

APRIL 2025 FINANCIALS

Total Professional Association Management
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

Friday, May 9, 2025

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**CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.**

Run Date: 05/08/2025
Run Time: 08:39 PM

BALANCE SHEET
As of: 04/30/2025

Assets

Account #	Account Name	Total
1010	CCBG OPERATING	\$23,605.25
1011	CCBG SPECIAL ASSESSMENTS	\$762.15
1030	FCCU-RESERVE	\$264.09
1100	TRANSFER	(\$145.00)
1310	ACCOUNTS RECEIVABLE	\$21,958.24
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25
1320	RESERVE FUND	(\$6,005.26)
1630	PRE-PAID EXPENSES	\$2,015.80
	TOTAL ASSETS	<u>\$46,155.52</u>

Liabilities

Account #	Account Name	Total
3010	ACCOUNTS PAYABLE	\$35,248.46
3310	PREPAID OWNER ASSESSMENTS	\$20,589.13
3315	ACCRUED EXPENSES	\$1,759.02
	TOTAL LIABILITIES	<u>\$57,596.61</u>

Equity

Account #	Account Name	Total
5010	PRIOR YEARS EQUITY	(\$18,567.54)
	Current Year Net Income/(Loss)	\$7,126.45
	TOTAL EQUITY	<u>(\$11,441.09)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$46,155.52</u>

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 05/08/2025
Run Time: 08:39 PM

INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
6310 ASSESSMENT INCOME	32,900.00	32,900.00	0.00	32,900.00	32,900.00	0.00	394,800.00
6340 LATE FEES/SERVICE CHARGES	231.84	0.00	231.84	231.84	0.00	231.84	0.00
6390 BANK INTEREST INCOME	0.03	0.00	0.03	0.03	0.00	0.03	0.00
6400 ALLOWANCE FOR BAD DEBT	(190.00)	0.00	(190.00)	(190.00)	0.00	(190.00)	0.00
Income Total	32,941.87	32,900.00	41.87	32,941.87	32,900.00	41.87	394,800.00
Total Income	32,941.87	32,900.00	41.87	32,941.87	32,900.00	41.87	394,800.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Corporate Expense							
7010 DNU - CORPORATE ANNUAL REPORT	0.00	61.25	61.25	0.00	61.25	61.25	61.25
7025 INSURANCE GENERAL	5,588.80	9,000.00	3,411.20	5,588.80	9,000.00	3,411.20	108,000.00
7030 ACCOUNTING/TAX PREP	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
7040 LICENSE AND TAXES	0.00	34.00	34.00	0.00	34.00	34.00	408.00
Corporate Expense Total	5,588.80	9,261.92	3,673.12	5,588.80	9,261.92	3,673.12	110,469.25
General & Administrative							
7310 DNU - BANK CHARGES	0.00	17.08	17.08	0.00	17.08	17.08	205.00
7340 DNU - WEBSITE/DOMAIN	0.00	12.00	12.00	0.00	12.00	12.00	144.00
7350 LEGAL/PROFESSIONAL	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
7360 MANAGEMENT FEES	2,200.00	2,200.00	0.00	2,200.00	2,200.00	0.00	26,400.00
7361 DNU MANAGMENT SOFTWARE	0.00	130.00	130.00	0.00	130.00	130.00	1,560.00
7380 OFFICE EXPENSE - GENERAL	322.93	130.00	(192.93)	322.93	130.00	(192.93)	1,560.00
General & Administrative Total	2,522.93	2,864.08	341.15	2,522.93	2,864.08	341.15	34,369.00
Maintenance & Operating							
8230 DNU - CLEANING/JANITORIAL	146.14	2,000.00	1,853.86	146.14	2,000.00	1,853.86	24,000.00
8240 DNU - PLUMBING MAINTENANCE	0.00	600.00	600.00	0.00	600.00	600.00	7,200.00
8250 DNU - ROOF REPAIRS	0.00	5,200.00	5,200.00	0.00	5,200.00	5,200.00	62,400.00
8260 FERTILIZATION/PEST CONTROL	167.70	150.00	(17.70)	167.70	150.00	(17.70)	1,800.00
8265 TERMITE BOND	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
8270 DNU - LIGHT MAINTENANCE (MAINT)	0.00	350.00	350.00	0.00	350.00	350.00	4,200.00
8280 MAINTENANCE LABOR & SUPPLIES	10,457.33	500.00	(9,957.33)	10,457.33	500.00	(9,957.33)	6,000.00
Maintenance & Operating Total	10,771.17	9,050.00	(1,721.17)	10,771.17	9,050.00	(1,721.17)	108,600.00
Landscape Expense							
8670 LANDSCAPE CONTRACT	787.50	850.00	62.50	787.50	850.00	62.50	10,200.00
8672 LANDSCAPE MAINTENANCE - GENERAL	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
Landscape Expense Total	787.50	1,350.00	562.50	787.50	1,350.00	562.50	16,200.00
Pool Expense							
8930 POOL MAINTENANCE	0.00	1,100.00	1,100.00	0.00	1,100.00	1,100.00	13,200.00
Pool Expense Total	0.00	1,100.00	1,100.00	0.00	1,100.00	1,100.00	13,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
9620 UTILITIES	3,841.15	5,500.00	1,658.85	3,841.15	5,500.00	1,658.85	66,000.00
9635 DNU - GARBAGE/RECYCLE	128.87	128.87	0.00	128.87	128.87	0.00	1,546.44
Utilities Total	3,970.02	5,628.87	1,658.85	3,970.02	5,628.87	1,658.85	67,546.44
Reserve Contributions							
9930 ROOF	0.00	0.00	0.00	0.00	0.00	0.00	728,151.00
9945 INSURANCE ROOF REPAIRS	2,175.00	0.00	(2,175.00)	2,175.00	0.00	(2,175.00)	0.00
Reserve Contributions Total	2,175.00	0.00	(2,175.00)	2,175.00	0.00	(2,175.00)	728,151.00
Total Expense	25,815.42	29,254.87	3,439.45	25,815.42	29,254.87	3,439.45	1,078,535.69
Net Income	7,126.45	3,645.13	3,481.32	7,126.45	3,645.13	3,481.32	(683,735.69)

