

401 Management, Inc.
Payroll Liability Balances
March 2025

	<u>BALANCE</u>
Payroll Liabilities	
Federal Withholding	922.00
Medicare Employee	38.20
Social Security Employee	163.26
Medicare Company	38.20
Social Security Company	163.26
	<hr/>
Total Payroll Liabilities	<u><u>1,324.92</u></u>

WATERMARK CONDOMINIUM
Alexis Rusk
902 · Salaries-Relief Manager

Cash in Bank-Checkin 42 hours @ \$13.00/hour

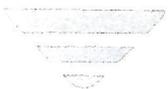
PAYROLL
CORP

4/15/2025

10242
546.00

546.00

04/15/25



New Smyrna Beach UTILITIES

P.O. Box 100
New Smyrna Beach, FL
32170
(386) 427-1361

Write account number on check and make payable to New Smyrna Beach Utilities in U.S. funds. Mail this stub with payment.

Current charges are considered late after the due date below.

To change account information check box and enter on back

Bank Debit - Do Not Pay

Account Number: 101749-501635

Total Amount You Owe	New Charges Due By	Amount Enclosed
\$ 673.88	04/23/2025	

Amount enclosed includes the following donation to the *We Care** fund: _____

WATERMARK
350 N CAUSEWAY
NEW SMYRNA BEACH FL 32169-5233



Zone Billing Period: 02/28/2025 to 03/31/2025
Customer Name: WATERMARK
Service Address: 401 N ATLANTIC AVE
Zone: C

Customer ID - Location ID: 101749-501635
Statement Date: 04/02/2025
Meter Read Date: 03/31/2025
Approx. Next Read Date: 04/28/2025

Amount of Your Last Bill	Payments	Additional Activity	Balance Before New Charges	New Charges	Total Amount You Owe	New Charges Due By
\$ 653.93	\$ 653.93	\$ 0.00	\$ 0.00	\$ 673.88	\$ 673.88	04/23/2025

ACTIVE METERS

Electric Meter 55905113
Current A 13937
Previous 13869
kWh Used 5,440
Demand kW 0
Multiplier 80.00

Previous Statement Balance 653.93
Payment Received on 03/26/2025 653.93 CR
BALANCE BEFORE NEW CHARGES 0.00

Billing for Electric Use on Rate: RESIDENTIAL

Base Rate 11.46
Metered Charge 1,000 @ 0.09016 90.16
Metered Charge 4,440 @ 0.10570 469.31
Fuel Adjustment 5,440 @ 0.00600 32.64
Electric Service 603.57
TOTAL UTILITIES SERVICE 603.57

Gross Receipts Tax 15.48
City Tax 54.83
TOTAL CURRENT CHARGES (Past Due After 04/23/2025) 673.88
TOTAL AMOUNT DUE \$673.88

Deposit on Account 0.00

CONSERVATION INFORMATION

	This Month	Same Month Last Year
Energy Usage		
kWh Used	5,440.00	N/A
kWh/Day	175.48	N/A
Water		
1000 Gal Used	0.00	N/A
Irrigation/Reuse Water		
1000 Gal Used	0.00	N/A
Service Days	31	N/A



New Smyrna Beach UTILITIES

P.O. Box 100
New Smyrna Beach, FL
32170
(386) 427-1361

Write account number on check and make payable to New Smyrna Beach Utilities in U.S. funds. Mail this stub with payment.

Current charges are considered late after the due date below.

To change account information check box and enter on back

Bank Debit - Do Not Pay

Account Number: 101748-501634

Total Amount You Owe	New Charges Due By	Amount Enclosed
\$ 648.56	04/23/2025	

WATERMARK
350 N CAUSEWAY
NEW SMYRNA BEACH FL 32169-5233

Amount enclosed includes the following donation to the *We Care** fund: _____



Zone Billing Period: 02/28/2025 to 03/31/2025
Customer Name: WATERMARK
Service Address: 401 N ATLANTIC AVE
Zone: C

Customer ID - Location ID: 101748-501634
Statement Date: 04/02/2025
Meter Read Date: 03/31/2025
Approx. Next Read Date: 04/28/2025

Amount of Your Last Bill	Payments	Additional Activity	Balance Before New Charges	New Charges	Total Amount You Owe	New Charges Due By
\$ 559.27	\$ 559.27	\$ 0.00	\$ 0.00	\$ 648.56	\$ 648.56	04/23/2025

ACTIVE METERS

Water Meter	45464653
Current A	3
Previous	3
1000 Gal Used	0.00
Water Meter	70285024
Current A	3667
Previous	3560
1000 Gal Used	107.00
Water Meter	70285024
Current A	572
Previous	565
1000 Gal Used	7.00

Previous Statement Balance	559.27	
Payment Received on 03/26/2025	559.27 CR	
BALANCE BEFORE NEW CHARGES		0.00
Water Service	206.77	
Sewer Service	441.79	
TOTAL UTILITIES SERVICE		648.56
TOTAL CURRENT CHARGES (Past Due After 04/23/2025)	648.56	
TOTAL AMOUNT DUE		\$648.56

Deposit on Account 0.00

CONSERVATION INFORMATION

	This Month	Same Month Last Year
Energy Usage		
kWh Used	0.00	N/A
kWh/Day		N/A
Water		
1000 Gal Used	114.00	N/A
Irrigation/Reuse Water		
1000 Gal Used	0.00	N/A
Service Days	31	N/A



New Smyrna Beach UTILITIES

P.O. Box 100
New Smyrna Beach, FL
32170
(386) 427-1361

Write account number on check and make payable to New Smyrna Beach Utilities in U.S. funds. Mail this stub with payment.

Current charges are considered late after the due date below.

