401 MANAGEMENT, INC.

FINANCIAL STATEMENTS

For the One Month and Three Months Ended March 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 March 31, 2025, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the one month and three 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.

April 10, 2025

350 North Causeway, New Smyrna Beach, FL 32169 Phone 386-428-9957 Fax 386-423-9167

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

		Mar 31, 25
ASSETS		
Current Assets		
Checking/Savings		
100 · Petty Cash		200.00
101 · Cash in Bank-Checking		28,054.34
Cash in Bank-Reserves		
107 · Truist Structural Reserve	78,103.88	
108 · Truist Non Structural Reserve	16,708.28	
Total Cash in Bank-Reserves		94,812.16
109 · Truist Money Market-SpecAsmt		
Truist-Operating	164,564.45	
109 · Truist Money Market-SpecAsmt - Other	88,185.37	
Total 109 · Truist Money Market-SpecAsmt		252,749.82
Total Checking/Savings		375,816.32
Accounts Receivable		
120 · Assessmments Receivable		
128 · 2025 SIRS Assessment	2,232.00	
129 · 2025 Non-Structural Asmt	225.00	
Total 120 · Assessmments Receivable		2,457.00
Total Accounts Receivable		2,457.00
Other Current Assets		
150 · Prepaid Insurance		7,900.00
Total Other Current Assets		7,900.00
Total Current Assets		386,173.32
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		395,630.72

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

		Mar 31, 25
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
404 · FICA Payable		402.92
405 · Withholding Tax Payable		922.00
406 · Special Asmts Paid in Advance		50.00
407 · Assessments Received in Advance		5,450.00
408 · Unemployment Tax Payable		55.30
Total Other Current Liabilities		6,880.22
Total Current Liabilities		6,880.22
Long Term Liabilities		
550 · Reserve Fund Balance		
Structural Reserves	80,335.88	
Non-Structural Reserves	16,933.28	
Total 550 · Reserve Fund Balance		97,269.16
Total Long Term Liabilities		97,269.16
Total Liabilities		104,149.38
Equity		
560 · Fund Balance		106,247.86
Net Income		185,233.48
Total Equity		291,481.34
TOTAL LIABILITIES & EQUITY		395,630.72

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

	Mar 25	Budget	$ Over Budget	Jan - Mar 25	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 · Maintenance Fees	11,200.00	14,000.00	(2,800.00)	181,200.00	165,000.00	16,200.00	291,000.00
603 · Interest Income	273.82	600.00	(326.18)	742.71	1,800.00	(1,057.29)	7,200.00
604 · Late Fees	0.00	50.00	(50.00)	0.00	150.00	(150.00)	586.00
Total Income	11,473.82	14,650.00	(3,176.18)	181,942.71	166,950.00	14,992.71	298,786.00
Gross Profit	11,473.82	14,650.00	(3,176.18)	181,942.71	166,950.00	14,992.71	298,786.00
Expense							
900 · Salaries-Mgr / Management Fee	2,083.34	2,083.33	0.01	6,250.02	6,249.99	0.03	25,000.00
902 · Salaries-Relief Manager	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00
903 · Managers Health Insurance	550.00	550.00	0.00	1,650.00	1,650.00	0.00	6,600.00
905 · Temporary Outside Labor	182.00	166.67	15.33	182.00	500.01	(318.01)	2,000.00
906 · Insurance-Liability/DO/Crime	0.00	0.00	0.00	13,489.37	12,505.00	984.37	12,505.00
907 · Insurance-Umbrella	0.00	0.00	0.00	3,230.50	5,273.00	(2,042.50)	5,273.00
909 · Insurance-Workmans Comp	0.00	0.00	0.00	652.00	625.00	27.00	625.00
910 · Insurance-Property	4,898.00	0.00	4,898.00	22,115.17	0.00	22,115.17	67,933.00
911 · Insurance-Flood	0.00	0.00	0.00	0.00	0.00	0.00	14,850.00
912 · Accounting	622.00	320.00	302.00	3,304.00	2,120.00	1,184.00	5,000.00
913 · Legal Fees	240.00	83.33	156.67	292.00	249.99	42.01	1,000.00
914 · Licenses & Permits	70.00	75.00	(5.00)	464.00	225.00	239.00	900.00
915 · Dues & Subscriptions	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00
916 · Office/Operational Expenses	208.76	400.00	(191.24)	292.97	1,200.00	(907.03)	4,800.00
918 · Pest Control-Building	0.00	2,200.00	(2,200.00)	933.90	2,200.00	(1,266.10)	2,200.00
919 · Fertilization/ PestControl-Lawn	0.00	1,400.00	(1,400.00)	0.00	1,400.00	(1,400.00)	1,400.00
922 · Maintenance-Grounds	1,200.71	1,666.67	(465.96)	3,121.97	5,000.01	(1,878.04)	20,000.00
923 · Grounds Beautification	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00
924 · Maintenance-Buildings	778.13	1,000.00	(221.87)	944.30	3,000.00	(2,055.70)	12,000.00
926 · Maintenance-Elevator	345.59	666.67	(321.08)	795.59	2,000.01	(1,204.42)	8,000.00
928 · Maintenance-Pool	216.96	791.67	(574.71)	1,090.68	2,375.01	(1,284.33)	9,500.00
929 · Pool Service	775.00	775.00	0.00	1,550.00	2,325.00	(775.00)	9,300.00
993 · Pool Furnishings	594.91	208.33	386.58	594.91	624.99	(30.08)	2,500.00
932 · Taxes-Federal/State	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00
934 · Payroll Tax Expense	219.90	191.67	28.23	659.66	575.01	84.65	2,300.00
936 · Telephone Expense	170.95	250.00	(79.05)	480.75	750.00	(269.25)	3,000.00
938 · Cable TV/Internet	2,224.45	2,166.67	57.78	6,673.35	6,500.01	173.34	26,000.00
939 · Web Hosting	0.00	125.00	(125.00)	144.54	375.00	(230.46)	1,500.00
942 · Utilities-Common (Electricity)	653.93	700.00	(46.07)	1,247.99	2,100.00	(852.01)	8,400.00
944 · Utilities-#103	106.86	200.00	(93.14)	207.07	600.00	(392.93)	2,400.00
946 · Utilities-Water & Sewer	559.27	625.00	(65.73)	1,068.73	1,875.00	(806.27)	7,500.00
947 · Utilities - Common (Gas)	2,404.66	1,600.00	804.66	5,393.49	5,900.00	(506.51)	11,200.00
953 · Security	122.93	500.00	(377.07)	122.93	1,500.00	(1,377.07)	6,000.00
961 · Managers Mileage Expense	75.00	75.00	0.00	225.00	225.00	0.00	900.00
962 · Managers Reseidence Expense	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00
992 · Unanticipated Expenses	0.00	1,000.00	(1,000.00)	6,925.00	3,000.00	3,925.00	12,000.00
996 · Reserve Interest Allocation	273.82	0.00	273.82	742.71	0.00	742.71	0.00
Total Expense	19,577.17	20,336.68	(759.51)	84,844.60	74,473.04	10,371.56	298,786.00
Net Ordinary Income	(8,103.35)	(5,686.68)	(2,416.67)	97,098.11	92,476.96	4,621.15	0.00
Other Income/Expense							
Other Income							
616 · 2024 Special Assessment	0.00	0.00	0.00	116,375.00	0.00	116,375.00	0.00
618 · 2025 Structural Reserve Asmt	0.00	0.00	0.00	39,060.00	39,060.00	0.00	39,060.00
620 · 2025 Non-Structural Rsrv Asmt	0.00	0.00	0.00	10,500.00	10,500.00	0.00	10,500.00
619 · Special Assessment Interest	785.85	0.00	785.85	2,103.91	0.00	2,103.91	0.00
605 · Special Assessment Carryover	0.00	0.00	0.00	154,694.30	0.00	154,694.30	0.00
Total Other Income	785.85	0.00	785.85	322,733.21	49,560.00	273,173.21	49,560.00
Other Expense							
966 · 2024 Special Asmt Expense	71,605.75	0.00	71,605.75	185,037.84	0.00	185,037.84	0.00
967 · 2025 SIRS Assessment	0.00	0.00	0.00	39,060.00	39,060.00	0.00	39,060.00
969 · 2025 Non-Structural Rsrv Exp	0.00	0.00	0.00	10,500.00	10,500.00	0.00	10,500.00
Total Other Expense	71,605.75	0.00	71,605.75	234,597.84	49,560.00	185,037.84	49,560.00
Net Other Income	(70,819.90)	0.00	(70,819.90)	88,135.37	0.00	88,135.37	0.00
Net Income	(78,923.25)	(5,686.68)	(73,236.57)	185,233.48	92,476.96	92,756.52	0.00