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. AGED OWNER BALANCE

Run Date: 05/08/2025
Run Time: 08:39 PM

As of: 04/30/2025

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
128CDV1	128	JOSEPH CROSBY 2020 CONTINENTAL AVE 128	COLLECTION S-ALLIANCE	\$465.66	\$255.00	\$363.43	\$7,010.88	\$8,094.97
208CDV1	208	NOELLE & EDDIE PONTON 2020 CONTINENTAL AVE 208	COLLECTION S ITF	\$435.24	\$255.00	\$324.29	\$3,160.19	\$4,174.72
137CDV1	137	ASHLEY BLAKELY 2020 CONTINENTAL AVE 137	COLLECTION S-ALLIANCE	\$420.65	\$255.00	\$309.70	\$2,030.52	\$3,015.87
215CDV1	215	GEORGES BARBEROUSSE 2020 CONTINENTAL AVE 215	COLLECTION S-ALLIANCE	\$391.47	\$355.00	\$295.53	\$775.91	\$1,817.91
220CDV1	220	JERALDINE FOSTER EWING 2020 CONTINENTAL AVE 220	COLLECTION S-ALLIANCE	\$376.74	\$355.00	\$280.79	\$257.08	\$1,269.61
141CDV1	141	TAMEKA RENA GERMAN 2020 CONTINENTAL AVE 141	COLLECTION S-ALLIANCE	\$375.46	\$355.00	\$279.51	\$205.10	\$1,215.07
223CDV1	223	MICHAEL ADAMS 2020 CONTINENTAL AVE 223	COLLECTION S-ALLIANCE	\$370.34	\$355.00	\$281.69	\$26.34	\$1,033.37
138CDV1	138	RICHARD FAIL & TIFFANIE RADNEY 2020 CONTINENTAL AVE 138	COLLECTION S-ALLIANCE	\$369.59	\$355.00	\$280.93	\$3.64	\$1,009.16
101CDV1	101	MARK DAHLEY 2020 CONTINENTAL AVE 101		\$363.41	\$255.00	\$39.33	\$0.00	\$657.74
143CDV1	143	TERENCE MCGINN 2020 CONTINENTAL AVE 143		\$608.65	\$0.00	\$0.00	\$0.00	\$608.65
219CDV1	219	ZAINABU RUMALA 2020 CONTINENTAL AVE 219		\$361.18	\$88.59	\$2.54	\$0.00	\$452.31
150CDV1	150	MAGDALENA EWA BABIARZ 2020 CONTINENTAL AVE 150		\$358.66	\$0.00	\$0.00	\$0.00	\$358.66
127CDV1	127	RONI & LINDA ITZHAK 2020 CONTINENTAL AVE 127		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
212CDV1	212	RASHAD K STINSON 2020 CONTINENTAL AVE 212	PREP FOR NOLA	\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
233CDV1	233	AJEM ENTERPRISES LLC 2020 CONTINENTAL AVE 233		\$262.30	\$0.00	\$0.00	\$0.00	\$262.30
150CDV1	150	TODD & MONICA SONTAG (*) 2020 CONTINENTAL AVE 150		\$0.00	\$255.00	\$0.00	\$0.00	\$255.00
206CDV1	206	BROOKS BETTS 2020 CONTINENTAL AVE 206		\$124.61	\$0.00	\$0.00	\$0.00	\$124.61
118CDV1	118	CHATEAU DEVLOPER 2020 CONTINENTAL AVE 118		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
119CDV1	119	CHATEAU DEVELOPER 2020 CONTINENTAL AVE 119		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
123CDV1	123	CHATEAU DEVELOPER 2020 CONTINENTAL AVE 123		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
148CDV1	148	CHATEAU DEVELOPER 2020 CONTINENTAL AVE 148		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
210CDV1	210	CHATEAU DE VILLE OF TALLAHASSEE LLC 2020 CONTINENTAL AVE 210		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
224CDV1	224	LOUIS SIMS 2020 CONTINENTAL AVE 224		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
201CDV1	201	GASFORD GOLLAUB 2020 CONTINENTAL AVE 201		\$10.77	\$0.00	\$0.30	\$0.75	\$11.82
209CDV1	209	CASSAUNDRA BEARD 2020 CONTINENTAL AVE 209		\$0.00	\$0.00	\$0.00	\$8.54	\$8.54
Community Total				\$6,582.91	\$3,138.59	\$2,458.04	\$13,478.95	\$25,658.49

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fee	1310	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
03 - COLLECTIONS RECEIVABLE	1310	\$0.00	\$500.00	\$75.00	\$230.00	\$805.00
04 - Interest Fee	1310	\$469.97	\$0.00	\$304.27	\$857.98	\$1,632.22
A1 - Assessment	1310	\$6,112.94	\$2,638.59	\$2,078.77	\$8,640.72	\$19,471.02
S2 - SPECIAL ASSESSMENT	1315	\$0.00	\$0.00	\$0.00	\$3,700.25	\$3,700.25
Grand Total:		\$6,582.91	\$3,138.59	\$2,458.04	\$13,478.95	\$25,658.49