To change account information check box and enter on back

Bank Debit - Do Not Pay

Account Number: 101767-501653

Total Amount You Owe	New Charges Due By	Amount Enclosed
\$ 112.55	04/23/2025	

WATERMARK
350 N CAUSEWAY
NEW SMYRNA BEACH FL 32169-5233

Amount enclosed includes the following donation to the *We Care** fund: _____



Zone Billing Period: 02/28/2025 to 03/31/2025
Customer Name: WATERMARK
Service Address: 401 N ATLANTIC AVE APT 103
Zone: C

Customer ID - Location ID: 101767-501653
Statement Date: 04/02/2025
Meter Read Date: 03/31/2025
Approx. Next Read Date: 04/28/2025

Amount of Your Last Bill	Payments	Additional Activity	Balance Before New Charges	New Charges	Total Amount You Owe	New Charges Due By
\$ 106.86	\$ 106.86	\$ 0.00	\$ 0.00	\$ 112.55	\$ 112.55	04/23/2025

ACTIVE METERS

Electric Meter 27646924
Current A 43145
Previous 42785
kWh Used 360
Demand kW 0
Multiplier 1.00

Previous Statement Balance	106.86	
Payment Received on 03/26/2025	106.86 CR	
BALANCE BEFORE NEW CHARGES		0.00
Billing for Electric Use on Rate:		
Base Rate	8.25	
Metered Charge	360 @ 0.09016	32.46
Fuel Adjustment	360 @ 0.00600	2.16
Electric Service		42.87
Water Service		17.53
Sewer Service		21.13
TOTAL UTILITIES SERVICE		81.53
Gross Receipts Tax		1.10
City Tax		3.97
Garbage Collection, (Billed For City 424-2212)		25.95
TOTAL CURRENT CHARGES (Past Due After 04/23/2025)	112.55	
TOTAL AMOUNT DUE		\$112.55

Deposit on Account 0.00

CONSERVATION INFORMATION

	This Month	Same Month Last Year
Energy Usage		
kWh Used	360.00	N/A
kWh/Day	11.61	N/A
Water		
1000 Gal Used	0.00	N/A
Irrigation/Reuse Water		
1000 Gal Used	0.00	N/A
Service Days	31	N/A

Account Number:
Ending in 8069

Service Address:
401 N Atlantic Ave
Prop 100
New Smyrna Beach, FL 32169

Statement Amount:
\$2273.12

Auto Pay Date:
April 18, 2025



Go Paperless

We've made it easy to switch to paperless.

Sign Up Now



Stay on Top of Your Bill

View your statement at
SpectrumBusiness.net.

Questions about your statement?

Find answers with our [billing statement FAQs](#).

Thank you for being a Spectrum Customer,
Spectrum Business Support Team

Please do not reply to this message. Replies to this message are routed to an unmonitored mailbox. For more information, please visit [Spectrum Business Support](#).

CF - Interior Shark Coatings



CF - Interior Shark Coatings

\$375.30

Quantity

Measurement

1

54 (sq. ft)

Notes

POOL HUT - Interior Common Area- Tiles will be removed PRIOR to install

Pool Texture / Heavy Sand: Customer requests pool texture on interior space and understands that this will need to be cleaned more often than a regular level of texture.

Color

Hardness

Moisture

Coquina Beach

Tiled

Tiled

Removal Pro

\$73.16



Quantity

Measurement

1

59 (Ln. Ft)

Price: ~~\$448.46~~ \$417.07

Discounts

Commercial Exterior



Discount

7.00%

Pricing

Subtotal:	Paid \$6241.04 on 3/11 - code 9166	\$15,603.55
Discount:	Paid \$6241.05 on 4/14 - code 9166	\$1,092.25
Grand Total:	Paid \$2029.21 on 4/14 - code 924	\$14,511.30

Total to pay

\$8,270.26

4/11/25
n. quarter

Pd by I Stacy

PeytonBolin, PL
 3343 W. Commercial Blvd., Suite 100
 Fort Lauderdale, FL 33309
 954-316-1339
<http://www.peytonbolin.com>

INVOICE

Invoice Date: 04/01/2025
Invoice #: 126319
Matter ID: 32172

Bill To:
 401 Management Inc. a/k/a Watermark Condominium
 401 N Atlantic Ave, Unit 103
 New Smyrna Beach, FL 32169
 USA

32172: WMC-GC

Fees

Date	Team Member	Services	Duration	Amount
03/13/2025	JFB	Respond to manager email re: upcoming vote.	0.10	\$40.00
03/19/2025	JFB	Respond to manager email with suggested language for agenda.	0.10	\$40.00
		Our Fee	0.20	\$80.00

Total New Charges \$80.00
Net amount owing on this bill \$80.00



Payment due upon receipt. Please make all amounts payable to: PeytonBolin, PL. All past due invoices are subject to an interest rate of 1.25% per month. For billing questions, please call (954) 316-1339 or email us at accounting@peytonbolin.com.

913
 n. quarter
 4/9/25
 Pd by I Stacy



Skyline now accepts ACH payments
 Seacoast Bank
 Acct# 4737175301
 Routing number
 067005158

Invoice

Date	4/8/2025
Invoice #	222782

Bill To
Watermark Nicole/Dustin Gunter 401 N Atlantic Ave New Smyrna Beach, FL 32169

Ship To

Elevator Maintenance, Service and Repair

Project	Terms		
	Net 30		
Description			Amount
Job info: 04/08/2025 Q-9524 J-12802 Repair: 29029 / Watermark Condominium 401 N Atlantic Ave Suite 103 New Smyrna Beach	J-12802	Watermark Condominium 401 N A	0.00
Job description: Remove and Replace Selector Board: 1.Remove damage Selector board. 2.Install New Selector Board. 3.Adjust and programming. 4.Test the unit. 5.Return unit to service.	J-12802	Watermark Condominium 401 N A	1,856.94
<p style="text-align: right;"><i>926 N. Gunter 4/10/25 Pd by I Stacy</i></p>			

Total	\$1,856.94
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NOTE: Please notify our office of any primary contact or email changes to your account.
 If you have questions about this invoice, please contact us at (352) 429-7688 or billing@skylineelevators.com
 Remit Payment by check to:
 Skyline Elevator, Inc
 PO Box 850
 Groveland, FL 34736
 Or call (352) 429-7688 to pay by credit card

