

**CHARLES L. BELOTE & ASSOCIATES, P.A.**  
*Certified Public Accountants and Consultants*



**Filing Instructions**

**Form RT-6**

**Unemployment Compensation Employer's Quarterly Report**  
**Filed on-line at Florida Department of Revenue Internet Filing Site**

**Name:** 401 Management, Inc.

**Quarter Ended:** June 30, 2025

**Date Filed:** 7/7/25

**Tax paid:** \$ 6.10

**Other:** Initial and date your copy and retain it for your records

**CHARLES L. BELOTE & ASSOCIATES, P.A.**  
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**401 Management, Inc.**

FEDERAL UNEMPLOYMENT TAX DEPOSIT

Year Ending: December 31, 2025

Date Paid: July 8, 2025

(X) Deposit was made using the U.S. Treasury's EFTPS tax  
Payment system at www.eftps.gov

*Copy for your records is attached*

Type of Tax 940

Tax Period: June 2025-2<sup>nd</sup> quarter

**Amount of Deposit: \$ 36.60**

June 1, 2025  
Invoice Number: 0088069060125  
Account Number: 8337 11 027 0088069  
Security Code: 7376  
Service At: 401 N ATLANTIC AVE  
PROP 100  
NEW SMYRNA BEACH FL 32169-2582

Auto Pay Notice

## NEWS AND INFORMATION

Have questions about your bill?  
Visit [spectrumcommunitysolutions.net/billing](http://spectrumcommunitysolutions.net/billing)  
Or, call us at 1-833-832-5290

### Summary

Service from 06/01/25 through 06/30/25  
details on following pages

Previous Balance	2,224.45
Payments Received -Thank You!	-2,224.45
Remaining Balance	\$0.00
Community Solutions Services	1,934.64
Spectrum TV™	68.76
Other Charges	137.16
Taxes, Fees and Charges	83.89
Current Charges	\$2,224.45
YOUR AUTO PAY WILL BE PROCESSED 06/18/25	
Total Due by Auto Pay	\$2,224.45



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 01 06022025 NNNNNNNN 01 000908 0004

\* MANAGEMENT 401 INC  
CHARLES BELOTE & ASSOC PA  
350 N CAUSEWAY  
NEW SMYRNA BEACH FL 32169-5233



June 1, 2025

\* MANAGEMENT 401 INC

Invoice Number: 0088069060125  
Account Number: 8337 11 027 0088069  
Service At: 401 N ATLANTIC AVE  
PROP 100  
NEW SMYRNA BEACH FL 32169-2582

Total Due by Auto Pay

\$2,224.45

SPECTRUM  
PO BOX 7186  
PASADENA CA 91109-7186



833711027008806902224459



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

### COMMERCIAL PROPERTY POLICY DECLARATIONS

<b>POLICY NUMBER:</b> 09690259 - 3	<b>POLICY PERIOD FROM</b> 05/21/2025 at 12:01 a.m. Eastern Time	<b>TO</b> 05/21/2026
<b>Transaction:</b> AMENDED DECLARATIONS	<b>Effective:</b> 05/21/2025	<b>CR-W</b>
<b>Pay Plan:</b> Citizens Full Pay	<b>Bill:</b> Insured Billed	
<b>Named Insured and Mailing Address</b> 401 Management, Inc. 401 N ATLANTIC AVE APT 103 DBA WATERMARK CONDOMINIUM NEW SMYRNA BEACH, FL 32169-2559	<b>Agent</b> STAR ANNETTE HERBIG FOUNDATION RISK PARTNERS, CORP. 813 A1A NEW SMYRNA BEACH, FL 32169	<b>Fl. Agent Lic. #</b> A027489_1
<b>Telephone:</b> 386-428-3793	<b>Telephone:</b> 386-944-0955	

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENTS.

