

MAY 2025 CHATEAU DEVILLE FINANCIAL STATEMENTS

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

Wednesday, June 11, 2025

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

Run Date: 06/11/2025
Run Time: 06:39 PM

BALANCE SHEET
As of: 05/31/2025

Assets

Account #	Account Name	Total
1010	CCBG OPERATING	\$22,528.97
1011	CCBG SPECIAL ASSESSMENTS	\$747.18
1030	FCCU-RESERVE	\$264.17
1100	TRANSFER	(\$645.00)
1310	ACCOUNTS RECEIVABLE	\$19,555.82
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25
1320	RESERVE FUND	(\$6,005.26)
1630	PRE-PAID EXPENSES	\$2,015.80
	TOTAL ASSETS	<u>\$42,161.93</u>

Liabilities

Account #	Account Name	Total
3010	ACCOUNTS PAYABLE	\$25,307.72
3310	PREPAID OWNER ASSESSMENTS	\$23,026.16
3315	ACCRUED EXPENSES	\$1,759.02
	TOTAL LIABILITIES	<u>\$50,092.90</u>

Equity

Account #	Account Name	Total
5010	PRIOR YEARS EQUITY	(\$18,567.54)
	Current Year Net Income/(Loss)	\$10,636.57
	TOTAL EQUITY	<u>(\$7,930.97)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$42,161.93</u>

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 06/11/2025
Run Time: 06:39 PM

INCOME STATEMENT

Start: 05/01/2025 | End: 05/31/2025

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	65,800.00	65,800.00	0.00	394,800.00
6340 LATE FEES/SERVICE CHARGES	(90.88)	0.00	(90.88)	99.05	0.00	99.05	0.00
6390 BANK INTEREST INCOME	0.11	0.00	0.11	0.14	0.00	0.14	0.00
6400 ALLOWANCE FOR BAD DEBT	0.00	0.00	0.00	(190.00)	0.00	(190.00)	0.00
Income Total	32,809.23	32,900.00	(90.77)	65,709.19	65,800.00	(90.81)	394,800.00
Total Income	32,809.23	32,900.00	(90.77)	65,709.19	65,800.00	(90.81)	394,800.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Corporate Expense							
7010 CORPORATE ANNUAL REPORT	0.00	0.00	0.00	0.00	61.25	61.25	61.25
7025 INSURANCE GENERAL	1,876.88	9,000.00	7,123.12	7,465.68	18,000.00	10,534.32	108,000.00
7030 ACCOUNTING/TAX PREP	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
7040 LICENSE AND TAXES	0.00	34.00	34.00	0.00	68.00	68.00	408.00
Corporate Expense Total	1,876.88	9,200.67	7,323.79	7,465.68	18,462.59	10,996.91	110,469.25
General & Administrative							
7310 BANK CHARGES	30.00	17.08	(12.92)	30.00	34.16	4.16	205.00
7340 WEBSITE/DOMAIN	0.00	12.00	12.00	0.00	24.00	24.00	144.00
7350 LEGAL/PROFESSIONAL	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00
7360 MANAGEMENT FEES	2,200.00	2,200.00	0.00	4,400.00	4,400.00	0.00	26,400.00
7361 MANAGMENT SOFTWARE	125.00	130.00	5.00	250.00	260.00	10.00	1,560.00
7380 OFFICE EXPENSE - GENERAL	225.31	130.00	(95.31)	423.24	260.00	(163.24)	1,560.00
General & Administrative Total	2,580.31	2,864.08	283.77	5,103.24	5,728.16	624.92	34,369.00
Maintenance & Operating							
8230 CLEANING/JANITORIAL	926.25	2,000.00	1,073.75	1,072.39	4,000.00	2,927.61	24,000.00
8240 PLUMBING MAINTENANCE	360.00	600.00	240.00	611.68	1,200.00	588.32	7,200.00
8250 ROOF REPAIRS	4,388.25	5,200.00	811.75	4,388.25	10,400.00	6,011.75	62,400.00
8260 FERTILIZATION/PEST CONTROL	167.70	150.00	(17.70)	335.40	300.00	(35.40)	1,800.00
8265 TERMITE BOND	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
8270 LIGHT MAINTENANCE (MAINT)	0.00	350.00	350.00	0.00	700.00	700.00	4,200.00
8280 MAINTENANCE LABOR & SUPPLIES	10,739.19	500.00	(10,239.19)	20,944.84	1,000.00	(19,944.84)	6,000.00
Maintenance & Operating Total	16,581.39	9,050.00	(7,531.39)	27,352.56	18,100.00	(9,252.56)	108,600.00
Landscape Expense							
8670 LANDSCAPE CONTRACT	787.50	850.00	62.50	1,575.00	1,700.00	125.00	10,200.00
8672 LANDSCAPE MAINTENANCE - GENERAL	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
Landscape Expense Total	787.50	1,350.00	562.50	1,575.00	2,700.00	1,125.00	16,200.00
Pool Expense							
8930 POOL MAINTENANCE	250.35	1,100.00	849.65	250.35	2,200.00	1,949.65	13,200.00
Pool Expense Total	250.35	1,100.00	849.65	250.35	2,200.00	1,949.65	13,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
9620 UTILITIES	4,376.90	5,500.00	1,123.10	8,218.05	11,000.00	2,781.95	66,000.00
9635 GARBAGE/RECYCLE	128.87	128.87	0.00	257.74	257.74	0.00	1,546.44
Utilities Total	4,505.77	5,628.87	1,123.10	8,475.79	11,257.74	2,781.95	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	2,675.00	0.00	(2,675.00)	4,850.00	0.00	(4,850.00)	0.00
Reserve Contributions Total	2,675.00	0.00	(2,675.00)	4,850.00	0.00	(4,850.00)	728,151.00
Total Expense	29,257.20	29,193.62	(63.58)	55,072.62	58,448.49	3,375.87	1,078,535.69
Net Income	3,552.03	3,706.38	(154.35)	10,636.57	7,351.51	3,285.06	(683,735.69)

