Licenses & Permits	250.00
					250.00
01/06/2025	EFT	United States Treasury	59-2004609	405 · Withholding Tax Payable	922.00
		United States Treasury	59-2004609	404 · FICA Payable	191.14
		United States Treasury	59-2004609	404 · FICA Payable	191.14
		United States Treasury	59-2004609	404 · FICA Payable	44.70
		United States Treasury	59-2004609	404 · FICA Payable	44.70
		United States Treasury	59-2004609	404 · FICA Payable	0.00
					1,393.68
01/07/2025	OBP	Skyline Elevator	01/01/25 - 03/31/25	926 · Maintenance-Elevator	450.00
					450.00
01/07/2025	OBP	Charter Communications	8337 11 027 0310158	936 · Telephone Expense	93.66
					93.66
01/14/2025	OBP	Magic Overhead Door Co.	Furnish and install Polar White Door	922 · Maintenance-Grounds	3,770.00
					3,770.00
01/14/2025	OBP	Massey Services Inc.	Account Key #835199	918 · Pest Control-Building	933.90
					933.90
01/14/2025	OBP	R & J Coatings & Waterproofing, Inc.	Invoice #3	966 · 2024 Special Asmt Expense	63,911.80
					63,911.80

401 Management, Inc.
Cash Disbursement Journal
January 2025

Date	Num	Name	Memo	Account	Amount
01/14/2025	OBP	P & A Roofing & Sheet Metal, Inc.	Invoice #12361	992 · Unanticipated Expenses	1,505.00
					<u>1,505.00</u>
01/14/2025	OBP	Sun Coast Gutters, Inc.	Installation	992 · Unanticipated Expenses	400.00
					<u>400.00</u>
01/18/2025	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,224.45
					<u>2,224.45</u>
01/24/2025	OBP	Hosting NSB	adding documents to website	939 · Web Hosting	56.34
					<u>56.34</u>
01/24/2025	OBP	Onsite Direct LLC	Lawn Maintenance-January	922 · Maintenance-Grounds	950.00
					<u>950.00</u>
01/24/2025	OBP	ProServe Pools LLC	Inv 10000620494	928 · Maintenance-Pool	38.68
					<u>38.68</u>
01/24/2025	OBP	Hosting NSB	updating board member page	939 · Web Hosting	5.40
					<u>5.40</u>
01/24/2025	OBP	FCA Insurance	Cyber Liability	906 · Insurance-Liability/DO/Crime	561.75
		FCA Insurance	GL, Crime, D&O	906 · Insurance-Liability/DO/Crime	11,335.80
		FCA Insurance	Environmental Impairment	906 · Insurance-Liability/DO/Crime	556.50
		FCA Insurance	Umbrella	907 · Insurance-Umbrella	3,230.50
		FCA Insurance	Workers Compensation	909 · Insurance-Workmans Comp	652.00
		FCA Insurance	Legal Defense Gap	906 · Insurance-Liability/DO/Crime	1,035.32
					<u>17,371.87</u>
TOTAL					<u><u>94,939.68</u></u>

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						99,181.88
Cleared Transactions						
Checks and Payments - 22 items						
Check	12/17/2024	OBP	PeytonBolin, PL	X	(523.00)	(523.00)
Check	12/26/2024	bp	Freshly Trimmed Lawn & Tree Service, Inc	X	(1,000.00)	(1,523.00)
Check	12/31/2024	OBP	Gas South	X	(1,005.60)	(2,528.60)
Check	12/31/2024	OBP	ProServe Pools LLC	X	(775.00)	(3,303.60)
Paycheck	01/01/2025	10229	Dustin Gunter	X	(792.45)	(4,096.05)
Paycheck	01/01/2025	10230	Nicole Gunter	X	(792.45)	(4,888.50)
Bill Pmt -Check	01/02/2025	10228	Alexia Gunter	X	(52.00)	(4,940.50)
Check	01/03/2025	bp	City of New Smyrna Beach	X	(250.00)	(5,190.50)
Liability Check	01/06/2025	EFT	United States Treasury	X	(1,393.68)	(6,584.18)
Check	01/07/2025	OBP	Skyline Elevator	X	(450.00)	(7,034.18)
Bill Pmt -Check	01/07/2025	OBP	PeytonBolin, PL	X	(360.00)	(7,394.18)
Check	01/07/2025	OBP	Charter Communications	X	(93.66)	(7,487.84)
General Journal	01/13/2025	Aje110	204-Perkins	X	(8,200.00)	(15,687.84)
Check	01/13/2025	10231	506-Bryan	X	(300.00)	(15,987.84)
Check	01/14/2025	OBP	R & J Coatings & Waterproofing, Inc.	X	(63,911.80)	(79,899.64)
Check	01/14/2025	OBP	P & A Roofing & Sheet Metal, Inc.	X	(1,505.00)	(81,404.64)
Check	01/14/2025	OBP	Massey Services Inc.	X	(933.90)	(82,338.54)
Check	01/14/2025	OBP	Sun Coast Gutters, Inc.	X	(400.00)	(82,738.54)
Bill Pmt -Check	01/16/2025	10232	Charles L. Belote & Associates, P.A.	X	(640.00)	(83,378.54)
Check	01/18/2025	Debit	Bright House Networks	X	(2,224.45)	(85,602.99)
Check	01/24/2025	OBP	Onsite Direct LLC	X	(950.00)	(86,552.99)
Bill Pmt -Check	01/27/2025	Debit	Utilities Commission	X	(1,136.86)	(87,689.85)
Total Checks and Payments					(87,689.85)	(87,689.85)
Deposits and Credits - 9 items						
Deposit	12/31/2024			X	1,400.00	1,400.00
Deposit	01/03/2025			X	28,800.00	30,200.00
Transfer	01/06/2025			X	17,236.67	47,436.67
Deposit	01/08/2025			X	58,800.00	106,236.67
Transfer	01/13/2025			X	300.00	106,536.67
Deposit	01/16/2025			X	17,800.00	124,336.67
Deposit	01/20/2025			X	8,200.00	132,536.67
Deposit	01/23/2025			X	700.00	133,236.67
Deposit	01/27/2025			X	1,400.00	134,636.67
Total Deposits and Credits					134,636.67	134,636.67
Total Cleared Transactions					46,946.82	46,946.82
Cleared Balance					46,946.82	146,128.70
Uncleared Transactions						
Checks and Payments - 5 items						
Check	01/14/2025	OBP	Magic Overhead Door Co.		(3,770.00)	(3,770.00)
Check	01/24/2025	OBP	FCA Insurance		(17,371.87)	(21,141.87)
Check	01/24/2025	OBP	Hosting NSB		(56.34)	(21,198.21)
Check	01/24/2025	OBP	ProServe Pools LLC		(38.68)	(21,236.89)
Check	01/24/2025	OBP	Hosting NSB		(5.40)	(21,242.29)
Total Checks and Payments					(21,242.29)	(21,242.29)