Account#	Account Description	Delinquency Amount
1310	ACCOUNTS RECEIVABLE	\$21,958.24
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25
Total:		\$25,658.49

Total Number of Homes: 25

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 05/08/2025
Run Time: 08:39 PM

PREPAID OWNERS

As of: 04/30/2025

Owner	Address	Account #	Lot #		Prepaid Balance
PAUL W. & BETTY H. GODFREY	2020 CONTINENTAL AVE 102	102CDV1	102	PP - General	\$10,255.00
				Total	\$10,255.00
TUS NUA LLC	2020 CONTINENTAL AVE 105	105CDV1	105	PP - General	\$160.00
				Total	\$160.00
XIHUI NEWMAN	2020 CONTINENTAL AVE 107	107CDV1	107	PP - General	\$1,180.00
				Total	\$1,180.00
FRED & MARINELA WHITE	2020 CONTINENTAL AVE 110	110CDV1	110	PP - General	\$350.00
				Total	\$350.00
L & R INTERNATIONAL INC	2020 CONTINENTAL AVE 115	115CDV	115	PP - General	\$940.10
				Total	\$940.10
CAROLE & NICHOLAS DADDONA	2020 CONTINENTAL AVE 116	116CDV1	116	PP - General	\$255.00
				Total	\$255.00
VICKIE KIME	2020 CONTINENTAL AVE 120	120CDV1	120	PP - General	\$0.82
				Total	\$0.82
JEFFEREY N. SAMMONS	2020 CONTINENTAL AVE 124	124CDV1	124	PP - General	\$607.55
				Total	\$607.55
ELIZABETH ROSARIO	2020 CONTINENTAL AVE 130	130CDV1	130	PP - General	\$255.04
				Total	\$255.04
MARY FREIDIN	2020 CONTINENTAL AVE 149	149CDV1	149	PP - General	\$510.00
				Total	\$510.00
CHARLES SHEPPARD	2020 CONTINENTAL AVE 203	203CDV1	203	PP - General	\$340.00
				Total	\$340.00
IMRE & MARITA ZDROBA	2020 CONTINENTAL AVE 205	205CDV1	205	PP - General	\$350.00
				Total	\$350.00
JEFFERY SAMMONS	2020 CONTINENTAL AVE 207	207CDV1	207	PP - General	\$392.55
				Total	\$392.55
IMRE & MARITA ZROBA	2020 CONTINENTAL AVE 216	216CDV1	216	PP - General	\$350.00
				Total	\$350.00
HOLLIE MARIE RICHTERKESSING	2020 CONTINENTAL AVE 217	217CDV1	217	PP - General	\$350.00
				Total	\$350.00
BARVENSKY ESTATES LLC	2020 CONTINENTAL AVE 227	227CDV1	227	PP - General	\$1,329.64
				Total	\$1,329.64
TIMOTHY & CYNTHIA CUEVAS	2020 CONTINENTAL AVE 230	230CDV1	230	PP - General	\$350.00
				Total	\$350.00
NANCY CHRISTINE MADDEN	2020 CONTINENTAL AVE 234	234CDV1	234	PP - General	\$795.10
				Total	\$795.10
JEFFERY N. SAMMONS	2020 CONTINENTAL AVE 235	235CDV1	235	PP - General	\$607.55
				Total	\$607.55
MARA S. TAYLOR (*)	2020 CONTINENTAL AVE 236	236CDV1	236	PP - General	\$430.00
				Total	\$430.00
PETER F. ZUCCO	2020 CONTINENTAL AVE 237	237CDV1	237	PP - General	\$20.00
				Total	\$20.00
MARIAN PAVLIK	2020 CONTINENTAL AVE 238	238CDV1	238	PP - General	\$510.00
				Total	\$510.00
DARYL PRICE	2020 CONTINENTAL AVE 242	242CDV1	242	PP - General	\$250.78
				Total	\$250.78
				PP - General	\$20,589.13
				Total	\$20,589.13

Aged Open Items

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

As of: 04/30/2025

Run Date: 05/08/2025

Run Time: 08:39 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
563440	PRO-PRO ROOFING 9945 INSURANCE ROOF REPAIRS	3081	10/1/2024	\$0.00	\$0.00	\$0.00	\$24,960.00
551410	PRO-PRO ROOFING 9945 INSURANCE ROOF REPAIRS	3081	10/1/2024	\$0.00	\$0.00	\$0.00	\$10,000.00
564349	TPAM-TPAM 7380 OFFICE EXPENSE - GENERAL	19259	4/30/2025	\$288.46	\$0.00	\$0.00	\$0.00
Total				\$288.46	\$0.00	\$0.00	\$34,960.00

Grand Total **\$35,248.46**

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 4/30/2025**

Run Date: 05/08/2025
Run Time: 08:39 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK		GL Account: 1010 - CCBG OPERATING	
Bank Statement Balance	\$30,032.15	Account Balance	\$23,605.25
GL Account Balance	\$23,605.25	+ Uncleared Payments	\$7,581.90
Difference	\$6,426.90	- Uncleared Deposits	\$1,155.00
		Reconciling Balance	\$30,032.15
		- Statement Balance	\$30,032.15
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
202	4/30/2025	AP 560719 MHZDROBA - MARITA HELMA ZDROBA	Uncleared	0.00	2,175.00
	4/30/2025	AR 560758 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
201	4/29/2025	AP 556113 SERV - SERVPRO OF TALLAHASSEE	Uncleared	0.00	5,006.90
	4/28/2025	AR 555023 Cash Receipts - Direct Debit	Uncleared	155.00	0.00
	4/28/2025	AR 555236 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	12/6/2024	457621 Bank Account Transfer	Uncleared	0.00	400.00
	11/23/2024	AR 435904 Cash Receipts - Manual	Uncleared	300.00	0.00
Totals				\$1,155.00	\$7,581.90