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

Run Date: 06/11/2025
Run Time: 06:39 PM

As of: 05/31/2025

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	\$394.52	\$409.71	\$55.95	\$6,217.49	\$7,077.67
208CDV1	208	NOELLE & EDDIE PONTON 2020 CONTINENTAL AVE 208	COLLECTION S ITF	\$400.13	\$395.12	\$40.12	\$3,739.48	\$4,574.85
215CDV1	215	GEORGES BARBEROUSSE 2020 CONTINENTAL AVE 215	COLLECTION S-ALLIANCE	\$378.25	\$373.24	\$118.23	\$1,326.44	\$2,196.16
220CDV1	220	JERALDINE FOSTER EWING 2020 CONTINENTAL AVE 220	COLLECTION S-ALLIANCE	\$370.88	\$365.87	\$110.87	\$792.87	\$1,640.49
141CDV1	141	TAMEKA RENA GERMAN 2020 CONTINENTAL AVE 141	COLLECTION S-ALLIANCE	\$370.24	\$365.23	\$110.23	\$739.61	\$1,585.31
223CDV1	223	MICHAEL ADAMS 2020 CONTINENTAL AVE 223	COLLECTION S-ALLIANCE	\$367.68	\$362.67	\$107.67	\$563.03	\$1,401.05
138CDV1	138	RICHARD FAIL & TIFFANIE RADNEY 2020 CONTINENTAL AVE 138	COLLECTION S-ALLIANCE	\$367.30	\$362.30	\$107.29	\$539.57	\$1,376.46
101CDV1	101	MARK DAHLEY 2020 CONTINENTAL AVE 101	PREP FOR NOLA	\$379.21	\$359.21	\$4.20	\$294.33	\$1,036.95
219CDV1	219	ZAINABU RUMALA 2020 CONTINENTAL AVE 219	PREP FOR NOLA	\$371.27	\$94.86	\$4.91	\$2.54	\$473.58
150CDV1	150	MAGDALENA EWA BABIARZ 2020 CONTINENTAL AVE 150		\$355.01	\$5.01	\$3.65	\$0.00	\$363.67
109CDV1	109	PHILLIPPE & GERSANDRE RAYMOND 2020 CONTINENTAL AVE 109		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
212CDV1	212	RASHAD K STINSON 2020 CONTINENTAL AVE 212		\$349.93	\$5.01	\$0.00	\$0.00	\$354.94
233CDV1	233	AJEM ENTERPRISES LLC 2020 CONTINENTAL AVE 233		\$258.65	\$3.65	\$3.65	\$0.00	\$265.95
150CDV1	150	TODD & MONICA SONTAG (*) 2020 CONTINENTAL AVE 150		\$0.00	\$0.00	\$255.00	\$0.00	\$255.00
224CDV1	224	LOUIS SIMS 2020 CONTINENTAL AVE 224		\$192.72	\$1.36	\$0.00	\$0.00	\$194.08
226CDV1	226	LINDA WILKINSON 2020 CONTINENTAL AVE 226		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
209CDV1	209	CASSAUNDRA BEARD 2020 CONTINENTAL AVE 209		\$0.00	\$0.00	\$0.00	\$8.54	\$8.54
Community Total				\$5,007.16	\$3,103.24	\$921.77	\$14,223.90	\$23,256.07