401 Management, Inc.
Reserve Activity Report
As of March 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
02/28/2025	Aje123		allocate reserve interest		196.98	80,110.33
03/31/2025	Aje128		allocate March interest		225.55	80,335.88
Total Structural Reserves				0.00	39,673.31	80,335.88
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
02/28/2025	Aje123		allocate reserve interest		42.00	16,885.01
03/31/2025	Aje128		allocate March interest		48.27	16,933.28
Total Non-Structural Reserves				0.00	10,629.40	16,933.28
Total 550 · Reserve Fund Balance				0.00	50,302.71	97,269.16
TOTAL				0.00	50,302.71	97,269.16

401 Management, Inc.
Statement of Cash Flows
January through March 2025

	Jan - Mar 25
OPERATING ACTIVITIES	
Net Income	185,233.48
Adjustments to reconcile Net Income	
to net cash provided by operations:	
120 · Assessmments Receivable:127 · 2024 Special Assessment	3,325.00
120 · Assessmments Receivable:128 · 2025 SIRS Assessment	(2,232.00)
120 · Assessmments Receivable:129 · 2025 Non-Structural Asmt	(225.00)
150 · Prepaid Insurance	22,115.17
400 · Accounts Payable	(2,188.86)
4031 · Deferred Special Asmt Revenue	(154,694.30)
404 · FICA Payable	(68.76)
406 · Special Asmts Paid in Advance	(39,850.00)
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	55.30
Net cash provided by Operating Activities	(38,921.97)
FINANCING ACTIVITIES	
550 · Reserve Fund Balance:Structural Reserves	39,673.31
550 · Reserve Fund Balance:Non-Structural Reserves	10,629.40
Net cash provided by Financing Activities	50,302.71
Net cash increase for period	11,380.74
Cash at beginning of period	364,435.58
Cash at end of period	375,816.32

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

Type	Date	Memo	Open Balance
205-Trifone(Dungannon Prop.)			
Invoice	01/01/2025		558.00
Total 205-Trifone(Dungannon Prop.)			558.00
403-Roberts/Gilbert (Deacon Prop.)			
Invoice	01/01/2025		837.00
Total 403-Roberts/Gilbert (Deacon Prop.)			837.00
504-Glenasset Inc./Torruella			
Invoice	01/01/2025		837.00
Total 504-Glenasset Inc./Torruella			837.00
TOTAL			**2,232.00**

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

Type	Date	Memo	Open Balance
504-Glenasset Inc./Torruella			
Invoice	01/01/2025		225.00
Total 504-Glenasset Inc./Torruella			225.00
TOTAL			**225.00**

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

Type	Date	Memo	Open Balance
101-Corso			
Payment	03/27/2025		(700.00)
Total 101-Corso			(700.00)
301-Bass			
Payment	03/13/2025		(700.00)
Total 301-Bass			(700.00)
305-Ledger			
Payment	03/27/2025		(700.00)
Total 305-Ledger			(700.00)
501-Kaiser			
Payment	03/27/2025		(700.00)
Total 501-Kaiser			(700.00)
504-Glenasset Inc./Torruella			
Payment	10/07/2024		(600.00)
Payment	01/03/2025		(700.00)
Total 504-Glenasset Inc./Torruella			(1,300.00)
505-McCabe			
Payment	03/27/2025		(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			**(5,450.00)**

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

Type	Date	Memo	Open Balance
405-Putnam			
Payment	01/31/2025		(50.00)
Total 405-Putnam			(50.00)
TOTAL			**(50.00)**