Payments/Credits	\$0.00
Balance Due	\$1,856.94

PLEASE REMIT TO

INVOICE



Wiginton Fire Systems
699 Aero Lane
Sanford, FL 32771
Phone (407) 585-3200

INVOICE NUMBER INS140295
INVOICE DATE 4/7/2025
CUST REF #
TOTAL DUE **\$639.00**

Due 30 days from Invoice Date

BILL TO

Watermark Condominium
401 N. Atlantic Avenue
New Smyrna Beach, FL 32169
Customer No:WATE0001

Contract	Location	Contract Type	Amount
DB2981-C	Watermark Condominium	FIRE SYSTEM MONITORING	\$600.00

Billing Note: Annual Billing for Fire System Monitoring Services

Tax:	\$39.00
Total Due	\$639.00

953
n. quarter
4/9/25
Pd by I Stacy

Orlando Branch, 699 Aero Lane, Sanford, FL, 32771
Phone (407) 585-3200

For Credit Card payment using: Visa, Mastercard, or American Express - Please call (407)585-3220

March 30, 2025
 Invoice Number: 0310158033025
 Account Number: 8337 11 027 0310158
 Security Code: 6875
 Service At: 401 N ATLANTIC AVE # PLHS2
 NEW SMYRNA BEACH FL 32169-2582

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Get fast Internet speeds, starting at 500 Mbps and ask how you can get a three year price guarantee! Call 1-877-784-1326 to get started.



Summary *Service from 03/30/25 through 04/29/25 details on following pages*

Previous Balance	93.29
Payments Received -Thank You!	-93.29
Remaining Balance	\$0.00
Spectrum Business™ Voice	70.98
Other Charges	5.00
Taxes, Fees and Charges	17.31
Current Charges	\$93.29
Total Due by 04/16/25	\$93.29

936
 n. quarter
 4/9/25
 Pd by I Stacy

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 30 03312025 NNNNNYNN 01 000076 0001

The Watermark Condominium
 401 N ATLANTIC AVE APT 103
 NEW SMYRNA BEACH FL 32169-2559



March 30, 2025

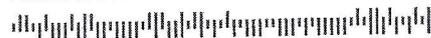
The Watermark Condominium

Invoice Number: 0310158033025
 Account Number: 8337 11 027 0310158
 Service At: 401 N ATLANTIC AVE # PLHS2
 NEW SMYRNA BEACH FL 32169-2582

Total Due by 04/16/25	\$93.29
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833711027031015800093294

April 1, 2025
 Invoice Number: 0310067040125
 Account Number: 8337 11 027 0310067
 Security Code: 1179
 Service At: 401 N ATLANTIC AVE
 NEW SMYRNA BEACH FL 32169-2582

NEWS AND INFORMATION

Get fast Internet speeds, starting at 500 Mbps and ask how you can get a three year price guarantee! Call 1-877-784-1326 to get started.



Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary *Service from 04/01/25 through 04/30/25 details on following pages*

Previous Balance	45.20
Payments Received -Thank You!	-45.20
Remaining Balance	\$0.00
Spectrum Business™ Voice	31.99
Other Charges	5.00
Taxes, Fees and Charges	8.23
Current Charges	\$45.22
Total Due by 04/18/25	\$45.22

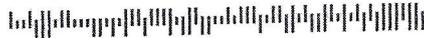
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

936
 n. gunter
 4/9/25 T Stacy
 Pd by April 1, 2025



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 01 04022025 NNNNNYNN 01 007372 0022

THE WATERMARK CONDOMINIUM
 401 N ATLANTIC AVE
 NEW SMYRNA BEACH FL 32169-2582



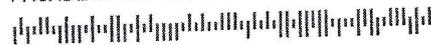
THE WATERMARK CONDOMINIUM

Invoice Number: 0310067040125
 Account Number: 8337 11 027 0310067
 Service At: 401 N ATLANTIC AVE
 NEW SMYRNA BEACH FL 32169-2582

Total Due by 04/18/25	\$45.22
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833711027031006700045229

R & J Coatings and Waterproofing Inc

401 Brentwood Drive
Daytona Beach, Fl. 32117
(386) 947-4888
(386) 947-4872 fax

INVOICE

Pay Request #: 6-FINAL
Customer No.: WATERMARK

Bill To: Watermark Condominium
401 N. Atlantic Ave.
New Smyrna Beach, FL 32169
Email: watermark401@hotmail.com

Date	Terms	Contact	Job Number
03/31/25	DUE UPON RECEIPT	Jon Bickel	W171.32-33 / 35
DESCRIPTION			

Painting Project and Misc concrete repairs
Per attached Pay Application Detail

\$29,630.00

Original Contract Sum: \$251,460.00
 Net Change by Change Orders: \$61,698.29
Contract Sum to Date: \$313,158.29
 Credit CO for unused concrete
 line items: -\$39,627.47

966
 N. Gunter
 4/4/25
 Pd by ST Stacy

FINAL CONTRACT AMOUNT: \$273,530.82
--

Balance Due **\$29,630.00**

THANK YOU FOR YOUR BUSINESS!



ProServe Pools

Watermark Condo
401 N Atlantic Ave
New Smyrna Beach, FL 32169

(386) 846-1077
watermark401@hotmail.com

INVOICE	#10000620386
INVOICE DATE	Mar 31, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 31, 2025
AMOUNT DUE	\$775.00

CONTACT US
PO BOX 475
New Smyrna Beach, FL 32170

(386) 427-6753
info@proservepools.com

INVOICE

Services	Qty
Commercial Service w/ Chlorine & pH Management Pool cleaning service with Code Required chlorine and pH management chemicals included. For April Every pool usage and conditions are different; additional charges will apply for phosphate, black algae and enzyme treatments.	1.0

Please read Service Plan for detailed information of services.