	<b>PREMIUM</b>
<b>COMMERCIAL PROPERTY COVERAGE</b>	\$32,162.00
<b>Required Additional Charges:</b>	
2023-A Florida Insurance Guaranty Association (FIGA) Emergency Assessment	\$322.00
Catastrophe Financing Surcharge	\$4,824.00
Tax-Exempt Surcharge	\$563.00
<b>TOTAL:</b>	\$37,871.00
<b>Change in Policy Premium:</b>	\$4,658.00

The portion of your premium for  
Hurricane Coverage is: \$30,156.00

Non - Hurricane Coverage is: \$2,006.00

See Form CDEC-FE-SCH – Commercial Policy Forms And Endorsements Schedule

**Authorized By:** STAR ANNETTE HERBIG

**Issued Date:** 05/02/2025

**Countersigned:** 05/02/2025

**BY:**

**Timothy M. Cerio**  
President/CEO and Executive Director  
Citizens Property Insurance Corporation

CDEC1 10 24	Includes copyrighted material of Insurance Services Office, Inc., with its permission.	Page 1 of 9
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# 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
\$ 536.21	06/25/2025	

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

WATERMARK  
350 N CAUSEWAY  
NEW SMYRNA BEACH FL 32169-5233



**Zone Billing Period:** 04/29/2025 to 05/29/2025  
**Customer Name:** WATERMARK  
**Service Address:** 401 N ATLANTIC AVE  
**Zone:** C

**Customer ID - Location ID:** 101748-501634  
**Statement Date:** 06/04/2025  
**Meter Read Date:** 05/29/2025  
**Approx. Next Read Date:** 06/26/2025

Amount of Your Last Bill	Payments	Additional Activity	Balance Before New Charges	New Charges	Total Amount You Owe	New Charges Due By
\$ 659.26	\$ 659.26	\$ 0.00	\$ 0.00	\$ 536.21	\$ 536.21	06/25/2025

#### ACTIVE METERS

<b>Water Meter</b>	45464653
Current A	3
Previous	3
1000 Gal Used	0.00
<b>Water Meter</b>	70285024
Current A	3866
Previous	3777
1000 Gal Used	89.00
<b>Water Meter</b>	70285024
Current A	582
Previous	578
1000 Gal Used	4.00

Previous Statement Balance	659.26	
Payment Received on 05/27/2025	659.26CR	
BALANCE BEFORE NEW CHARGES		0.00
Water Service	171.91	
Sewer Service	364.30	
TOTAL UTILITIES SERVICE		536.21
TOTAL CURRENT CHARGES (Past Due After 06/25/2025)	536.21	
<b>TOTAL AMOUNT DUE</b>		<b>\$536.21</b>

**Deposit on Account** 0.00

#### CONSERVATION INFORMATION

	This Month	Same Month Last Year
<b>Energy Usage</b>		
kWh Used	0.00	N/A
kWh/Day		N/A
<b>Water</b>		
1000 Gal Used	93.00	95.00
<b>Irrigation/Reuse Water</b>		
1000 Gal Used	0.00	N/A
<b>Service Days</b>	30	31



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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
\$ 683.83	06/25/2025	

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

WATERMARK  
350 N CAUSEWAY  
NEW SMYRNA BEACH FL 32169-5233



**Zone Billing Period:** 04/29/2025 to 05/29/2025  
**Customer Name:** WATERMARK  
**Service Address:** 401 N ATLANTIC AVE  
**Zone:** C

**Customer ID - Location ID:** 101749-501635  
**Statement Date:** 06/04/2025  
**Meter Read Date:** 05/29/2025  
**Approx. Next Read Date:** 06/26/2025

Amount of Your Last Bill	Payments	Additional Activity	Balance Before New Charges	New Charges	Total Amount You Owe	New Charges Due By
\$ 633.96	\$ 633.96	\$ 0.00	\$ 0.00	\$ 683.83	\$ 683.83	06/25/2025