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[Capital City Bank OnLine](#)

CHATEAU DE VILLE OF TALLAHASSEE CONDO
PO BOX 12412
TALLAHASSEE FL 32317-2412

Date 4/30/25
Primary Account

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CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS	Images	18
Account Number XXXXXX9636	Statement Dates 4/01/25 thru 4/30/25	
Previous Balance 17,200.80	Days in this Statement Period	30
22 Deposits/Credits 38,910.95	Avg Ledger Balance	22,742.69
20 Checks/Debits 26,079.60	Avg Collected Balance	22,742.69
Service Charges .00		
Interest Paid .00		
Ending Balance 30,032.15		

DEPOSITS AND OTHER CREDITS

Date	Description	CREDIT	CCD	Amount
4/03	PAYLEASE.COM 418652277			955.00
4/03	REMOTE CAPTURE DEPOSIT			2,260.00
4/04	PAYLEASE.COM 419126960			700.00
4/07	REMOTE CAPTURE DEPOSIT			3,213.75
4/08	PAYLEASE.COM 420252263			350.00



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Capital City Bank OnLine

CHATEAU DE VILLE OF TALLAHASSEE CONDO
PO BOX 12412
TALLAHASSEE FL 32317-2412

Date 4/30/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXXX9636 (Continued)

DEPOSITS AND OTHER CREDITS

Date	Description			Amount
4/09	PAYLEASE.COM 420484442	CREDIT	CCD	8,750.00
4/09	PAYLEASE.COM 420595013	CREDIT	CCD	700.00
4/10	PAYLEASE.COM 420684853	CREDIT	CCD	445.00
4/10	PAYLEASE.COM 420783575	CREDIT	CCD	350.00
4/11	PAYLEASE.COM 420827784	CREDIT	CCD	350.00
4/11	PAYLEASE.COM 420924928	CREDIT	CCD	350.00
4/11	REMOTE CAPTURE DEPOSIT			510.00
4/16	PAYLEASE.COM 421174327	CREDIT	CCD	350.00
4/17	PAYLEASE.COM 421255338	CREDIT	CCD	350.00
4/18	REMOTE CAPTURE DEPOSIT			3,595.00
4/23	PAYLEASE.COM 421515336	CREDIT	CCD	350.00
4/24	PAYLEASE.COM 421569710	CREDIT	CCD	95.00
4/25	REMOTE CAPTURE DEPOSIT			12,272.20
4/28	PAYLEASE.COM 421754367	CREDIT	CCD	510.00
4/28	PAYLEASE.COM 421685852	CREDIT	CCD	350.00
4/30	PAYLEASE.COM 421985788	CREDIT	CCD	705.00
4/30	REMOTE CAPTURE DEPOSIT			1,400.00

OTHER DEBITS

Date	Description			Amount
4/02	AVIDPAY SERVICE CK100169	AVIDPAY	CCD	128.87-



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Capital City Bank OnLine

CHATEAU DE VILLE OF TALLAHASSEE CONDO
PO BOX 12412
TALLAHASSEE FL 32317-2412

Date 4/30/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

OTHER DEBITS

Date	Description	Amount
	REF*CK*100169*250401*MARPAN SU PPLY CO INC\	
4/07	AGILE PREMIUMFINPAYMENTS CCD 23410765	1,876.88-
4/15	CITY OF TALL-UTLBILLPAY PPD	3,841.15-
4/17	PARAGON ARS D001650497CCD 93104274	500.00-
4/18	ORKIN ORKIN PESTWEB 5055807	167.70-
4/25	TREASURY MGMT SERVICE CHARGES	15.00-
4/28	AVIDPAY SERVICE AVIDPAY CCD CK100172	128.87-
	REF*CK*100172*250425*MARPAN SU PPLY CO INC\	

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
4/01	191	175.00	4/21	198	10,000.00
4/01	192	2,200.00	4/22	199	200.00
4/04	193	432.34	4/28	200	1,204.14
4/04	194	101.72	4/01	100166*	120.00
4/04	195	2,900.00	4/18	100170*	251.68
4/11	196	200.00	4/29	100171	787.50
4/15	197	848.75			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
4/01	14,705.80	4/08	16,744.74	4/16	23,659.84
4/02	14,576.93	4/09	26,194.74	4/17	23,509.84
4/03	17,791.93	4/10	26,989.74	4/18	26,685.46
4/04	15,057.87	4/11	27,999.74	4/21	16,685.46
4/07	16,394.74	4/15	23,309.84	4/22	16,485.46



**Capital City
Bank**

e | statement

[Capital City Bank OnLine](#)

CHATEAU DE VILLE OF TALLAHASSEE CONDO
PO BOX 12412
TALLAHASSEE FL 32317-2412

Date 4/30/25
Primary Account

Page 4
XXXXXXX9636

EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
4/23	16,835.46	4/25	29,187.66	4/29	27,927.15
4/24	16,930.46	4/28	28,714.65	4/30	30,032.15

-----END OF STATEMENT-----



e | statement

CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317

CAPITAL CITY BANK

Check Number: 197

4/14/2025

TPAM

Pay: ***** EIGHT HUNDRED FORTY EIGHT DOLLARS AND 75/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Raul