Subtotal	\$775.00
Total Tax	\$0.00
FL-Volusia (6.5%)	\$0.00
Job Total	\$775.00
Invoice Amount	\$775.00

929
N. Quenter
4/1/25
Pd by T. Stacy

NOTE: Estimate total provided is on a best endeavor basis only and are not guaranteed. Material costs can change "daily".

Estimates that exceed \$1,000 require a 50% deposit.

Invoices that exceed \$1,000 and paid with credit card will include the credit card company's 3.4% fee.

All trash and old parts from your job will be placed on your property, by the road, for your scheduled trash pick-up.

See our Terms & Conditions



WATERMARK 401 MANAGEMENT INC
Business Cash Visa Signature



Page 1 of 4
Billing cycle 02/22/25 - 03/21/25
Account number ending in 5012

Account summary

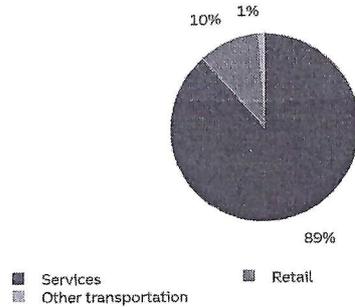
Previous balance		\$1,809.46
Payments & other credits	-	\$1,809.46
Purchases & other charges	-	\$2,803.98
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$2,803.98

Credit limit	\$20,000.00
Available credit	\$17,196.02
Available for cash advance	\$0.00
Statement closing date	03/21/2025
Days in billing cycle	28

Payment information

New balance	\$2,803.98
Minimum payment due	\$28.00
Payment due date	04/15/25

Spending this cycle



Questions?

- Visit truist.com
- Call 844-4TRUIST (844-487-8478)
- International collect 910-914-8250
- Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
			Account number ending in 5012	Total: -\$1,809.46
				-B

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

*n. quarter
4/1/25
Pd by T Stacy*

Account number ending in	5012
Statement closing date	03/21/25
New balance	\$2,803.98
Minimum payment due	\$28.00
Payment due Date	04/15/25
Amount enclosed	\$

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

48000047117720000000000000000028000000000280398

WATERMARK 401 MANAGEMENT INC
ATTN W BIEDENBACH
401 N ATLANTIC AVE APT 103
NEW SMYRNA BEAC FL 32169-2559

**N0022922

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



⑈ 54 50 1 2 2 4 ⑈ 56 1 30 1 7 5 6 ⑈ 4 0 4 6 0 1 4 5 0 1 2 ⑈



ProServe Pools

Watermark Condo
401 N Atlantic Ave
New Smyrna Beach, FL 32169

(386) 846-1077
watermark401@hotmail.com

INVOICE	#10000620286
INVOICE DATE	Mar 28, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 28, 2025
AMOUNT DUE	\$38.68

CONTACT US
PO BOX 475
New Smyrna Beach, FL 32170

(386) 427-6753
info@proservepools.com

INVOICE

Services	Qty
Enzyme 1qt Delivery of QT ProTeam Enzyme - eliminates waterline buildup	1.0

Subtotal	\$36.32
Total Tax	\$2.36
FL-Volusia (6.5%)	\$2.36
Job Total	\$38.68
Invoice Amount	\$38.68

NOTE: Estimate total provided is on a best endeavor basis only and are not guaranteed. Material costs can change "daily".

Estimates that exceed \$1,000 require a 50% deposit.

Invoices that exceed \$1,000 and paid with credit card will include the credit card company's 3.4% fee.

All trash and old parts from your job will be placed on your property, by the road, for your scheduled trash pick-up.

See our Terms & Conditions

928
n quarter
4/1/25
Pd by T Stacy



Watermark Condominiums
401 N Atlantic Ave
New Smyrna Beach FL 32169-0000

Bill Date: 03/21/25
Plan: Florida Fixed

Pay Online: GasSouth.com/pay

Local Distributor: Florida Public Utilities Emergencies or Leaks: 800.427.7712 Gas South Customer Care: 1.866.426.2491 | BizRelations@GasSouth.com

Message Center

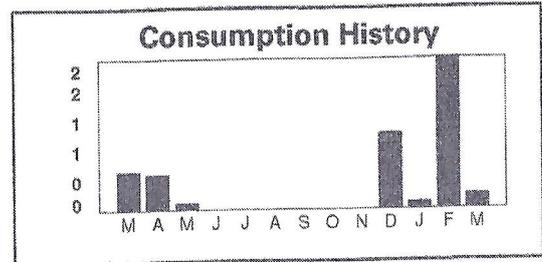
Invoice Number: 837927201462

Please be sure to include your Gas South account number [8373768004] on your check.

Gas South Account Number	Balance Forward	New Charges	New Charges Due Date	Total Amount Due
8373768004	\$0.00	\$184.50	Apr 10, 2025	\$184.50

Explanation of Charges

Previous Balance	\$2,026.86
Payment	\$2,026.86 CR
Balance Forward	\$0.00
Gas Charges	\$145.21
Transportation (@ \$0.0636)	\$16.14
Fuel Charge (@ 2.96%)	\$4.30
Pipeline Charge (@ \$0.0081 Per Therm)	\$2.06
Customer Service Fee	\$5.00
FL State Tax	\$10.36
Sales Taxes	\$0.86
Municipal Public Service Tax	\$0.57
Total New Charges	\$184.50
Total Amount Due	\$184.50



How We Calculated Your Gas Charges (LDC Number:200000419420)

Meter Start	Meter End	Days of Service	Therms Used	Rate per Therm	Gas Charges
02/17/2025	03/17/2025	28	253.73 X	0.5723 =	145.21

Copyright © 2025 Gas South

Please return this portion with a check or money order made payable to Gas South. Please do not send cash.
 If address has changed, please check here and complete the information on the back of the remittance slip.