**ACTIVE METERS**

**Electric Meter** 55905113  
Current A 14070  
Previous 14001  
kWh Used 5,520  
Demand kW 0  
Multiplier 80.00

Previous Statement Balance 633.96  
Payment Received on 05/27/2025 633.96CR  
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	4,520 @ 0.10570	477.76	
Fuel Adjustment	5,520 @ 0.00600	33.12	
Electric Service		612.50	
<b>TOTAL UTILITIES SERVICE</b>			612.50

Gross Receipts Tax 15.70  
City Tax 55.63

**TOTAL CURRENT CHARGES (Past Due After 06/25/2025)** 683.83  
**TOTAL AMOUNT DUE** \$683.83

**Deposit on Account** 0.00

**CONSERVATION INFORMATION**

	This Month	Same Month Last Year
<b>Energy Usage</b>		
kWh Used	5,520.00	4,960.00
kWh/Day	184.00	160.00
<b>Water</b>		
1000 Gal Used	0.00	N/A
<b>Irrigation/Reuse Water</b>		
1000 Gal Used	0.00	N/A
<b>Service Days</b>	30	31



# New Smyrna Beach ... UTILITIES ...

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

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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
\$ 127.14	06/25/2025	

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

WATERMARK  
350 N CAUSEWAY  
NEW SMYRNA BEACH FL 32169-5233



**Zone Billing Period:** 04/29/2025 to 05/29/2025  
**Customer Name:** WATERMARK  
**Service Address:** 401 N ATLANTIC AVE APT 103  
**Zone:** C

**Customer ID - Location ID:** 101767-501653  
**Statement Date:** 06/04/2025  
**Meter Read Date:** 05/29/2025  
**Approx. Next Read Date:** 06/26/2025

Amount of Your Last Bill	Payments	Additional Activity	Balance Before New Charges	New Charges	Total Amount You Owe	New Charges Due By
\$ 136.48	\$ 136.48	\$ 0.00	\$ 0.00	\$ 127.14	\$ 127.14	06/25/2025

#### ACTIVE METERS

**Electric Meter** 27646924  
Current A 44224  
Previous 43728  
kWh Used 496  
Demand kW 0  
Multiplier 1.00

Previous Statement Balance 136.48  
Payment Received on 05/27/2025 136.48 CR  
BALANCE BEFORE NEW CHARGES 0.00

#### Billing for Electric Use on Rate:

Base Rate 8.25  
Metered Charge 496 @ 0.09016 44.72  
Fuel Adjustment 496 @ 0.00600 2.98  
Electric Service 55.95  
Water Service 17.53  
Sewer Service 21.13  
TOTAL UTILITIES SERVICE 94.61

Gross Receipts Tax 1.43  
City Tax 5.15  
Garbage Collection, (Billed For City 424-2212) 25.95

TOTAL CURRENT CHARGES (Past Due After 06/25/2025) 127.14  
**TOTAL AMOUNT DUE \$127.14**

Deposit on Account 0.00

#### CONSERVATION INFORMATION

	This Month	Same Month Last Year
<b>Energy Usage</b>		
kWh Used	496.00	721.00
kWh/Day	16.53	23.26
<b>Water</b>		
1000 Gal Used	0.00	N/A
<b>Irrigation/Reuse Water</b>		
1000 Gal Used	0.00	N/A
Service Days	30	31





## 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 #65023276  
0

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

### Today's Service Included

Property Inspected  
Preventative treatment for pests outside  
Treatment for pests outside

### Pest Activity Found - Ant - Pyramid

### Technician Comments and Recommendations

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 found and treated a pyramid ant mound underneath the picnic table, in the picnic area.  
Thank you for choosing Massey Services!

### Conditions, Avenues and Sources Identified as Potential Pest Activity

#### Today's Inspection Identified

-Inspection of property  
-Plants touching the structure, allows pest access

#### Location

Perimeter  
Areas of Concern

#### Activity Completed or Recommended

-Please see technician comments  
-Prune back plants away from structure

Materials	EPA #	Active %	Quantity	App Rate	Target Pests	Location	App Method
Optigard Ant Gel	100-1260	0.01 %	1 gm	1gm per placement	Ant - Pyramid	Perimeter, underneath the picnic table	Gel Bait Placement
DeltaGard G	432-836	0.1 %	26 oz	1lb per 750 sq ft	Ants, Roaches	Perimeter	Broadcast Granular

918  
n. quarter  
6/3/25

Nothing owed at this time

Pest Prevention Technician	License #	Date	Time In	Time Out	Customer Signature
Lee Elchert	JE93628	05/30/2025	11:12 AM	11:32 AM	verbally agreed

### Payment Coupon

Go Green!