401 Management, Inc.
Reconciliation Detail

101 · Cash in Bank-Checking, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 1 item						
Deposit	01/31/2025				2,100.00	2,100.00
Total Deposits and Credits					2,100.00	2,100.00
Total Uncleared Transactions					(19,142.29)	(19,142.29)
Register Balance as of 01/31/2025					27,804.53	126,986.41
Ending Balance					27,804.53	126,986.41

401 Management, Inc.
Reconciliation Detail

107 · Truist Structural Reserve, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						54,054.57
Cleared Transactions						
Deposits and Credits - 6 items						
Deposit	01/06/2025			X	93.00	93.00
Deposit	01/06/2025			X	2,232.00	2,325.00
Deposit	01/06/2025			X	3,348.00	5,673.00
Deposit	01/08/2025			X	8,928.00	14,601.00
Deposit	01/16/2025			X	1,767.00	16,368.00
Deposit	01/31/2025			X	190.78	16,558.78
Total Deposits and Credits					16,558.78	16,558.78
Total Cleared Transactions					16,558.78	16,558.78
Cleared Balance					16,558.78	70,613.35
Uncleared Transactions						
Deposits and Credits - 1 item						
Deposit	01/31/2025				190.78	190.78
Total Deposits and Credits					190.78	190.78
Total Uncleared Transactions					190.78	190.78
Register Balance as of 01/31/2025					16,749.56	70,804.13
Ending Balance					16,749.56	70,804.13

401 Management, Inc.
Reconciliation Detail

108 · Truist Non Structural Reserve, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						10,503.88
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	01/13/2025			X	(300.00)	(300.00)
Total Checks and Payments					(300.00)	(300.00)
Deposits and Credits - 6 items						
Deposit	01/06/2025			X	25.00	25.00
Deposit	01/06/2025			X	600.00	625.00
Deposit	01/08/2025			X	3,300.00	3,925.00
Deposit	01/16/2025			X	600.00	4,525.00
Deposit	01/27/2025			X	300.00	4,825.00
Deposit	01/31/2025			X	39.13	4,864.13
Total Deposits and Credits					4,864.13	4,864.13
Total Cleared Transactions					4,564.13	4,564.13
Cleared Balance					4,564.13	15,068.01
Register Balance as of 01/31/2025					4,564.13	15,068.01
Ending Balance					4,564.13	15,068.01

401 Management, Inc.

Reconciliation Detail

109 · Truist Money Market-SpecAsmt, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						202,398.85
Cleared Transactions						
Checks and Payments - 3 items						
General Journal	12/31/2024	Aje108		X	(36,899.67)	(36,899.67)
Transfer	01/06/2025			X	(17,236.67)	(54,136.34)
General Journal	01/13/2025	Aje105		X	(63,911.80)	(118,048.14)
Total Checks and Payments					(118,048.14)	(118,048.14)
Deposits and Credits - 11 items						
General Journal	12/31/2024	Aje108		X	36,899.67	36,899.67
Deposit	01/06/2025			X	6,650.00	43,549.67
Deposit	01/08/2025			X	3,325.00	46,874.67
General Journal	01/13/2025	Aje105		X	63,911.80	110,786.47
Deposit	01/16/2025			X	3,325.00	114,111.47
Deposit	01/17/2025			X	3,325.00	117,436.47
Deposit	01/20/2025			X	6,650.00	124,086.47
Deposit	01/22/2025			X	6,650.00	130,736.47
Deposit	01/24/2025			X	3,325.00	134,061.47
Deposit	01/27/2025			X	3,325.00	137,386.47
Deposit	01/31/2025			X	588.30	137,974.77
Total Deposits and Credits					137,974.77	137,974.77
Total Cleared Transactions					19,926.63	19,926.63
Cleared Balance					19,926.63	222,325.48
Uncleared Transactions						
Deposits and Credits - 1 item						
Deposit	01/31/2025				10,025.00	10,025.00
Total Deposits and Credits					10,025.00	10,025.00
Total Uncleared Transactions					10,025.00	10,025.00
Register Balance as of 01/31/2025					29,951.63	232,350.48
Ending Balance					29,951.63	232,350.48