401 Management, Inc.

General Ledger

As of March 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						36,086.58
03/01/2025	10235	Dustin Gunter			792.44	35,294.14
03/01/2025	10236	Nicole Gunter			792.44	34,501.70
03/04/2025	OBP	Truist Bank	4046 0112 0354 5012 -		1,809.46	32,692.24
03/04/2025	OBP	Gas South	Invoice #837991032874 01/16/25-02/17/25		2,026.86	30,665.38
03/04/2025	OBP	ProServe Pools LLC	Inv 10000619894		178.28	30,487.10
03/04/2025	OBP	PeytonBolin, PL	Matter ID 32172 Invoice #126214		240.00	30,247.10
03/04/2025			Deposit	6,300.00		36,547.10
03/06/2025			Deposit	5.00		36,552.10
03/10/2025			Funds Transfer	65,364.71		101,916.81
03/11/2025	OBP	Charter Communications	8337 11 027 0310158		93.29	101,823.52
03/11/2025	OBP	Charter Communications	8337 11 027 0310067		45.20	101,778.32
03/11/2025	OBP	ProServe Pools LLC	Inv 10000620027		775.00	101,003.32
03/11/2025	OBP	R & J Coatings & Waterproofing, I...	Pay Request #5		65,364.71	35,638.61
03/11/2025	OBP	Shark Coatings	Contract #39129		6,241.04	29,397.57
03/11/2025	OBP	Mattlock Locksmith, Inc.	Invoice #6718		345.59	29,051.98
03/13/2025			Deposit	2,100.00		31,151.98
03/13/2025	EFT	United States Treasury	59-2004609		1,324.92	29,827.06
03/18/2025	Debit	Bright House Networks	Account Number: 8337 11 027 0088069		2,224.45	27,602.61
03/18/2025	OBP	Lutz Plumbing			150.00	27,452.61
03/18/2025	OBP	Charles L. Belote & Associates, P.A.	February plus addl		622.00	26,830.61
03/18/2025	OBP	Onsite Direct LLC	Lawn Maintenance-March		950.00	25,880.61
03/19/2025	10237	Alexia Gunter	14 hours @ $13.00/hour		182.00	25,698.61
03/19/2025	10238	Petty Cash - Nicole Gunter	reimbursement		100.00	25,598.61
03/21/2025			Service Charge		5.00	25,593.61
03/25/2025	OBP	ProServe Pools LLC	Inv 10000620205		38.68	25,554.93
03/25/2025	OBP	Florida Public Utilities	Account 200000419420 02/18-03/17/25		377.80	25,177.13
03/26/2025	debit	Utilities Commission	501653-101767 Unit #103		106.86	25,070.27
03/26/2025	debit	Utilities Commission	501635-101749 Common		653.93	24,416.34
03/26/2025	debit	Utilities Commission	501634-101748 - Water		559.27	23,857.07
03/27/2025			Deposit	3,500.00		27,357.07
03/27/2025			Funds Transfer		2.73	27,354.34
03/27/2025			Deposit	700.00		28,054.34
Total 101 · Cash in Bank-Checking				77,969.71	86,001.95	28,054.34
Cash in Bank-Reserves						94,321.88
107 · Truist Structural Reserve						77,689.60
03/13/2025			Deposit	186.00		77,875.60
03/27/2025			Funds Transfer	2.73		77,878.33
03/31/2025			Interest	225.55		78,103.88
Total 107 · Truist Structural Reserve				414.28	0.00	78,103.88
108 · Truist Non Structural Reserve						16,632.28
03/13/2025			Deposit	25.00		16,657.28
03/31/2025			Deposit	2.73		16,660.01
03/31/2025			Interest	48.27		16,708.28
Total 108 · Truist Non Structural Reserve				76.00	0.00	16,708.28
Total Cash in Bank-Reserves				490.28	0.00	94,812.16
109 · Truist Money Market-SpecAsmt						317,329.85
Truist-Operating						158,324.58
03/11/2025	Ajel...		re-classify special asmt expense	6,241.04		164,565.62
03/21/2025			Service Charge		1.17	164,564.45
Total Truist-Operating				6,241.04	1.17	164,564.45
109 · Truist Money Market-SpecAsmt - Other						159,005.27
03/10/2025			Funds Transfer		65,364.71	93,640.56
03/11/2025	Ajel...		re-classify special asmt expense		6,241.04	87,399.52
03/31/2025			Interest	785.85		88,185.37
Total 109 · Truist Money Market-SpecAsmt - Other				785.85	71,605.75	88,185.37
Total 109 · Truist Money Market-SpecAsmt				7,026.89	71,606.92	252,749.82

Date	Num	Name	Memo	Debit	Credit	Balance
120 · Assessmments Receivable						4,068.00
121 · Regular Assessments Receivable						1,400.00
03/01/2025	2318	403-Roberts/Gilbert (Deacon Prop.)		700.00		2,100.00
03/01/2025	2319	101-Corso		700.00		2,800.00
03/01/2025	2320	202-Allison		700.00		3,500.00
03/01/2025	2321	203-Dunn		700.00		4,200.00
03/01/2025	2322	206-Bass		700.00		4,900.00
03/01/2025	2323	301-Bass		700.00		5,600.00
03/01/2025	2324	302-Rich		700.00		6,300.00
03/01/2025	2325	304-Oyster		700.00		7,000.00
03/01/2025	2326	305-Ledger		700.00		7,700.00
03/01/2025	2327	406-Stacy		700.00		8,400.00
03/01/2025	2328	405-Putnam		700.00		9,100.00
03/01/2025	2329	501-Kaiser		700.00		9,800.00
03/01/2025	2330	504-Glenasset Inc./Torruella		700.00		10,500.00
03/01/2025	2331	505-McCabe		700.00		11,200.00
03/01/2025	2332	604-Anness		700.00		11,900.00
03/01/2025	2333	606-Himes		700.00		12,600.00
03/04/2025	0089...	504-Glenasset Inc./Torruella			700.00	11,900.00
03/04/2025	0000...	203-Dunn			700.00	11,200.00
03/04/2025	0089...	302-Rich			700.00	10,500.00
03/04/2025	0000...	405-Putnam			700.00	9,800.00
03/04/2025	0000...	606-Himes			700.00	9,100.00
03/04/2025	0000...	304-Oyster			700.00	8,400.00
03/04/2025	0100...	604-Anness			700.00	7,700.00
03/04/2025	0000...	202-Allison			700.00	7,000.00
03/04/2025	8776...	406-Stacy			700.00	6,300.00
03/13/2025	2132	403-Roberts/Gilbert (Deacon Prop.)			700.00	5,600.00
03/13/2025	0004...	206-Bass			700.00	4,900.00
03/13/2025	0004...	301-Bass			700.00	4,200.00
03/27/2025	0000...	203-Dunn			700.00	3,500.00
03/27/2025	0000...	606-Himes			700.00	2,800.00
03/27/2025	15140	101-Corso			700.00	2,100.00
03/27/2025	839	305-Ledger			700.00	1,400.00
03/27/2025	1366	501-Kaiser			700.00	700.00
03/27/2025	0028...	505-McCabe			700.00	0.00
Total 121 · Regular Assessments Receivable				11,200.00	12,600.00	0.00
122 · Tennis Court Special Assessment						0.00
Total 122 · Tennis Court Special Assessment						0.00
123 · 2022 Hurricane Assessment						0.00
Total 123 · 2022 Hurricane Assessment						0.00
124 · Reserve Contribution						0.00
Total 124 · Reserve Contribution						0.00
127 · 2024 Special Assessment						0.00
Total 127 · 2024 Special Assessment						0.00
128 · 2025 SIRS Assessment						2,418.00
03/13/2025	2133	403-Roberts/Gilbert (Deacon Prop.)			93.00	2,325.00
03/13/2025	0000...	504-Glenasset Inc./Torruella			93.00	2,232.00
Total 128 · 2025 SIRS Assessment				0.00	186.00	2,232.00
129 · 2025 Non-Structural Asmt						250.00
03/13/2025	0000...	504-Glenasset Inc./Torruella			25.00	225.00
Total 129 · 2025 Non-Structural Asmt				0.00	25.00	225.00
Total 120 · Assessmments Receivable				11,200.00	12,811.00	2,457.00
150 · Prepaid Insurance						12,798.00
03/31/2025	Aje1...		adjust prepaid insurance to actual at 3/31/25		4,898.00	7,900.00
Total 150 · Prepaid Insurance				0.00	4,898.00	7,900.00
250 · Building-Managers Unit						121,887.26
Total 250 · Building-Managers Unit						121,887.26