Workorder # 65023276  
Apt/Condo Pest Prevention

#### 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

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



Expect More...and Get It!

Today's Service Prepaid Amt	Discount Amt
\$93.00	\$971.85
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

A Great Beach Condo

401 N Atlantic Ave  
New Smyrna Beach, FL 32169  
386-428-3793 Fax 386-428-9115

# TIME SHEET

Employee Name: Alexia Gunter Title: \_\_\_\_\_

Employee Number: \_\_\_\_\_ Status: \_\_\_\_\_

Department: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Date	Start Time	End Time	On-Site Hours.	Other Hrs.	Total Hrs.
4/5/25	12	1			1
4/14/25	12:30	2:30			2
4/26/25	3	4			1
5/5/25	3	4			1
5/10/25	4	5			1
5/17/25	3	4			1
5/24/25	2	3			1
5/31/25	2				1
WEEKLY TOTALS:					1

Employee Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Supervisor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

9 @ \$13 an hour

905  
\$117  
n.gunter  
5/31/25





## ProServe Pools

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

(386) 846-1077  
watermark401@hotmail.com

INVOICE	#10000621169
SERVICE DATE	Jun 03, 2025
INVOICE DATE	Jun 03, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 03, 2025
AMOUNT DUE	<b>\$775.00</b>

### CONTACT US

PO BOX 475  
New Smyrna Beach, FL 32170

(386) 427-6753  
info@proservepools.com

## INVOICE

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

Please read Service Plan for detailed information of services.

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

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

929  
N. Gunter  
6/3/25  
Pd by J. Stacy



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

Bill Date: 05/22/25  
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

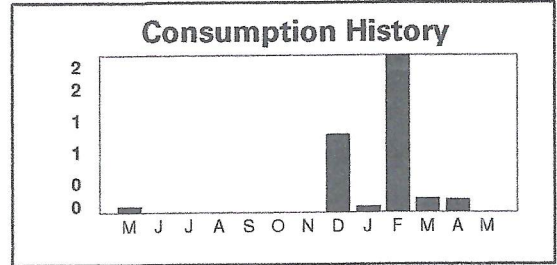
Invoice Number: 837979869378

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	\$6.08	Jun 11, 2025	\$6.08

Explanation of Charges

Previous Balance	\$170.93
Payment	\$170.93 CR
<b>Balance Forward</b>	<b>\$0.00</b>
Gas Charges	\$0.61
Transportation ---- (@ \$0.0636) ----	\$0.07
Fuel Charge ---- (@ 3.29%) ----	\$0.02
Pipeline Charge (@ \$0.00948 Per Therm)	\$0.01
Customer Service Fee	\$5.00
FL State Tax	\$0.34
Sales Taxes	\$0.03
Municipal Public Service Tax	\$0.00
<b>Total New Charges</b>	<b>\$6.08</b>
<b>Total Amount Due</b>	<b>\$6.08</b>



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

Meter Start	Meter End	Days of Service	Therms Used	Rate per Therm	Gas Charges
04/14/2025	05/14/2025	30	1.07 X	0.5701 =	0.61

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 001781 37646 H 6 E

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

Account Number:	8373768004
Total Amount Due	\$6.08
Due Date	Jun 11, 2025
Amount Enclosed	

GAS SOUTH  
PO BOX 530552  
ATLANTA GA 30353-0552



947  
n. quarter  
6/3/25  
Pd by T. Stacey

0 20250611 0 83737680047 7 00000000000000 0 00000000000608 0 2

11 54 50 1 28 9 11 56 1 30 1 7 56 1 40 4 60 1 4 50 1 2 11



## Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
04/30	04/30	0625043000751998	PAYMENTS - THANK YOU	-\$1,049.82