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
03 - COLLECTIONS RECEIVABLE	1310	\$30.00	\$0.00	\$500.00	\$190.00	\$720.00
04 - Interest Fee	1310	\$242.16	\$214.65	\$166.77	\$1,025.98	\$1,649.56
A1 - Assessment	1310	\$4,735.00	\$2,888.59	\$255.00	\$9,307.67	\$17,186.26
S2 - SPECIAL ASSESSMENT	1315	\$0.00	\$0.00	\$0.00	\$3,700.25	\$3,700.25
Grand Total:		\$5,007.16	\$3,103.24	\$921.77	\$14,223.90	\$23,256.07

Account#	Account Description	Delinquency Amount
1310	ACCOUNTS RECEIVABLE	\$19,555.82
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25
Total:		\$23,256.07

Total Number of Homes: 17

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 06/11/2025
Run Time: 06:39 PM

PREPAID OWNERS

As of: 05/31/2025

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
DAMION FALL	2020 CONTINENTAL AVE 104	104CDV1	104	PP - General	\$350.00
				Total	\$350.00
TUS NUA LLC	2020 CONTINENTAL AVE 105	105CDV1	105	PP - General	\$320.00
				Total	\$320.00
XIHUI NEWMAN	2020 CONTINENTAL AVE 107	107CDV1	107	PP - General	\$1,180.00
				Total	\$1,180.00
LINDA WILLIAMS	2020 CONTINENTAL AVE 108	108CDV	108	PP - General	\$127.50
				Total	\$127.50
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
BIANCA SOTO	2020 CONTINENTAL AVE 118	118CDV1	118	PP - General	\$255.00
				Total	\$255.00
CHATEAU DEVELOPER	2020 CONTINENTAL AVE 119	119CDV1	119	PP - General	\$253.64
				Total	\$253.64
CHATEAU DEVELOPER	2020 CONTINENTAL AVE 123	123CDV1	123	PP - General	\$253.64
				Total	\$253.64
JEFFEREY N. SAMMONS	2020 CONTINENTAL AVE 124	124CDV1	124	PP - General	\$607.55
				Total	\$607.55
JUAN CAMILO CAYCEDO GAVIRIA	2020 CONTINENTAL AVE 127	127CDV1	127	PP - General	\$350.00
				Total	\$350.00
ELIZABETH ROSARIO	2020 CONTINENTAL AVE 130	130CDV1	130	PP - General	\$605.04
				Total	\$605.04
TAUREAN LEWIS	2020 CONTINENTAL AVE 135	135CDV1	135	PP - General	\$350.00
				Total	\$350.00
SAMANTHA SHAW	2020 CONTINENTAL AVE 144	144CDV1	144	PP - General	\$350.00
				Total	\$350.00
MARY FREIDIN	2020 CONTINENTAL AVE 149	149CDV1	149	PP - General	\$160.00
				Total	\$160.00
GASFORD GOLAU	2020 CONTINENTAL AVE 201	201CDV1	201	PP - General	\$243.18
				Total	\$243.18
CHARLES SHEPPARD	2020 CONTINENTAL AVE 203	203CDV1	203	PP - General	\$877.00
				Total	\$877.00
BROOKS BETTS	2020 CONTINENTAL AVE 206	206CDV1	206	PP - General	\$35.39
				Total	\$35.39
JEFFERY SAMMONS	2020 CONTINENTAL AVE 207	207CDV1	207	PP - General	\$392.55
				Total	\$392.55
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	\$979.64
				Total	\$979.64
LINDA WILLIAMS	2020 CONTINENTAL AVE 228	228CDV1	228	PP - General	\$127.50
				Total	\$127.50
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	\$445.10
				Total	\$445.10
JEFFERY N. SAMMONS	2020 CONTINENTAL AVE 235	235CDV1	235	PP - General	\$607.55