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)
404 · FICA Payable						(402.92)
03/01/2025	10235	Dustin Gunter		0.00		(402.92)
03/01/2025	10235	Dustin Gunter			81.63	(484.55)
03/01/2025	10235	Dustin Gunter			81.63	(566.18)
03/01/2025	10235	Dustin Gunter			19.10	(585.28)
03/01/2025	10235	Dustin Gunter			19.10	(604.38)
03/01/2025	10236	Nicole Gunter		0.00		(604.38)
03/01/2025	10236	Nicole Gunter			81.63	(686.01)
03/01/2025	10236	Nicole Gunter			81.63	(767.64)
03/01/2025	10236	Nicole Gunter			19.10	(786.74)
03/01/2025	10236	Nicole Gunter			19.10	(805.84)
03/13/2025	EFT	United States Treasury	59-2004609	163.28		(642.56)
03/13/2025	EFT	United States Treasury	59-2004609	163.28		(479.28)
03/13/2025	EFT	United States Treasury	59-2004609	38.18		(441.10)
03/13/2025	EFT	United States Treasury	59-2004609	38.18		(402.92)
03/13/2025	EFT	United States Treasury	59-2004609	0.00		(402.92)
Total 404 · FICA Payable				402.92	402.92	(402.92)
405 · Withholding Tax Payable						(922.00)
03/01/2025	10235	Dustin Gunter			461.00	(1,383.00)
03/01/2025	10236	Nicole Gunter			461.00	(1,844.00)
03/13/2025	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						(50.00)
Total 406 · Special Asmts Paid in Advance						(50.00)
407 · Assessments Received in Advance						(5,450.00)
Total 407 · Assessments Received in Advance						(5,450.00)
408 · Unemployment Tax Payable						(36.86)
03/01/2025	10235	Dustin Gunter			7.90	(44.76)
03/01/2025	10235	Dustin Gunter			1.32	(46.08)
03/01/2025	10236	Nicole Gunter			7.90	(53.98)
03/01/2025	10236	Nicole Gunter			1.32	(55.30)
Total 408 · Unemployment Tax Payable				0.00	18.44	(55.30)
550 · Reserve Fund Balance						(96,995.34)
Structural Reserves						(80,110.33)
03/31/2025	Aje1...		allocate March interest		225.55	(80,335.88)
Total Structural Reserves				0.00	225.55	(80,335.88)
Non-Structural Reserves						(16,885.01)
03/31/2025	Aje1...		allocate March interest		48.27	(16,933.28)
Total Non-Structural Reserves				0.00	48.27	(16,933.28)
Total 550 · Reserve Fund Balance				0.00	273.82	(97,269.16)
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)

Date	Num	Name	Memo	Debit	Credit	Balance
601 · Maintenance Fees						(170,000.00)
03/01/2025	2318	403-Roberts/Gilbert (Deacon Prop.)	Maintenance Fee Billing		700.00	(170,700.00)
03/01/2025	2319	101-Corso	Maintenance Fee Billing		700.00	(171,400.00)
03/01/2025	2320	202-Allison	Maintenance Fee Billing		700.00	(172,100.00)
03/01/2025	2321	203-Dunn	Maintenance Fee Billing		700.00	(172,800.00)
03/01/2025	2322	206-Bass	Maintenance Fee Billing		700.00	(173,500.00)
03/01/2025	2323	301-Bass	Maintenance Fee Billing		700.00	(174,200.00)
03/01/2025	2324	302-Rich	Maintenance Fee Billing		700.00	(174,900.00)
03/01/2025	2325	304-Oyster	Maintenance Fee Billing		700.00	(175,600.00)
03/01/2025	2326	305-Ledger	Maintenance Fee Billing		700.00	(176,300.00)
03/01/2025	2327	406-Stacy	Maintenance Fee Billing		700.00	(177,000.00)
03/01/2025	2328	405-Putnam	Maintenance Fee Billing		700.00	(177,700.00)
03/01/2025	2329	501-Kaiser	Maintenance Fee Billing		700.00	(178,400.00)
03/01/2025	2330	504-Glenasset Inc./Torruella	Maintenance Fee Billing		700.00	(179,100.00)
03/01/2025	2331	505-McCabe	Maintenance Fee Billing		700.00	(179,800.00)
03/01/2025	2332	604-Anness	Maintenance Fee Billing		700.00	(180,500.00)
03/01/2025	2333	606-Himes	Maintenance Fee Billing		700.00	(181,200.00)
Total 601 · Maintenance Fees				0.00	11,200.00	(181,200.00)
603 · Interest Income						(468.89)
03/31/2025			Interest		225.55	(694.44)
03/31/2025			Interest		48.27	(742.71)
Total 603 · Interest Income				0.00	273.82	(742.71)
900 · Salaries-Mgr / Management Fee						4,166.68
03/01/2025	10235	Dustin Gunter		1,041.67		5,208.35
03/01/2025	10236	Nicole Gunter		1,041.67		6,250.02
Total 900 · Salaries-Mgr / Management Fee				2,083.34	0.00	6,250.02
903 · Managers Health Insurance						1,100.00
03/01/2025	10235	Dustin Gunter		275.00		1,375.00
03/01/2025	10236	Nicole Gunter		275.00		1,650.00
Total 903 · Managers Health Insurance				550.00	0.00	1,650.00
905 · Temporary Outside Labor						0.00
03/19/2025	10237	Alexia Gunter	01/04/25 - 02/16/25	182.00		182.00
Total 905 · Temporary Outside Labor				182.00	0.00	182.00
906 · Insurance-Liability/DO/Crime						13,489.37
Total 906 · Insurance-Liability/DO/Crime						13,489.37
907 · Insurance-Umbrella						3,230.50
Total 907 · Insurance-Umbrella						3,230.50
909 · Insurance-Workmans Comp						652.00
Total 909 · Insurance-Workmans Comp						652.00
910 · Insurance-Property						17,217.17
03/31/2025	Ajel...		adjust prepaid insurance to actual at 3/31/25	4,898.00		22,115.17
Total 910 · Insurance-Property				4,898.00	0.00	22,115.17
912 · Accounting						2,682.00
03/18/2025	OBP	Charles L. Belote & Associates, P.A.	February plus addl	300.00		2,982.00
03/18/2025	OBP	Charles L. Belote & Associates, P.A.	February plus addl	322.00		3,304.00
Total 912 · Accounting				622.00	0.00	3,304.00
913 · Legal Fees						52.00
03/04/2025	OBP	PeytonBolin, PL	Matter ID 32172 Invoice #126214	240.00		292.00
Total 913 · Legal Fees				240.00	0.00	292.00
914 · Licenses & Permits						394.00
03/04/2025	OBP	Truist Bank	Sunbiz - Annual Report	70.00		464.00
Total 914 · Licenses & Permits				70.00	0.00	464.00