## Cardholder activity

Total cardholder new activity: \$2,241.07

Tran date	Post date	Reference number	Transaction description	Amount
<b>DUSTIN GUNTER</b>			<b>Account number ending in 9376</b>	<b>Total: \$565.40</b>
04/28	04/29	24492165118100028728635	PROSERVE POOLS info@proserveFL	928 \$41.71
04/29	05/01	24943015120010183567249	THE HOME DEPOT #6936 NEW SMYRNA BCFL	922 \$57.38
05/02	05/04	24011345123100077672158	AMAZON RETA* 4R0QC0HW3 SEATTLE WA	Cred. 922 -\$189.07
05/02	05/04	24116415123326259300350	MASSEY SERVICES 407-645-2500 FL	919 \$47.50
05/03	05/04	24011345123100077682397	AMAZON RETA* 4R0QC0HW3 SEATTLE WA	Cred. 922 -\$189.07
05/05	05/06	24943005125200699100439	BATTERIES PLUS #0808 https://prod.FL	953 \$102.21
05/06	05/08	24943015127010186392549	THE HOME DEPOT #6936 NEW SMYRNA BCFL	922 \$105.44
05/06	05/08	24943015127010186392556	THE HOME DEPOT #6936 NEW SMYRNA BCFL	924 \$131.76
05/08	05/11	24943015129010192161498	THE HOME DEPOT #6936 NEW SMYRNA BCFL	924 \$30.61
05/08	05/11	24943015129010192161506	THE HOME DEPOT #6936 NEW SMYRNA BCFL	924 \$13.82
05/12	05/13	24137465133001122424905	PUBLIX #429 EDGEWATER FL	916 \$7.44
05/19	05/20	24445005140400090726261	WM SUPERCENTER #1079 NEW SMYRNA FL	921 \$137.39
05/20	05/21	24692165141106497630276	AMAZON MKTPL*NZ4C93431 Amzn.com/billWA	916 \$268.28

<b>NICOLE GUNTER</b>			<b>Account number ending in 9384</b>	<b>Total: \$1,675.67</b>
05/02	05/04	24943015123010186757125	THE HOME DEPOT #6936 NEW SMYRNA BCFL	922 \$69.10
05/05	05/07	24692165126103450053355	THE HOME DEPOT 6936 NEW SMYRNA BEFL	922 \$85.17
05/06	05/07	24055235127330509445412	NIC*-DOH EH ONLINE PERMITEGOV.COM FL	914 \$256.08
05/11	05/12	24692165131107782690845	VZWRLSS*BILL PAY VE 800-922-0204 FL	936 \$35.50
05/19	05/20	24692165140105647946575	VOLUSIA PATIO & RESTRA NEW SMYRNA BEFL	993 \$158.07
05/20	05/21	24692165141106426786611	IN *SKYLINE ELEVATOR INC 352-4297688 FL	926 \$1,071.75

## Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	16.49% (V)	0.04518% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

## Rewards summary

Previous balance	\$401.97	<b>About the rewards summary</b> The rewards balance listed here is valid as of your statement closing date. To redeem rewards or to check your up-to-date rewards balance, sign into Truist Online Banking.
Earned	+\$22.41	
Bonus earned	+\$0.00	
Redeemed	-\$0.00	
Other adjustments	+\$0.00	
Ending balance	\$424.38	

## Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

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

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

June 10, 2025

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For Professional Services Rendered:

Compilation of Financial Statements and Posting to General  
Ledger and Journals for the Period Ended May 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  
N. quarter  
6/10/25  
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 \_\_\_\_



unparalleled service unlimited possibility

6/15/25

Watermark Condominium 401 N Atlantic Ave New  
Smyrna Beach FL 32169

922  
n. gunter  
6/10/25  
Pd by I Stacy

950.00

Thank you for your business!