1000197 1063100688 1000199636

Check: 197 Amount: \$848.75 Date: 4/15/2025 Check 197

CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317

CAPITAL CITY BANK

Check Number: 198

4/18/2025

PRO ROOFING

Pay: ***** TEN THOUSAND DOLLARS AND 00/100 CENTS *****

Memo: PRO ROOFING
4003 W. Pensacola Street
Tallahassee FL 32304

San Raul

1000198 1063100688 1000199636

Check: 198 Amount: \$10,000.00 Date: 4/21/2025 Check 198

CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317

CAPITAL CITY BANK

Check Number: 199

4/22/2025

TPAM

Pay: ***** TWO HUNDRED DOLLARS AND 00/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Raul

1000199 1063100688 1000199636

Check: 199 Amount: \$200.00 Date: 4/22/2025 Check 199

CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317

CAPITAL CITY BANK

Check Number: 200

4/28/2025

TPAM

Pay: ***** ONE THOUSAND TWO HUNDRED FOUR DOLLARS AND 14/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Raul

1000200 1063100688 1000199636

Check: 200 Amount: \$1,204.14 Date: 4/28/2025 Check 200

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
PO BOX 12412
TALLAHASSEE, FL 32317

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 03/07/2025

100166

PAY TO BEN STOWELL, LLC \$ 120.00

THE ORDER OF One Hundred Twenty Dollars and Zero Cents DOLLARS

memo: Inv: 4066

100166 1063100688 1000199636

Check: 100166 Amount: \$120.00 Date: 4/1/2025 Check 100166

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
PO BOX 12412
TALLAHASSEE, FL 32317

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 04/09/2025

100170

PAY TO BROWN PLUMBING OF TALLAHASSEE INC \$ 251.68

THE ORDER OF Two Hundred Fifty-One Dollars and Sixty-Eight Cents DOLLARS

memo: Inv: 13548

100170 1063100688 1000199636

Check: 100170 Amount: \$251.68 Date: 4/18/2025 Check 100170

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
PO BOX 12412
TALLAHASSEE, FL 32317

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 04/09/2025

100171

PAY TO PRISTINE RATTTLING SERVICES LLC \$ 787.50

THE ORDER OF Seven Hundred Eighty-Seven Dollars and Fifty Cents DOLLARS

memo: Inv: 3304

100171 1063100688 1000199636

Check: 100171 Amount: \$787.50 Date: 4/29/2025 Check 100171

Member
FDIC

MONTH _____ 20____

BANK BALANCE SHOWN ON THIS STATEMENT	\$ _____
ADD (+) DEPOSITS NOT CREDITED ON THIS STATEMENT (IF ANY)	\$ _____
	\$ _____
	\$ _____
TOTAL	\$ _____
SUBTRACT (-) CHECKS OUTSTANDING	\$ _____
BALANCE	\$ _____

THE FOLLOWING INSTRUCTIONS ARE PUBLISHED IN COMPLIANCE WITH FEDERAL AND STATE BANKING REQUIREMENTS
OUR BUSINESS DAYS ARE MONDAY THROUGH FRIDAY. HOLIDAYS ARE NOT INCLUDED.

Capital City Bank, P.O. Box 900, Tallahassee, FL 32302-0900
850.402.7500 • Toll-Free 888.671.0400 • www.ccbq.com

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 4/30/2025

Run Date: 05/08/2025
Run Time: 08:39 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK		GL Account: 1011 - CCBG SPECIAL ASSESSMENTS	
Bank Statement Balance	\$362.15	Account Balance	\$762.15
GL Account Balance	\$762.15	+ Uncleared Payments	\$0.00
Difference	(\$400.00)	- Uncleared Deposits	\$400.00
		Reconciling Balance	\$362.15
		- Statement Balance	\$362.15
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	12/6/2024	457621 Bank Account Transfer	Uncleared	400.00	0.00
Totals				\$400.00	\$0.00



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[Capital City Bank OnLine](#)

CHATEAU DE VILLE OF TALLAHASSEE CONDO
SPECIAL ASSESSMENT
PO BOX 12412
TALLAHASSEE FL 32317-2412

Date 4/30/25
Primary Account

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XXXXXXX4640

Enroll in Making Cents & boost your savings when you use your personal Capital City Bank Visa debit card to shop! Sign up today or learn more at ccbg.com/makingcents. Terms and conditions apply.

CHECKING ACCOUNT

MONEY MARKET BUSINESS		Images	0
Account Number	XXXXXXX4640	Statement Dates	4/01/25 thru 4/30/25
Previous Balance	377.12	Days in this Statement Period	30
Deposits/Credits	.00	Avg Ledger Balance	377.12
Checks/Debits	.00	Avg Collected Balance	377.12
Service Charges	15.00	Interest Earned	.03
Interest Paid	.03	Annual Percentage Yield Earned	0.10%
Ending Balance	362.15	2025 Interest Paid	.13

SERVICE CHARGE BREAKDOWN

*SC DETAIL-MAINTENANCE FEE	15.00
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DEPOSITS AND OTHER CREDITS

Date	Description	Amount
4/30	INTEREST DEPOSIT	.03



e|statement

[Capital City Bank OnLine](#)

CHATEAU DE VILLE OF TALLAHASSEE CONDO
SPECIAL ASSESSMENT
PO BOX 12412
TALLAHASSEE FL 32317-2412

Date 4/30/25
Primary Account

Page 2
XXXXXXXX4640

MONEY MARKET BUSINESS

XXXXXXXX4640 (Continued)