Date	Num	Name	Memo	Debit	Credit	Balance
916 · Office/Operational Expenses						84.21
03/04/2025	OBP	Truist Bank	Walmart	151.92		236.13
03/04/2025	OBP	Truist Bank	Publix	58.40		294.53
03/06/2025			Deposit		5.00	289.53
03/21/2025			Service Charge	1.17		290.70
03/21/2025			Service Charge	5.00		295.70
03/31/2025			service charge refund		2.73	292.97
Total 916 · Office/Operational Expenses				216.49	7.73	292.97
918 · Pest Control-Building						933.90
Total 918 · Pest Control-Building						933.90
922 · Maintenance-Grounds						1,921.26
03/04/2025	OBP	Truist Bank	Home Depot	54.92		1,976.18
03/04/2025	OBP	Truist Bank	True Value	10.64		1,986.82
03/04/2025	OBP	Truist Bank	Amazon	85.15		2,071.97
03/18/2025	OBP	Onsite Direct LLC	Lawn Maintenance-March	950.00		3,021.97
03/19/2025	10238	Petty Cash - Nicole Gunter	outside work	100.00		3,121.97
Total 922 · Maintenance-Grounds				1,200.71	0.00	3,121.97
924 · Maintenance-Buildings						166.17
03/04/2025	OBP	Truist Bank	Amazon	99.39		265.56
03/04/2025	OBP	Truist Bank	Home Depot	69.38		334.94
03/04/2025	OBP	Truist Bank	True Value	37.26		372.20
03/04/2025	OBP	Truist Bank	SP Oswald Supply	59.64		431.84
03/04/2025	OBP	Truist Bank	Home Depot	588.41		1,020.25
03/04/2025	OBP	Truist Bank	Home Depot Credit		568.71	451.54
03/04/2025	OBP	Truist Bank	Home Depot	293.68		745.22
03/04/2025	OBP	Truist Bank	Home Depot	49.08		794.30
03/18/2025	OBP	Lutz Plumbing	removed, replaced and reset toilet with floor flange an...	150.00		944.30
Total 924 · Maintenance-Buildings				1,346.84	568.71	944.30
926 · Maintenance-Elevator						450.00
03/11/2025	OBP	Mattlock Locksmith, Inc.	Invoice #6718	345.59		795.59
Total 926 · Maintenance-Elevator				345.59	0.00	795.59
928 · Maintenance-Pool						873.72
03/04/2025	OBP	ProServe Pools LLC	Inv 10000619894	178.28		1,052.00
03/25/2025	OBP	ProServe Pools LLC	Inv 10000620205	38.68		1,090.68
Total 928 · Maintenance-Pool				216.96	0.00	1,090.68
929 · Pool Service						775.00
03/11/2025	OBP	ProServe Pools LLC	Inv 10000620027	775.00		1,550.00
Total 929 · Pool Service				775.00	0.00	1,550.00
993 · Pool Furnishings						0.00
03/04/2025	OBP	Truist Bank	Volusia Patio & Restrapping	330.15		330.15
03/04/2025	OBP	Truist Bank	Volusia Patio & Restrapping	264.76		594.91
Total 993 · Pool Furnishings				594.91	0.00	594.91
934 · Payroll Tax Expense						439.76
03/01/2025	10235	Dustin Gunter		81.63		521.39
03/01/2025	10235	Dustin Gunter		19.10		540.49
03/01/2025	10235	Dustin Gunter		7.90		548.39
03/01/2025	10235	Dustin Gunter		1.32		549.71
03/01/2025	10236	Nicole Gunter		81.63		631.34
03/01/2025	10236	Nicole Gunter		19.10		650.44
03/01/2025	10236	Nicole Gunter		7.90		658.34
03/01/2025	10236	Nicole Gunter		1.32		659.66
Total 934 · Payroll Tax Expense				219.90	0.00	659.66