AB 01 001079 50369 H 3 B

WATERMARK CONDOMINIUMS
401 N ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-2582

Account Number:	8373768004
Total Amount Due	\$184.50
Due Date	Apr 10, 2025
Amount Enclosed	

GAS SOUTH
PO BOX 530552
ATLANTA GA 30353-0552

947
N. quarter
4/1/25
PAID BY Stacy

0 20250410 3 83737680047 7 0000000000000 0 0000000018450 5 7



ProServe Pools

Watermark Condo
401 N Atlantic Ave
New Smyrna Beach, FL 32169

(386) 846-1077
watermark401@hotmail.com

INVOICE	#10000620275
INVOICE DATE	Mar 27, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 27, 2025
AMOUNT DUE	\$66.63

CONTACT US
PO BOX 475
New Smyrna Beach, FL 32170

(386) 427-6753
info@proservepools.com

INVOICE

Services	QTY
Brass Bob Valve 3/4" Auto fill valve - install completed	1.0

Subtotal	\$62.56
Total Tax	\$4.07
FL-Volusia (6.5%)	\$4.07
Job Total	\$66.63
Invoice Amount	\$66.63

928
N. quarter
4/1/25
Pd by I Stacy

NOTE: Estimate total provided is on a best endeavor basis only and are not guaranteed. Material costs can change "daily".

Estimates that exceed \$1,000 require a 50% deposit.

Invoices that exceed \$1,000 and paid with credit card will include the credit card company's 3.4% fee.

All trash and old parts from your job will be placed on your property, by the road, for your scheduled trash pick-up.

See our Terms & Conditions



Hosting NSB
 billing@hostingsnb.com
 40 Faulkner St.
 New Smyrna Beach, Florida 32168
 386-427-6457

Invoice #7257

Invoice Date: Wednesday, March 26th, 2025

Due Date: Tuesday, April 8th, 2025

Invoiced To

Watermark Condominium
 ATTN: Nicole and Dustin Gunter
 401 N Atlantic Ave
 Unit #103
 New Smyrna Beach, Florida, 32169
 United States

Description	Total
Watermark: Changes per email (Feb. 18)	\$5.40 USD
Watermark: Email work requested (Feb. 24) - 0.23 Hours @ 60.00/Hour	\$13.80 USD
Watermark: Changes to owner content in email (Mar. 13) - 0.16 Hours @ 60.00/Hour	\$9.60 USD
Watermark: Financial Statements to add on website (Mar 18) - 0.09 Hours @ 60.00/Hour	\$5.40 USD
Watermark: Changes in email (Mar. 21) - 0.11 Hours @ 60.00/Hour	\$6.60 USD
Sub Total	\$40.80 USD
Credit	\$0.00 USD
Total	\$40.80 USD

939
 N. Gunter
 4/1/25
 Pd by I. Stacy

Transactions

Transaction Date	Gateway	Transaction ID	Amount
No Related Transactions Found			
Balance			\$40.80 USD

Charles L. Belote & Associates, P.A.
Certified Public Accountants

401 Management, Inc.
401 North Atlantic Avenue
New Smyrna Beach, FL 32169

April 11, 2025

For Professional Services Rendered:

Compilation of Financial Statements and Posting to General
Ledger and Journals for the Period Ended March 31, 2025
Preparation of Checks, input on-line payments, Payroll, and Deposits
Preparation of monthly Payroll tax deposit-EFTPS

Total Due This Invoice

\$ 300.00

912
17 quarter
4/14/25
Pd by I. Stacy

350 North Causeway
New Smyrna Beach, FL 32169-5233
386-428-9957 / Fax 386-423-9167

client copy _
file copy _
billing copy _

OnSite Direct
2609 Tiffany Dr
New Smyrna Beach 32168
877-477-7075



OnSite Direct

unparalleled service unlimited possibility

BILLING FOR THE MONTH OF APRIL

4/15/25

BILL TO

Watermark Condominium 401 N Atlantic Ave New
Smyrna Beach FL 32169

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
----------	-------------	------------	-------

Lawn maintenance

950.00

SUBTOTAL

SALES TAX

SHIPPING & HANDLING

TOTAL DUE BY DATE

950.00

Thank you for your business!

922
n quarter
4/14/25

Pd by I Stacy



Skyline now accepts ACH payments
Seacoast Bank
Acct# 4737175301
Routing number
067005158

Invoice

Date	4/10/2025
Invoice #	222820

Bill To
Watermark Nicole/Dustin Gunter 401 N Atlantic Ave New Smyrna Beach, FL 32169

Ship To

Elevator Maintenance, Service and Repair

Project	Terms			
	Net 30			
Description				Amount
Job info: 03/10/2025 TC-15246 Trouble Call: 29029 / Watermark Condominium 401 N Atlantic Ave Suite 103 New Smyrna Beach	TC-15246	Watermark Condominium 401 N A		0.00
Call description: Watermark Condominium - 29029: Nicole called and reported that the power went off momentarily, then came back on, elev is making a noise and not working and making a noise.	TC-15246	Watermark Condominium 401 N A		0.00
03/10/2025: Power outage on property after reboot car would run but wouldn't stop, pump motor kept running. HCPIO board Zenner Diodes for the hall network are burnt, possibly shorted hall call. Back of board looks good. None in stock on truck. Juan has been contacted and sent photos. Sending in separate email (1x, Mechanic)	TC-15246	Watermark Condominium 401 N A		142.50
03/10/2025: (Travel 1x, Mechanic)	TC-15246	Watermark Condominium 401 N A		95.00
Total				\$237.50

NOTE: Please notify our office of any primary contact or email changes to your account.
If you have questions about this invoice, please contact us at (352) 429-7688 or billing@skylineelevators.com
Remit Payment by check to:
Skyline Elevator, Inc
PO Box 850
Groveland, FL 34736
Or call (352) 429-7688 to pay by credit card

926
n gunter
4/14/25
Pd by I. Stacy

Payments/Credits	\$0.00
Balance Due	\$237.50



Account #: 200000419420

Page 1 of 1

Service Period: 03/18-04/14

Billing Date: 04/16/2025

Route: FG11DB70

Service Location:

WATERMARK CONDO
401 N ATLANTIC AVE
NEW SMYRNA BEACH FL 32169

Florida Public Utilities
P.O. Box 658
Dover, DE 19903
Customer Care: 1-800-427-7712
www.fpuc.com
711 for TTY / Relay Service

Previous Account Balance	Less Payments	Past Due Or Credit Balance	Current Charges	Current Charges Due On	Total NOW Due
\$377.80	\$377.80CR	\$0.00	\$360.16	05/06/2025	\$360.16

* A Late Payment Fee will apply if amount due is greater than \$5.00 and is not paid by due date.
 * Past due balances are due immediately and subject to previous disconnect dates.
 * The APR for installment contracts is 18%.