**PeytonBolin, PL**

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

**INVOICE**

**Invoice Date:** 06/01/2025  
**Invoice #:** 126922  
**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**

<b>Date</b>	<b>Team Member</b>	<b>Services</b>	<b>Duration</b>	<b>Amount</b>
05/05/2025	SL	Review email from client including inquiries regarding notice of special meeting for proposed hurricane protection amendment; Review Florida Statute 720 regarding electronic (email) notice of meetings ;	0.70	\$210.00
05/05/2025	SL	Email correspondence to client advising on the requirement to have a special meeting of the members for the proposed amendments, the notice requirement for electronic notices, the contents to include in the meeting package, and the voting requirements to approve the proposed amendments	0.20	\$60.00
05/08/2025	SL	Review email correspondence from regarding inquiries for special meeting of the members for proposed amendment; Review Bylaws regarding voting and proxy provisions; Email response to client advising on electronic notice, proxy forms, and requirements for special meeting	0.60	\$180.00
05/12/2025	SL	Review email correspondence from client regarding the order of procedures for the special meeting for the proposed amendments and requesting proxy form; Email correspondence advising on procedures	0.20	\$60.00
05/13/2025	SL	Draft limited proxy form and include summarized language of proposed amendments for inclusion	0.80	\$240.00
05/15/2025	SL	Review email correspondence from client regarding special meeting of members; Review additional correspondence from client regarding inquiry for ballot submission and secretary presence at meeting	0.20	\$60.00
05/16/2025	SL	Email correspondence to client providing responses to additional questions regarding special meeting of members and special board meeting	0.20	\$60.00
05/28/2025	SL	Review email from client regarding requirement for quarterly meetings of the board and inquiry on	0.50	\$150.00

**PeytonBolin, PL**

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

**INVOICE**

**Invoice Date:** 06/01/2025  
**Invoice #:** 126922  
**Matter ID:** 32172

05/28/2025	SL	agenda for special meeting of members; Review Florida Statute 718 regarding quarterly meetings; Email correspondence to client advising on quarterly meeting of the boards, the unit owners right to speak, and the agenda items for the special meeting of members	0.20	\$60.00
<b>Our Fee</b>			<b>3.60</b>	<b>\$1,080.00</b>

<b>Total New Charges</b>	<b>\$1,080.00</b>
<b>Net amount owing on this bill</b>	<b>\$1,080.00</b>

 **PAY NOW**

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](mailto:accounting@peytonbolin.com).

913  
n. qunter  
6/10/25  
Pd by I. Stacy



UNPAID

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

## Invoice #7480

Invoice Date: Monday, June 9th, 2025

Due Date: Tuesday, July 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 (May 5) - 0.08 Hours @ 60.00/Hour	\$4.80 USD
Watermark changes in mail (May 9) - 0.19 Hours @ 60.00/Hour	\$11.40 USD
Watermark: adding various documents to website per email (May 24) - 0.16 Hours @ 60.00/Hour	\$9.60 USD
Watermark: Remaking Owners Information Page and moving over Owners Menu (May 20) - 3.19 Hours @ 60.00/Hour	\$191.40 USD
Watermark: Adding Projected Cash Flow Sheet (Apr 25) - 0.12 Hours @ 60.00/Hour	\$7.20 USD
<b>Sub Total</b>	<b>\$224.40 USD</b>
<b>Credit</b>	<b>\$0.00 USD</b>
<b>Total</b>	<b>\$224.40 USD</b>

### Transactions

Transaction Date	Gateway	Transaction ID	Amount
No Related Transactions Found			
<b>Balance</b>			<b>\$224.40 USD</b>

PDF Generated on Monday, June 9th, 2025

939  
n.gunter  
6/10/25  
Pd by I Stacy



May 30, 2025  
Invoice Number: 0310158053025  
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](http://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 1-877-516-7503 to get started.