Date	Num	Name	Memo	Debit	Credit	Balance
936 · Telephone Expense						309.80
03/04/2025	OBP	Truist Bank	Verizon	32.46		342.26
03/11/2025	OBP	Charter Communications	8337 11 027 0310158	93.29		435.55
03/11/2025	OBP	Charter Communications	8337 11 027 0310067	45.20		480.75
Total 936 · Telephone Expense				170.95	0.00	480.75
938 · Cable TV/Internet						4,448.90
03/18/2025	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	2,224.45		6,673.35
Total 938 · Cable TV/Internet				2,224.45	0.00	6,673.35
939 · Web Hosting						144.54
Total 939 · Web Hosting						144.54
942 · Utilities-Common (Electricity)						594.06
03/26/2025	debit	Utilities Commission	501635-101749 Common	653.93		1,247.99
Total 942 · Utilities-Common (Electricity)				653.93	0.00	1,247.99
944 · Utilities-#103						100.21
03/26/2025	debit	Utilities Commission	501653-101767 Unit #103	106.86		207.07
Total 944 · Utilities-#103				106.86	0.00	207.07
946 · Utilities-Water & Sewer						509.46
03/26/2025	debit	Utilities Commission	501634-101748 - Water	559.27		1,068.73
Total 946 · Utilities-Water & Sewer				559.27	0.00	1,068.73
947 · Utilities - Common (Gas)						2,988.83
03/04/2025	OBP	Gas South	Invoice #837991032874 01/16/25-02/17/25	2,026.86		5,015.69
03/25/2025	OBP	Florida Public Utilities	Account 200000419420 02/18-03/17/25	377.80		5,393.49
Total 947 · Utilities - Common (Gas)				2,404.66	0.00	5,393.49
953 · Security						0.00
03/04/2025	OBP	Truist Bank	Amazon	122.93		122.93
Total 953 · Security				122.93	0.00	122.93
961 · Managers Mileage Expense						150.00
03/01/2025	10235	Dustin Gunter		37.50		187.50
03/01/2025	10236	Nicole Gunter		37.50		225.00
Total 961 · Managers Mileage Expense				75.00	0.00	225.00
992 · Unanticipated Expenses						6,925.00
Total 992 · Unanticipated Expenses						6,925.00
996 · Reserve Interest Allocation						468.89
03/31/2025	Ajel...		allocate March interest	225.55		694.44
03/31/2025	Ajel...		allocate March interest	48.27		742.71
Total 996 · Reserve Interest Allocation				273.82	0.00	742.71
616 · 2024 Special Assessment						(116,375.00)
Total 616 · 2024 Special Assessment						(116,375.00)
618 · 2025 Structural Reserve Asmt						(39,060.00)
Total 618 · 2025 Structural Reserve Asmt						(39,060.00)
620 · 2025 Non-Structural Rsrv Asmt						(10,500.00)
Total 620 · 2025 Non-Structural Rsrv Asmt						(10,500.00)
619 · Special Assessment Interest						(1,318.06)
03/31/2025			Interest		785.85	(2,103.91)
Total 619 · Special Assessment Interest				0.00	785.85	(2,103.91)
605 · Special Assessment Carryover						(154,694.30)
Total 605 · Special Assessment Carryover						(154,694.30)

401 Management, Inc.

General Ledger

As of March 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
966 · 2024 Special Asmt Expense						113,432.09
03/11/2025	OBP	R & J Coatings & Waterproofing, I...	Pay Request #5	65,364.71		178,796.80
03/11/2025	OBP	Shark Coatings	50% Deposit	6,241.04		185,037.84
Total 966 · 2024 Special Asmt Expense				71,605.75	0.00	185,037.84
967 · 2025 SIRS Assessment						39,060.00
Total 967 · 2025 SIRS Assessment						39,060.00
969 · 2025 Non-Structural Rsrv Exp						10,500.00
Total 969 · 2025 Non-Structural Rsrv Exp						10,500.00
TOTAL				189,771.16	189,771.16	0.00

401 Management, Inc.
Cash Receipts Journal
March 2025

Type	Num	Date	Name	Account	Amount
Deposit		03/04/2025		101 · Cash in Bank-Checking	6,300.00
Payment	0089489555	03/04/2025	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(700.00)
Payment	0000985070	03/04/2025	203-Dunn	149 · Undeposited Funds	(700.00)
Payment	0089383178	03/04/2025	302-Rich	149 · Undeposited Funds	(700.00)
Payment	0000985817	03/04/2025	405-Putnam	149 · Undeposited Funds	(700.00)
Payment	0000985258	03/04/2025	606-Himes	149 · Undeposited Funds	(700.00)
Payment	0000001157	03/04/2025	304-Oyster	149 · Undeposited Funds	(700.00)
Payment	0100000015	03/04/2025	604-Anness	149 · Undeposited Funds	(700.00)
Payment	0000001112	03/04/2025	202-Allison	149 · Undeposited Funds	(700.00)
Payment	877610760	03/04/2025	406-Stacy	149 · Undeposited Funds	(700.00)
TOTAL					(6,300.00)
Deposit		03/13/2025		101 · Cash in Bank-Checking	2,100.00
Payment	2132	03/13/2025	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(700.00)
Payment	00040038	03/13/2025	301-Bass	149 · Undeposited Funds	(700.00)
Payment	00040038	03/13/2025	206-Bass	149 · Undeposited Funds	(700.00)
TOTAL					(2,100.00)
Deposit		03/27/2025		101 · Cash in Bank-Checking	3,500.00
Payment	839	03/27/2025	305-Ledger	149 · Undeposited Funds	(700.00)
Payment	1366	03/27/2025	501-Kaiser	149 · Undeposited Funds	(700.00)
Payment	0000985075	03/27/2025	203-Dunn	149 · Undeposited Funds	(700.00)
Payment	0028432384	03/27/2025	505-McCabe	149 · Undeposited Funds	(700.00)
Payment	0000985265	03/27/2025	606-Himes	149 · Undeposited Funds	(700.00)
TOTAL					(3,500.00)
Deposit		03/27/2025		101 · Cash in Bank-Checking	700.00
Payment	15140	03/27/2025	101-Corso	149 · Undeposited Funds	(700.00)
TOTAL					(700.00)
Deposit		03/06/2025		101 · Cash in Bank-Checking	5.00
				916 · Office/Operational Expenses	(5.00)
TOTAL					(5.00)
Deposit		03/13/2025		107 · Truist Structural Reserve	186.00
Payment	2133	03/13/2025	403-Roberts/Gilbert (Deacon Prop.)	149 · Undeposited Funds	(93.00)
Payment	0000995099	03/13/2025	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(93.00)
TOTAL					(186.00)
Deposit		03/31/2025		107 · Truist Structural Reserve	225.55
				603 · Interest Income	(225.55)
TOTAL					(225.55)
Deposit		03/13/2025		108 · Truist Non Structural Reserve	25.00
Payment	0000995098	03/13/2025	504-Glenasset Inc./Torruella	149 · Undeposited Funds	(25.00)
TOTAL					(25.00)

401 Management, Inc.
Cash Receipts Journal
March 2025

Type	Num	Date	Name	Account	Amount
Deposit		03/31/2025		108 · Truist Non Structural Reserve	2.73
				916 · Office/Operational Expenses	(2.73)
TOTAL					(2.73)
Deposit		03/31/2025		108 · Truist Non Structural Reserve	48.27
				603 · Interest Income	(48.27)
TOTAL					(48.27)
Deposit		03/31/2025		109 · Truist Money Market-SpecAsmt	785.85
				619 · Special Assessment Interest	(785.85)
TOTAL					(785.85)