OTHER DEBITS

Date	Description	Amount
4/30	SERVICE CHARGE	15.00-

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
4/01	377.12	4/30	362.15

INTEREST RATE SUMMARY

Date	Rate
3/31	0.100000%

-----END OF STATEMENT-----

EQUAL HOUSING
LENDER

CHECKS OUTSTANDING NOT CHARGED TO ACCOUNT

CHECK NUMBER	AMOUNT		CHECK NUMBER	AMOUNT	
			SUBTOTAL	\$	
			TOTAL COLUMN 1	\$	
TOTAL	\$		GRAND TOTAL	\$	

MONTH _____ 20____

BANK BALANCE SHOWN
ON THIS STATEMENT \$ _____

ADD (+) DEPOSITS \$ _____
NOT CREDITED ON
THIS STATEMENT (IF ANY) \$ _____

TOTAL \$ _____

SUBTRACT (-)
CHECKS OUTSTANDING \$ _____

BALANCE \$ _____

BALANCE SHOULD AGREE WITH YOUR CHECKBOOK
BALANCE AFTER DEDUCTING SERVICE CHARGES,
AUTOMATIC TELLER WITHDRAWALS AND OTHER BANK
CHARGES SHOWN ON THIS STATEMENT.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS: Telephone us Monday thru Friday between 9 a.m. and 5 p.m. eastern time using the telephone number shown on the front of the statement, or write us as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

- 1) Tell us your name and account number.
- 2) Describe the error or the transfer you are unsure about, and explain as clearly as you can if you believe it is an error or why you need more information.
- 3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will provisionally credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts (one within 30 days after initial deposit), transactions that originate at a point-of-sale terminal, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. Also, for new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

If the error or question does not involve a debit ATM transaction, a debit point-of-sale transaction or other electronic funds transfer, different error notification procedures may apply.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR BILL

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us on a separate sheet at the address shown on your bill as soon as possible. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- 1) Your name and account number.
- 2) Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.
- 3) The dollar amount of the suspected error.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

If you have authorized us to automatically pay your bill from your checking or savings account, you can stop payment on any amount you think is wrong by mailing your notice so that we receive it within 3 business days before the automatic payment is scheduled to occur.

This is a summary of your rights; a full statement of your rights and our responsibilities under the Federal Fair Credit Billing Act will be sent to you upon request.

The periodic statement on the reverse side reflects the activity for this account posted during the previous billing period.

The daily periodic rate and annual percentage rate disclosed herein may vary.

Revised 06/2008

- 1) **Disclosures for Cash Advances.** We compute the FINANCE CHARGE on your account by applying the daily periodic rate to the daily balance of your account. To get the daily balance, we take the beginning balance of your account each day, add any new advances and fees, and subtract any payments or credits. This gives us the daily balance.
- 2) **How Your Payments Are Applied.** Unless otherwise agreed or required by applicable law, payments and other credits will be applied first to FINANCE CHARGES; then to unpaid principal; then to any voluntary credit life and disability insurance premiums; and then to late charges and other charges.

The account holder may pay the entire balance at any time.

SUBSTITUTE CHECKS AND YOUR RIGHTS

What is a substitute check? To make check processing faster, federal law permits banks to replace original checks with “substitute checks”. These checks are similar in size to original checks with a slightly reduced image of the front and back of the original check. The front of a substitute check states: “This is a legal copy of your check. You can use it the same way you would use the original check.” You may use a substitute check as proof of payment just like the original check.

Some or all of the checks that you receive back from us may be substitute checks. This notice describes rights you have when you receive substitute checks from us. The rights in this notice do not apply to original checks or to electronic debits to your account. However, you have rights under other law with respect to those transactions.

What are my rights regarding substitute checks? In certain cases, federal law provides a special procedure that allows you to request a refund for losses you suffer if a substitute check is posted to your account (for example, if you think that we withdrew the wrong amount from your account or that we withdrew money from your account more than once for the same check). The losses you may attempt to recover under this procedure may include the amount that was withdrawn from your account and fees that were charged as a result of the withdrawal (for example, bounced check fees).

The amount of your refund under this procedure is limited to the amount of your loss or the amount of the substitute check, whichever is less. You also are entitled to interest on the amount of your refund if your account is an interest-bearing account. If your loss exceeds the amount of the substitute check, you may be able to recover additional amounts under other law.

If you use this procedure, you may receive up to \$2,500 of your refund (plus interest if your account earns interest) within 10 business days after we receive your claim and the remainder of your refund (plus interest if your account earns interest) not later than 45 calendar days after we received your claim.

We may reverse the refund (including any interest on the refund) if we later are able to demonstrate that the substitute check was correctly posted to your account.

How do I make a claim for a refund? If you have suffered a loss relating to a substitute check that you received and that was posted to your account, please contact us using the information on the front of the first page of this statement. You must contact us within 40 calendar days of the date that we mailed (or otherwise delivered by a means to which you agreed) the substitute check in question or the account statement showing that the substitute check was posted to your account, whichever is later. We will extend this time period if you were not able to make a timely claim because of extraordinary circumstances.

Your claim must include –

- A description of why you have suffered a loss (for example, you think the amount withdrawn was incorrect);
- An estimate of the amount of your loss;
- An explanation of why the substitute check you received is insufficient to confirm that you suffered a loss; and
- A copy of the substitute checks and/or the following information to help us identify the substitute check: the check number, the name of the person to whom you wrote the check, the amount of the check.