### Summary

Service from 05/30/25 through 06/29/25  
details on following pages

Previous Balance	93.35
Payments Received -Thank You!	-93.35
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Voice	70.98
Other Charges	5.00
Taxes, Fees and Charges	17.37
Current Charges	\$93.35

**Total Due by 06/16/25 \$93.35**

93.35  
N. quarter  
6/10/25  
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 05312025 NNNNNYNN 01 000075 0001

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



May 30, 2025

The Watermark Condominium

Invoice Number: 0310158053025  
Account Number: 8337 11 027 0310158  
Service At: 401 N ATLANTIC AVE # PLHS2  
NEW SMYRNA BEACH FL 32169-2582

**Total Due by 06/16/25 \$93.35**  
Amount you are enclosing \$

### Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833711027031015800093351





## 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 # 65564662  
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 Insect Prevention/Control  
Landscape Inspection  
Lawn Fertilization  
Lawn Weed Prevention/Control

#### Pest/Weed Activity Found - Broadleaf Weeds

#### Specialist Comments and Recommendations

Today, I provided a liquid broadcast application of micro-nutrients and insect control materials to enhance and maintain the color and growth of your lawn and to prevent lawn damaging insects from becoming a problem. I also inspected and treated any existing broadleaf weeds and diseases as needed. This treatment will need to be irrigated with 1/4" of water if rain does not occur within 24 hours of the treatment.

Thank you for choosing Massey Services!

#### Conditions, Avenues and Sources Identified as Potential Lawn Issues

##### Today's Inspection Identified

-Improper irrigation coverage

##### Location

Front End

##### Activity Completed or Recommended

-Irrigation adjustment needed

Materials	EPA #	Active %	Quantity	App Rate	Target Pests	Location	App Method
TerraCentrle PM (TerraCentrle PM)		16 %	4 oz		Nutritional	Entire Lawn	Broadcast Liquid
Slurry--Acelepryn	100-1489	18.4 %	80 oz		Ants, Sod Webworm	Entire Lawn	Broadcast Liquid
Slurry--SBM2 Broadleaf Weed Ctrl w/Avenue South			16 oz		Broadleaf Weeds	Entire Lawn	Liquid Spot Treat
QuickSilver	279-3265	8					
Avenue South	2217-996	10.74					
Manor	228-373	0.47					
0-0-1 Bio Blend			720 oz	18 fl oz / 1000 sq ft	Nutritional	Entire Lawn	Broadcast Liquid
Tengard	70506-6	0.025 %	40 oz	1gl per 500 sq ft	Ants, Chinch Bugs	Entire Lawn	Broadcast Liquid

#### Lawn Specialist

#### License #

#### Date

#### Time In Time Out

#### Customer Signature

William Hamilton

JE231501, LF234269

06/18/2025

12:23 PM 12:54 PM

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 # 65564662  
Comm Lawncare Application

Today's Service	Prepaid Amt	Discount Amt
\$183.00	\$911.55	\$9.15
Tax Amount	Today's Service	Total Due
0	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

919 n.gunter Nothing owed 6/24/25



**ProServe Pools**

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

(386) 846-1077  
watermark401@hotmail.com

INVOICE	#10000621407
SERVICE DATE	Jun 24, 2025
INVOICE DATE	Jun 24, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 24, 2025
AMOUNT DUE	<b>\$88.34</b>

CONTACT US  
PO BOX 475  
New Smyrna Beach, FL 32170

(386) 427-6753  
info@proservepools.com

**INVOICE**

Services	qty
Chemicals - Enzyme 1qt Delivery of QT ProTeam Enzyme - eliminates waterline buildup	1.0
Chemicals - Phosphate Commercial Remover 1qt Delivery of 1-quart commercial strength phosphate remover	1.0
Subtotal	\$82.95
Total Tax	\$5.39
FL-Volusia (6.5%)	\$5.39
<b>Job Total</b>	<b>\$88.34</b>
<b>Invoice Amount</b>	<b>\$88.34</b>

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.

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n.gunter  
6/24/25  
Pd by T. Stecy

See our [Terms & Conditions](#)