401 Management, Inc.

Cash Disbursement Journal

March 2025

Date	Num	Name	Memo	Account	Amount
03/01/2025	10235	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	19.10
		Dustin Gunter		404 · FICA Payable	(19.10)
		Dustin Gunter		404 · FICA Payable	(19.10)
		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)
					792.44
03/01/2025	10236	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	19.10
		Nicole Gunter		404 · FICA Payable	(19.10)
		Nicole Gunter		404 · FICA Payable	(19.10)
		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)
					792.44
03/04/2025	OBP	Truist Bank	Amazon	924 · Maintenance-Buildings	99.39
		Truist Bank	Home Depot	924 · Maintenance-Buildings	69.38
		Truist Bank	Home Depot	922 · Maintenance-Grounds	54.92
		Truist Bank	True Value	922 · Maintenance-Grounds	10.64
		Truist Bank	Amazon	922 · Maintenance-Grounds	85.15
		Truist Bank	True Value	924 · Maintenance-Buildings	37.26
		Truist Bank	SP Oswald Supply	924 · Maintenance-Buildings	59.64
		Truist Bank	Sunbiz - Annual Report	914 · Licenses & Permits	70.00
		Truist Bank	Home Depot	924 · Maintenance-Buildings	588.41
		Truist Bank	Home Depot Credit	924 · Maintenance-Buildings	(568.71)
		Truist Bank	Volusia Patio & Restrapping	993 · Pool Furnishings	330.15
		Truist Bank	Home Depot	924 · Maintenance-Buildings	293.68
		Truist Bank	Home Depot	924 · Maintenance-Buildings	49.08
		Truist Bank	Amazon	953 · Security	122.93
		Truist Bank	Volusia Patio & Restrapping	993 · Pool Furnishings	264.76
		Truist Bank	Verizon	936 · Telephone Expense	32.46
		Truist Bank	Walmart	916 · Office/Operational Expenses	151.92
		Truist Bank	Publix	916 · Office/Operational Expenses	58.40
					1,809.46
03/04/2025	OBP	Gas South	Invoice #837991032874 01/16/25-02/17/25	947 · Utilities - Common (Gas)	2,026.86
					2,026.86
03/04/2025	OBP	ProServe Pools LLC	Inv 10000619894	928 · Maintenance-Pool	178.28
					178.28
03/04/2025	OBP	PeytonBolin, PL	Matter ID 32172 Invoice #126214	913 · Legal Fees	240.00
					240.00
03/11/2025	OBP	Charter Communications	8337 11 027 0310158	936 · Telephone Expense	93.29
					93.29
03/11/2025	OBP	Charter Communications	8337 11 027 0310067	936 · Telephone Expense	45.20
					45.20
03/11/2025	OBP	ProServe Pools LLC	Inv 10000620027	929 · Pool Service	775.00
					775.00

Date	Num	Name	Memo	Account	Amount
03/11/2025	OBP	R & J Coatings & Waterproofing, Inc.	Pay Request #5	966 · 2024 Special Asmt Expense	65,364.71
					65,364.71
03/11/2025	OBP	Shark Coatings	50% Deposit	966 · 2024 Special Asmt Expense	6,241.04
					6,241.04
03/11/2025	OBP	Mattlock Locksmith, Inc.	Invoice #6718	926 · Maintenance-Elevator	345.59
					345.59
03/13/2025	EFT	United States Treasury	59-2004609	405 · Withholding Tax Payable	922.00
		United States Treasury	59-2004609	404 · FICA Payable	163.28
		United States Treasury	59-2004609	404 · FICA Payable	163.28
		United States Treasury	59-2004609	404 · FICA Payable	38.18
		United States Treasury	59-2004609	404 · FICA Payable	38.18
		United States Treasury	59-2004609	404 · FICA Payable	0.00
					1,324.92
03/18/2025	Debit	Bright House Networks	Account Number: 8337 11 027 0088069	938 · Cable TV/Internet	2,224.45
					2,224.45
03/18/2025	OBP	Lutz Plumbing	removed, replaced and reset toilet with floor flange and seals	924 · Maintenance-Buildings	150.00
					150.00
03/18/2025	OBP	Charles L. Belote & Associates, P.A.	February plus addl	912 · Accounting	300.00
		Charles L. Belote & Associates, P.A.	February plus addl	912 · Accounting	322.00
					622.00
03/18/2025	OBP	Onsite Direct LLC	Lawn Maintenance-March	922 · Maintenance-Grounds	950.00
					950.00
03/19/2025	10237	Alexia Gunter	01/04/25 - 02/16/25	905 · Temporary Outside Labor	182.00
					182.00
03/19/2025	10238	Petty Cash - Nicole Gunter	outside work	922 · Maintenance-Grounds	100.00
					100.00
03/21/2025			Service Charge	916 · Office/Operational Expenses	1.17
					1.17
03/21/2025			Service Charge	916 · Office/Operational Expenses	5.00
					5.00
03/25/2025	OBP	ProServe Pools LLC	Inv 10000620205	929 · Pool Service	38.68
					38.68
03/25/2025	OBP	Florida Public Utilities	Account 200000419420 02/18-03/17/25	947 · Utilities - Common (Gas)	377.80
					377.80
03/26/2025	debit	Utilities Commission	501653-101767 Unit #103	944 · Utilities-#103	106.86
					106.86
03/26/2025	debit	Utilities Commission	501635-101749 Common	942 · Utilities-Common (Electricity)	653.93
					653.93
03/26/2025	debit	Utilities Commission	501634-101748 - Water	946 · Utilities-Water & Sewer	559.27
					559.27
TOTAL					86,000.39