Making a Claim for an Expedited Refund – Please make your claim (as explained above) by calling us, by writing to us, or by e-mailing us at the numbers and address listed below:

Capital City Bank, P.O. Box 900, Tallahassee, FL 32302-0900
850.402.7500 • Toll-Free 888.671.0400 • www.ccbq.com

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 4/30/2025

Run Date: 05/08/2025
Run Time: 08:39 PM

Reconciliation Summary: FIRST COMM - FIRST COMMERCE			GL Account: 1030 - FCCU-RESERVE	
CREDIT UNION				
Bank Statement Balance	\$264.09	Account Balance		\$264.09
GL Account Balance	\$264.09	+ Uncleared Payments		\$0.00
Difference	\$0.00	- Uncleared Deposits		\$0.00
		Reconciling Balance		\$264.09
		- Statement Balance		\$264.09
		Difference		\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
Totals					\$0.00	\$0.00

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**
CHECK REGISTER - SUMMARY
START: 04/01/2025 | END: 04/30/2025

Run Date: 05/08/2025
Run Time: 08:39 PM

Total: \$0.00

AP Distribution To GL

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**

Start: 04/01/2025 | End: 04/30/2025

Run Date: 05/08/2025

Run Time: 08:39 PM

* Indicates change post paid

Invoice Expense Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
1630 PRE-PAID EXPENSES							
	04/07/2025	554786	AGILE	AGILE - AGILE PREMIUM FINANCE	040725	AGILE PREMIUMFINPAYMENTS CCD 23410765	\$1,876.88
						Account Total:	\$1,876.88
6340 LATE FEES/SERVICE CHARGES							
	04/24/2025	554500	TPAM	TPAM - TPAM	19094	TPAM SALES	\$8.00
						Account Total:	\$8.00
7360 MANAGEMENT FEES							
	04/01/2025	539578	TPAM	TPAM - TPAM	18718	MANAGEMENT FEE APRIL 2025	\$2,200.00
						Account Total:	\$2,200.00
7380 OFFICE EXPENSE - GENERAL							
	04/01/2025	542930	TPAM	TPAM - TPAM	188484	TPAM SALES	\$34.47
	04/30/2025	564349	TPAM	TPAM - TPAM	19259	APRIL ANCILLARY CHARGES	\$288.46
						Account Total:	\$322.93
8230 DNU - CLEANING/JANITORIAL							
	04/24/2025	554500	TPAM	TPAM - TPAM	19094	TPAM SALES	\$146.14
						Account Total:	\$146.14
8260 FERTILIZATION/PEST CONTROL							
	04/18/2025	554787	OR1200	OR1200 - ORKIN EXTERMINATING,INC.	041825	ONLINE ACH	\$167.70
						Account Total:	\$167.70
8280 MAINTENANCE LABOR & SUPPLIES							
	04/04/2025	544257	LJ24	LJ24 - LEONARD JACKSON	3.10.25.2	132 REMAINING BALANCE	\$1,300.00
	04/04/2025	544260	LJ24	LJ24 - LEONARD JACKSON	3.10.25.22	232 REMAINING BALANCE	\$1,600.00
	04/04/2025	546870	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	13548		\$251.68
	04/04/2025	551645	TPAM	TPAM - TPAM	19083	TPAM SALES - BULK TRASH REMOVAL	\$200.00
	04/10/2025	547151	TPAM	TPAM - TPAM	18984	TPAM SALES BULK TRASH REMOVAL	\$200.00
	04/14/2025	548495	TPAM	TPAM - TPAM	18993	TPAM MAINT	\$848.75
	04/28/2025	555151	TPAM	TPAM - TPAM	19133	TPAM MAINT	\$1,050.00
	04/29/2025	556112	SERV	SERV - SERVPRO OF TALLAHASSEE	1846	Water Restoration; 2020 Continental	\$5,006.90
						Account Total:	\$10,457.33
8670 LANDSCAPE CONTRACT							
	04/01/2025	546871	PRSL	PRSL - PRISTINE	3208		\$787.50

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
				RATTLING SERVICES LLC			
						Account Total:	\$787.50
9620 UTILITIES							
	04/14/2025	548687	COT1	COT1 - CITY OF TALLAHASSEE	041425	CONF #1839816555	\$3,841.15
						Account Total:	\$3,841.15
9635 DNU - GARBAGE/RECYCLE							
	04/21/2025	554864	MAR	MAR - MARPAN SUPPLY CO, INC	1793695		\$128.87
						Account Total:	\$128.87
9945 INSURANCE ROOF REPAIRS							
	04/30/2025	560717	MHZDROBA	MHZDROBA - MARITA 4.30.25 HELMA ZDROBA		Hallway paint & Carpet	\$2,175.00
						Account Total:	\$2,175.00
						Section Total:	\$22,111.50

Clearing Account Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
						Section Total:	\$0.00