Meter Information - meter # 118417C

Current Reading		0008952
Previous Reading	-	0008734
CCF's Used	=	218
Multiplying Factor	X	1.0705
Total Therms Used	=	233.39

Current Account Activity

Billing For Schedule - General-3 Transport (GTS-3)	348.34
Natural Gas Service Amount**	4.50
Admin Charge	7.32
Gross Receipts Tax	360.16
TOTAL NATURAL GAS CHARGES	360.16
Total Current Charges	360.16

Energy Usage

	Last Year	This Year
Therms This Month	654	233
Therms/Day	21	8
Service Days	31	28

Amount Includes the following charges

Customer Charge	150.00
Base Energy per therm	0.65866
Swing Service per therm	0.17730

947
4/21/25
Alexis R.

pd by T. Stac



Florida Public Utilities
P.O. Box 658
Dover, DE 19903
711 for TTY / Relay Service

Address Service Requested

005229 000000916
Route: FG11DB70



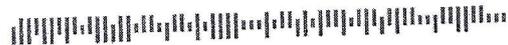
WATERMARK CONDO
401 N ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-2582

FB250416_20250416023025.1.td-10457-000000916

To ensure proper credit: Please return this portion with payment, make check / money order payable to FPU and indicate account number.

Current Charges Due On: 05/06/2025
 Account Number: 200000419420
 Amount Due: \$360.16
 Check Number: _____
 Amount Enclosed: _____

Please check box to indicate address / phone changes on the reverse side.



FLORIDA PUBLIC UTILITIES
P.O. BOX 825925
PHILADELPHIA, PA 19182-5925

200000419420000000003601640



APT/CONDO PEST PREVENTION SERVICE REPORT

"Protecting Health, Food and Property"

Massey Services is committed to the health and safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency and have satisfied our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Account # 801853
 Watermark Condo - Pest Acc.
 401 N Atlantic Ave
 New Smyrna Beach, FL 32169-

Apt/Condo Pest Prevention
 Workorder Number #64597442
 0

Massey Services - New Smyrna Beach
 Service Center License # JB138310
 1869 SR 44 , New Smyrna FL 32168
 Phone: 386-427-1414
 WeCare@masseyservices.com

<p>Today's Service Included</p> <p>Property Inspected Preventative treatment for pests outside Treatment for pests outside</p>	<p>Pest Activity Found - Ant - Pyramid</p> <p>Technician Comments and Recommendations</p> <p>Today's service included a perimeter inspection of the building. I treated the exterior perimeter of the building for the prevention of pest activity. I also inspected the boundary areas of the property and treated any pest activity found. Also treated for pyramid ants in the picnic area. Also treated the interior of the trash room. Ask me about our special sale on other services – this month only! Learn more here: MasseyServices.com/25SpringSavingsWest Thank you for choosing Massey Services!</p>
---	--

Conditions, Avenues and Sources Identified as Potential Pest Activity

Today's Inspection Identified	Location	Activity Completed or Recommended
-Inspection of property	Perimeter	-Please see technician comments
-Plants touching the structure, allows pest access	Areas of Concern	-Prune back plants away from structure

Materials	EPA #	Active %	Quantity	App Rate	Target Pests	Location	App Method
Temprid FX .075% Oz	432-1544	0.075 %	1 oz		Ants, Roaches	Entryways, Perimeter, Trash Room	Liquid Spot Treat
DeltaGard G	432-836	0.1 %	48 oz	1lb per 750 sq ft	Ants, Roaches	Perimeter	Broadcast Granular

4/29/20
 n. quarter
 918

Nothing owed

Pest Prevention Technician	License #	Date	Time In	Time Out	Customer Signature
Lee Elchert	JE93628	04/24/2025	09:09 AM	09:41 AM	verbally agreed

Payment Coupon

Payment Options
 Online at MasseyServices.com
 Download the MyMassey App
 By Phone at 1-888-2MASSEY (262-7739)

Check # _____

WHEN PAYING BY MAIL
Please submit to:
 Massey Services, Inc.
 P.O. Box 547668
 Orlando, FL 32854-7668

Go Green!
Enroll today for AutoPay and Paperless Billing Online at MasseyServices.com

Account# 801853
 Watermark Condo
 C/o Charles L. Belote
 401 N Atlantic Ave
 New Smyrna Beach, FL 32169-2582



Workorder # 64597442
 Apt/Condo Pest Prevention

Today's Service Prepaid Amt	Discount Amt
\$93.00	\$1,060.20
Tax Amount	Today's Service Total Due
0	0

Balances Prior to Today's Service

Current	30 Days	60 Days	90 Days	Total
0	0	0	0	0

Payment Received Today 0



LANDSCAPE SERVICE REPORT

"Protecting Health, Food and Property"

Massey Services is committed to the health and safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency and have satisfied our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Account # 2145960
 Watermark Condos
 401 N Atlantic Ave
 New Smyrna Beach, FL 32169-

Comm Lawncare Application
 Invoice Number # 64685327
 Amount Due \$183.00
 0

Massey Services - GreenUp New Smyrna Beach
 Service Center License # JB138310
 1869 SR 44 , New Smyrna FL 32168
 Phone: 386-663-1057
 WeCare@masseyservices.com