401 Management, Inc.
Reconciliation Detail
101 · Cash in Bank-Checking, Period Ending 03/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						36,097.38
Cleared Transactions						
Checks and Payments - 24 items						
Check	02/25/2025	OBP	Hosting NSB	X	(10.80)	(10.80)
Paycheck	03/01/2025	10235	Dustin Gunter	X	(792.44)	(803.24)
Paycheck	03/01/2025	10236	Nicole Gunter	X	(792.44)	(1,595.68)
Check	03/04/2025	OBP	Gas South	X	(2,026.86)	(3,622.54)
Check	03/04/2025	OBP	Truist Bank	X	(1,809.46)	(5,432.00)
Check	03/04/2025	OBP	PeytonBolin, PL	X	(240.00)	(5,672.00)
Check	03/04/2025	OBP	ProServe Pools LLC	X	(178.28)	(5,850.28)
Check	03/11/2025	OBP	R & J Coatings & Waterproofing, Inc.	X	(65,364.71)	(71,214.99)
Check	03/11/2025	OBP	Shark Coatings	X	(6,241.04)	(77,456.03)
Check	03/11/2025	OBP	ProServe Pools LLC	X	(775.00)	(78,231.03)
Check	03/11/2025	OBP	Mattlock Locksmith, Inc.	X	(345.59)	(78,576.62)
Check	03/11/2025	OBP	Charter Communications	X	(93.29)	(78,669.91)
Check	03/11/2025	OBP	Charter Communications	X	(45.20)	(78,715.11)
Liability Check	03/13/2025	EFT	United States Treasury	X	(1,324.92)	(80,040.03)
Check	03/18/2025	Debit	Bright House Networks	X	(2,224.45)	(82,264.48)
Check	03/18/2025	OBP	Onsite Direct LLC	X	(950.00)	(83,214.48)
Check	03/19/2025	10237	Alexia Gunter	X	(182.00)	(83,396.48)
Check	03/19/2025	10238	Petty Cash - Nicole Gunter	X	(100.00)	(83,496.48)
Check	03/21/2025			X	(5.00)	(83,501.48)
Check	03/25/2025	OBP	Florida Public Utilities	X	(377.80)	(83,879.28)
Check	03/26/2025	debit	Utilities Commission	X	(653.93)	(84,533.21)
Check	03/26/2025	debit	Utilities Commission	X	(559.27)	(85,092.48)
Check	03/26/2025	debit	Utilities Commission	X	(106.86)	(85,199.34)
Transfer	03/27/2025			X	(2.73)	(85,202.07)
Total Checks and Payments					(85,202.07)	(85,202.07)
Deposits and Credits - 5 items						
Deposit	03/04/2025			X	6,300.00	6,300.00
Deposit	03/06/2025			X	5.00	6,305.00
Transfer	03/10/2025			X	65,364.71	71,669.71
Deposit	03/13/2025			X	2,100.00	73,769.71
Deposit	03/27/2025			X	3,500.00	77,269.71
Total Deposits and Credits					77,269.71	77,269.71
Total Cleared Transactions					(7,932.36)	(7,932.36)
Cleared Balance					(7,932.36)	28,165.02
Uncleared Transactions						
Checks and Payments - 3 items						
Check	03/18/2025	OBP	Charles L. Belote & Associates, P.A.		(622.00)	(622.00)
Check	03/18/2025	OBP	Lutz Plumbing		(150.00)	(772.00)
Check	03/25/2025	OBP	ProServe Pools LLC		(38.68)	(810.68)
Total Checks and Payments					(810.68)	(810.68)

401 Management, Inc.
Reconciliation Detail
101 · Cash in Bank-Checking, Period Ending 03/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 1 item						
Deposit	03/27/2025				700.00	700.00
Total Deposits and Credits					700.00	700.00
Total Uncleared Transactions					(110.68)	(110.68)
Register Balance as of 03/31/2025					(8,043.04)	28,054.34
New Transactions						
Checks and Payments - 10 items						
Liability Check	04/01/2025	EFT	United States Treasury		(1,324.92)	(1,324.92)
Paycheck	04/01/2025	10241	Nicole Gunter		(792.45)	(2,117.37)
Paycheck	04/01/2025	10239	Dustin Gunter		(792.45)	(2,909.82)
Liability Check	04/04/2025	EFT	United States Treasury		(47.40)	(2,957.22)
Liability Check	04/04/2025	EFT	Florida U.C. Fund		(7.90)	(2,965.12)
Check	04/15/2025	10242	Alexis Rusak		(546.00)	(3,511.12)
Check	04/18/2025	Debit	Bright House Networks		(2,273.12)	(5,784.24)
Check	04/23/2025	debit	Utilities Commission		(673.88)	(6,458.12)
Check	04/23/2025	debit	Utilities Commission		(648.56)	(7,106.68)
Check	04/23/2025	debit	Utilities Commission		(112.55)	(7,219.23)
Total Checks and Payments					(7,219.23)	(7,219.23)
Deposits and Credits - 2 items						
Transfer	04/04/2025				29,630.00	29,630.00
Deposit	04/07/2025				4,900.00	34,530.00
Total Deposits and Credits					34,530.00	34,530.00
Total New Transactions					27,310.77	27,310.77
Ending Balance					19,267.73	55,365.11

401 Management, Inc.

Reconciliation Detail

107 · Truist Structural Reserve, Period Ending 03/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							77,689.60
Cleared Transactions							
Deposits and Credits - 3 items							
Deposit	03/13/2025			Deposit	X	186.00	186.00
Transfer	03/27/2025			Funds Transfer	X	2.73	188.73
Deposit	03/31/2025			Interest	X	225.55	414.28
Total Deposits and Credits						414.28	414.28
Total Cleared Transactions						414.28	414.28
Cleared Balance						414.28	78,103.88
Register Balance as of 03/31/2025						414.28	78,103.88
Ending Balance						414.28	78,103.88

401 Management, Inc.

Reconciliation Detail

108 · Truist Non Structural Reserve, Period Ending 03/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							16,632.28
Cleared Transactions							
Deposits and Credits - 3 items							
Deposit	03/13/2025			Deposit	X	25.00	25.00
Deposit	03/31/2025			Deposit	X	2.73	27.73
Deposit	03/31/2025			Interest	X	48.27	76.00
Total Deposits and Credits						76.00	76.00
Total Cleared Transactions						76.00	76.00
Cleared Balance						76.00	16,708.28
Register Balance as of 03/31/2025						76.00	16,708.28
Ending Balance						76.00	16,708.28

401 Management, Inc.

Reconciliation Detail

109 · Truist Money Market-SpecAsmt, Period Ending 03/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						317,329.85
Cleared Transactions						
Checks and Payments - 4 items						
General Journal	02/28/2025	Aje125		X	(0.39)	(0.39)
Transfer	03/10/2025			X	(65,364.71)	(65,365.10)
General Journal	03/11/2025	Aje126		X	(6,241.04)	(71,606.14)
Check	03/21/2025			X	(1.17)	(71,607.31)
Total Checks and Payments					(71,607.31)	(71,607.31)
Deposits and Credits - 3 items						
General Journal	02/28/2025	Aje125		X	0.39	0.39
General Journal	03/11/2025	Aje126		X	6,241.04	6,241.43
Deposit	03/31/2025			X	785.85	7,027.28
Total Deposits and Credits					7,027.28	7,027.28
Total Cleared Transactions					(64,580.03)	(64,580.03)
Cleared Balance					(64,580.03)	252,749.82
Register Balance as of 03/31/2025					(64,580.03)	252,749.82
Ending Balance					(64,580.03)	252,749.82