Checks in Detail

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number	Reference	Amount
1010 CCBG OPERATING							
	04/01/2025	542480	MAR	MAR - MARPAN SUPPLY CO, INC	100169		\$128.87
	04/01/2025	540008	TPAM	TPAM - TPAM	192	MANAGEMENT FEE APRIL 2025	\$2,200.00
	04/03/2025	543617	TPAM	TPAM - TPAM	194	TPAM SALES	\$67.25
	04/03/2025	543443	TPAM	TPAM - TPAM	193	ANCILLARY CHRGS MAR 2025	\$432.34
	04/03/2025	543617	TPAM	TPAM - TPAM	194	TPAM SALES	\$34.47
	04/04/2025	544261	LJ24	LJ24 - LEONARD JACKSON	195	232 REMAINING BALANCE	\$1,600.00
	04/04/2025	544261	LJ24	LJ24 - LEONARD JACKSON	195	132 REMAINING BALANCE	\$1,300.00
	04/07/2025	554786	AGILE	AGILE - AGILE PREMIUM FINANCE	ONLINE ACH	AGILE PREMIUMFINPAYMENTS CCD 23410765	\$1,876.88
	04/09/2025	546872	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	100170		\$251.68
	04/09/2025	546873	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	100171		\$787.50
	04/11/2025	547325	TPAM	TPAM - TPAM	196	TPAM SALES BULK TRASH REMOVAL	\$200.00
	04/14/2025	548612	TPAM	TPAM - TPAM	197	TPAM MAINT	\$848.75
	04/14/2025	548687	COT1	COT1 - CITY OF TALLAHASSEE	ONLINE ACH	CONF #1839816555	\$3,841.15
	04/18/2025	551409	PRO	PRO - PRO ROOFING	198	ROOF WORK ON UNIT	\$10,000.00

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number		Reference	Amount
	04/18/2025	554787	OR1200	OR1200 - ORKIN	ORKIN	ORKIN	202 ONLINE ACH	\$167.70
	04/22/2025	552657	TPAM	EXTERMINATING,INC. TPAM - TPAM	PES 199		TPAM SALES - BULK TRASH REMOVAL	\$200.00
	04/25/2025	554865	MAR	MAR - MARPAN SUPPLY CO, INC	100172			\$128.87
	04/28/2025	555252	TPAM	TPAM - TPAM	200		TPAM SALES	\$154.14
	04/28/2025	555252	TPAM	TPAM - TPAM	200		TPAM MAINT	\$1,050.00
	04/29/2025	556113	SERV	SERV - SERVPRO OF TALLAHASSEE	201		Water Restoration; 2020 Continental	\$5,006.90
	04/30/2025	560719	MHZDROBA	MHZDROBA - MARITA HELMA ZDROBA	202		Hallway paint & Carpet	\$2,175.00
Account Total:								\$32,451.50
3010 ACCOUNTS PAYABLE								
	04/30/2025	564349	TPAM	TPAM - TPAM			APRIL ANCILLARY CHARGES	\$288.46
Account Total:								\$288.46
Section Total:								\$32,739.96

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 05/08/2025
Run Time: 08:39 PM

GENERAL LEDGER DETAIL

As of: Start: 04/01/2025 | End: 04/30/2025

Account	Balance Forward	Debits	Credits	Ending Balance
1010 CCBG OPERATING	\$18,015.80	\$38,810.95	\$33,221.50	\$23,605.25
1011 CCBG SPECIAL ASSESSMENTS	\$777.12	\$0.03	\$15.00	\$762.15
1030 FCCU-RESERVE	\$264.09	\$0.00	\$0.00	\$264.09
1100 TRANSFER	(\$645.00)	\$850.00	\$350.00	(\$145.00)
1310 ACCOUNTS RECEIVABLE	\$16,782.53	\$33,519.84	\$28,344.13	\$21,958.24
1315 SPECIAL ASSESSMENT RECEIVABLE	\$3,773.12	\$0.00	\$72.87	\$3,700.25
1320 RESERVE FUND	(\$6,005.26)	\$0.00	\$0.00	(\$6,005.26)
1630 PRE-PAID EXPENSES	\$5,727.72	\$1,876.88	\$5,588.80	\$2,015.80
3010 ACCOUNTS PAYABLE	(\$45,588.46)	\$26,565.77	\$16,225.77	(\$35,248.46)
3310 PREPAID OWNER ASSESSMENTS	(\$9,910.18)	\$6,155.34	\$16,834.29	(\$20,589.13)
3315 ACCRUED EXPENSES	(\$1,759.02)	\$0.00	\$0.00	(\$1,759.02)
5010 PRIOR YEARS EQUITY	\$18,567.54	\$0.00	\$0.00	\$18,567.54
6310 ASSESSMENT INCOME	\$0.00	\$0.00	\$32,900.00	(\$32,900.00)
6340 LATE FEES/SERVICE CHARGES	\$0.00	\$38.00	\$269.84	(\$231.84)
6390 BANK INTEREST INCOME	\$0.00	\$0.00	\$0.03	(\$0.03)
6400 ALLOWANCE FOR BAD DEBT	\$0.00	\$190.00	\$0.00	\$190.00
7025 INSURANCE GENERAL	\$0.00	\$5,588.80	\$0.00	\$5,588.80
7360 MANAGEMENT FEES	\$0.00	\$2,200.00	\$0.00	\$2,200.00
7380 OFFICE EXPENSE - GENERAL	\$0.00	\$322.93	\$0.00	\$322.93
8230 DNU - CLEANING/JANITORIAL	\$0.00	\$146.14	\$0.00	\$146.14
8260 FERTILIZATION/PEST CONTROL	\$0.00	\$167.70	\$0.00	\$167.70
8280 MAINTENANCE LABOR & SUPPLIES	\$0.00	\$10,457.33	\$0.00	\$10,457.33
8670 LANDSCAPE CONTRACT	\$0.00	\$787.50	\$0.00	\$787.50
9620 UTILITIES	\$0.00	\$3,841.15	\$0.00	\$3,841.15
9635 DNU - GARBAGE/RECYCLE	\$0.00	\$128.87	\$0.00	\$128.87
9945 INSURANCE ROOF REPAIRS	\$0.00	\$2,175.00	\$0.00	\$2,175.00
Total:	\$0.00	\$133,822.23	\$133,822.23	\$0.00