Today's Service Included Lawn Weed Prevention/Control Landscape Inspection Lawn Fertilization Lawncare Application/Service	Pest/Weed Activity Found - Broadleaf Weeds Specialist Comments and Recommendations Today, I provided a granular broadcast application of nutrients and weed control materials. This will enhance and maintain the color and growth of your lawn and greatly reduce the amount of new weeds. I also inspected and treated any existing broad leaf weeds, insects, and diseases as needed. This treatment will need to be irrigated with a 1/4" of water if rain does not occur within 24 hours of the treatment. back has some areas of drought stress. Ask me about our special sale on other services - this month only! Learn more here: MasseyServices.com/25SpringSavingsWest Thank you for choosing Massey Services!
---	--

Conditions, Avenues and Sources Identified as Potential Lawn Issues

Today's Inspection Identified	Location	Activity Completed or Recommended
-Improper irrigation coverage	Front End	-Irrigation adjustment needed

Materials	EPA #	Active %	Quantity	App Rate	Target Pests	Location	App Method
Slurry--SBM2 Broadleaf Weed Ctrl			16 oz		Broadleaf Weeds	Entire Lawn	Broadcast Liquid
Manor (Use Quali-Pro)	66222-146	60					
QuickSilver	279-3265	8					
Trimec Bentgrass 2.5Gl	2217-529	9.92					
20-0-6 Atrazine 0.92%	35512-46	0.92 %	200 lbs		Broadleaf Weeds, Nutritional	Entire Lawn	Broadcast Granular

919
n. gunter
4/29/25

Nothing Overd

Lawn Specialist	License #	Date	Time In	Time Out	Customer Signature
William Hamilton	JE231501, LF234269	04/16/2025	10:31 AM	11:01 AM	Not Available

Payment Coupon

Payment Options
 Online at MasseyServices.com
 Download the MyMassey App
 By Phone at 1-888-2MASSEY (262-7739)

Check # _____

WHEN PAYING BY MAIL
Please submit to:
 Massey Services, Inc.
 P.O. Box 547668
 Orlando, FL 32854-7668

Go Green!

Enroll today for AutoPay and Paperless Billing Online at MasseyServices.com

Account# 2145960
 Watermark Condos
 401 N Atlantic Ave
 New Smyrna Beach, FL 32169-2582

Expect More...and Get It!

Invoice # 64685327
 Comm Lawncare Application

Today's Service	Prepaid Amt	Discount Amt
\$183.00	\$1,370.40	\$9.15
Tax Amount	Today's Service Total Due	
0	0	

Balances Prior to Today's Service

Current	30 Days	60 Days	90 Days	Total
0	0	0	0	0

Payment Received Today 0



WATERMARK 401 MANAGEMENT INC
Business Cash Visa Signature



Page 1 of 4
Billing cycle 03/22/25 - 04/21/25
Account number ending in 5012

Account summary

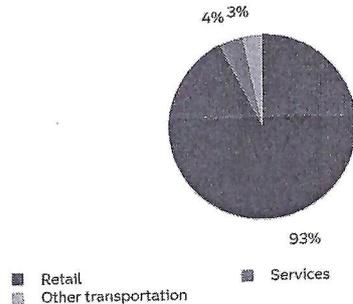
Previous balance		\$2,803.98
Payments & other credits	-	\$2,811.82
Purchases & other charges	-	\$1,057.66
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$1,049.82

Credit limit	\$20,000.00
Available credit	\$18,950.18
Available for cash advance	\$0.00
Statement closing date	04/21/2025
Days in billing cycle	31

Payment information

New balance	\$1,049.82
Minimum payment due	\$20.00
Payment due date	05/16/25

Spending this cycle



Questions?

- Visit truist.com
- Call 844-4TRUIST (844-487-8478)
- International collect 910-914-8250
- Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

*n. quarter
4/29/25*

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
			Account number ending in 5012	Total: -\$2,803.98

Pd by I Stacy

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	5012
Statement closing date	04/21/25
New balance	\$1,049.82
Minimum payment due	\$20.00
Payment due Date	05/16/25
Amount enclosed	\$

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

480000471177200000000000000020000000000104982

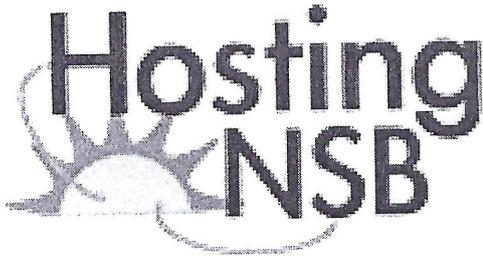
WATERMARK 401 MANAGEMENT INC
ATTN W BIEDENBACH
401 N ATLANTIC AVE APT 103
NEW SMYRNA BEAC FL 32169-2559

**N0010137

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



⑈ 54 50 1 24 2⑈⑈ 56 1 30 1 7 56 ⑈ 40460 1 4 50 1 2⑈⑈



Hosting NSB
 billing@hostingnsb.com
 40 Faulkner St.
 New Smyrna Beach, Florida 32168
 386-427-6457

Invoice #7347

Invoice Date: Tuesday, April 22nd, 2025
 Due Date: Thursday, May 1st, 2025

Invoiced To

Watermark Condominium
 ATTN: Nicole and Dustin Gunter
 401 N Atlantic Ave
 Unit #103
 New Smyrna Beach, Florida, 32169
 United States

Description	Total
Changes for Watermark in email (owners side) (Mar 27) - 0.15 Hours @ 60.00/Hour	\$9.00 USD
watermark changes in email (Apr 11) - 0.07 Hours @ 60.00/Hour	\$4.20 USD
Watermark: adding 3 documents March Financials and April 4. BOD Meeting (Apr 14) - 0.15 Hours @ 60.00/Hour	\$9.00 USD
Sub Total	\$22.20 USD
Credit	\$0.00 USD
Total	\$22.20 USD

Transactions

Transaction Date	Gateway	Transaction ID	Amount
No Related Transactions Found			
		Balance	\$22.20 USD

PDF Generated on Tuesday, April 22nd, 2025

939
 n.gunter
 4/29/25
 Pd by I Stacy



ProServe Pools

Watermark Condo
401 N Atlantic Ave
New Smyrna Beach, FL 32169

(386) 846-1077
watermark401@hotmail.com

INVOICE	#10000620656
INVOICE DATE	Apr 24, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 24, 2025
AMOUNT DUE	\$38.68

CONTACT US
PO BOX 475
New Smyrna Beach, FL 32170

(386) 427-6753
info@proservepools.com

INVOICE

Services	Qty
Enzyme 1qt Delivery of QT ProTeam Enzyme - eliminates waterline buildup	1.0

Subtotal	\$36.32
Total Tax	\$2.36
FL-Volusia (6.5%)	\$2.36
Job Total	\$38.68
Invoice Amount	\$38.68

NOTE: Estimate total provided is on a best endeavor basis only and are not guaranteed. Material costs can change "daily".

Estimates that exceed \$1,000 require a 50% deposit.

Invoices that exceed \$1,000 and paid with credit card will include the credit card company's 3.4% fee.

All trash and old parts from your job will be placed on your property, by the road, for your scheduled trash pick-up.

See our Terms & Conditions

928
n. quarter
4/24/25
Pd by I Stacy

PLEASE REMIT TO

INVOICE



Wiginton Fire Systems
699 Aero Lane
Sanford, FL 32771
Phone (407) 585-3200

INVOICE NUMBER **INS142492**
INVOICE DATE 4/28/2025
CUST REF #
TOTAL DUE **\$945.50**

Due 30 days from Invoice Date

BILL TO

Watermark Condominium
401 N. Atlantic Avenue
New Smyrna Beach, FL 32169

Customer No:WATE0001

Contract	Location	Contract Type	Amount
DB2981-A	Watermark Condominium	ALARM INSPECTION	\$700.00
Billing Note: Annual Billing for Fire Alarm Inspection Services			
DB2981-E	Watermark Condominium	FIRE EXTINGUISHER INSPECTION	\$200.00
Billing Note: Annual Billing for Fire Extinguisher Inspection Services			
Tax:			\$45.50
Total Due			\$945.50

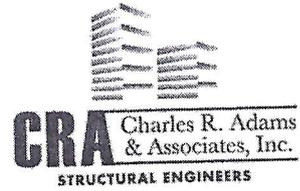
953
N. Gunter
4/29/25
Pd by I. Stacy

Orlando Branch, 699 Aero Lane, Sanford, FL, 32771
Phone (407) 585-3200
For Credit Card payment using: Visa, Mastercard, or American Express - Please call (407)585-3220

INVOICE

Charles R Adams and Associates,
Inc.
414 Canal St
New Smyrna Beach, FL 32168

chuck@craengineers.com
+1 (386) 426-5583
www.craengineers.com



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583

Bill to

Nikki & Dustin Gunter
Watermark Condominium
401 N Atlantic Ave. #103
NSB, FL 32169

Ship to

Inspections
Watermark Condominium
401 N Atlantic Ave. #103
NSB, FL 32169

Invoice details

Job #: 23-1185

Invoice no.: 13975
Terms: Net 30
Invoice date: 04/28/2025
Due date: 05/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/28/2025	Consulting	Inspections 11/24 thru 4/25	12	\$950.00	\$11,400.00

Total

\$11,400.00

We accept checks, cash, and credit cards. A fee will apply to payments made by credit card.

N. Gunter
966
4/29/25
Pd by I Stacy



Watermark Condominiums
401 N Atlantic Ave
New Smyrna Beach FL 32169-0000

Bill Date: 04/22/25
Plan: Florida Fixed

Pay Online: GasSouth.com/pay

Message Center

Invoice Number: 837105118086

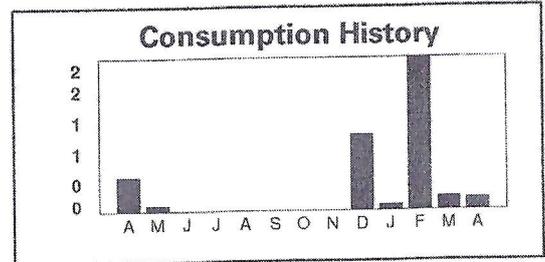
Please be sure to include your Gas South account number [8373768004] on your check.

Local Distributor: Florida Public Utilities Emergencies or Leaks: 800.427.7712 Gas South Customer Care: 1.866.426.2491 | BizRelations@GasSouth.com

Gas South Account Number	Balance Forward	New Charges	New Charges Due Date	Total Amount Due
8373768004	\$0.00	\$170.93	May 12, 2025	\$170.93

Explanation of Charges

Previous Balance	\$184.50
Payment	\$184.50 CR
Balance Forward	\$0.00
Gas Charges	\$133.57
Transportation --- (@ \$0.0636) ---	\$14.84
Fuel Charge --- (@ 3.29%) ---	\$4.39
Pipeline Charge (@ \$0.00948 Per Therm)	\$2.21
Customer Service Fee	\$5.00
FL State Tax	\$9.60
Sales Taxes	\$0.80
Municipal Public Service Tax	\$0.52
Total New Charges	\$170.93
Total Amount Due	\$170.93



00225 1/1

How We Calculated Your Gas Charges (LDC Number:200000419420)

Meter Start	Meter End	Days of Service	Therms Used	Rate per Therm	Gas Charges
03/17/2025	04/14/2025	28	233.39 X	0.5723 =	133.57

947
n. gunter
4/29/25
Pd by J Stacy

Copyright © 2025 Gas South

Please return this portion with a check or money order made payable to Gas South. Please do not send cash.
 If address has changed, please check here and complete the information on the back of the remittance slip.



MB 01 002225 94648 H 7 C

WATERMARK CONDOMINIUMS
401 N ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-2582

Account Number:	8373768004
Total Amount Due	\$170.93
Due Date	May 12, 2025
Amount Enclosed	

GAS SOUTH
PO BOX 530552
ATLANTA GA 30353-0552



0 20250512 4 83737680047 7 00000000000000 0 0000000017093 3 2