Owner	Address	Account #	Lot #		Prepaid Balance
				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	\$1,050.00
				Total	\$1,050.00
DARYL PRICE	2020 CONTINENTAL AVE 242	242CDV1	242	PP - General	\$155.78
				Total	\$155.78
				PP - General	\$23,026.16
				Total	\$23,026.16

Aged Open Items

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

As of: 05/31/2025

Run Date: 06/11/2025

Run Time: 06:39 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
579398	TPAM-TPAM	19603	5/31/2025	\$347.72	\$0.00	\$0.00	\$0.00
	7380 OFFICE EXPENSE - GENERAL						
563440	PRO-PRO ROOFING	3081	10/1/2024	\$0.00	\$0.00	\$0.00	\$24,960.00
	9945 INSURANCE ROOF REPAIRS						
Total				\$347.72	\$0.00	\$0.00	\$24,960.00

Grand Total

\$25,307.72

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 5/31/2025**

Run Date: 06/11/2025
Run Time: 06:39 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK				GL Account: 1010 - CCBG OPERATING	
Bank Statement Balance	\$21,897.21	Account Balance		\$22,528.97	
GL Account Balance	\$22,528.97	+ Uncleared Payments		\$3,173.25	
Difference	(\$631.76)	- Uncleared Deposits		\$3,805.01	
		Reconciling Balance		\$21,897.21	
		- Statement Balance		\$21,897.21	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	5/31/2025	AR 579003 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	5/31/2025	AR 579032 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	5/31/2025	AR 579047 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	5/30/2025	AR 577407 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
211	5/30/2025	AP 577793 TPAM - TPAM	Uncleared	0.00	30.00
	5/30/2025	AR 578334 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	5/29/2025	AR 576717 Cash Receipts - Manual	Uncleared	1,755.01	0.00
100178	5/28/2025	576505 PRO - PRO ROOFING	Uncleared	0.00	1,955.75
100174	5/13/2025	569975 PRSL - PRISTINE RATTLING SERVI...	Uncleared	0.00	787.50
	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				\$3,805.01	\$3,173.25



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[Capital City Bank OnLine](#)

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

Date 5/30/25
Primary Account

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CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS	Images	20
Account Number XXXXXX9636	Statement Dates	5/01/25 thru 6/01/25
Previous Balance 30,032.15	Days in this Statement Period	32
22 Deposits/Credits 35,336.65	Avg Ledger Balance	25,873.99
21 Checks/Debits 43,471.59	Avg Collected Balance	25,873.99
Service Charges .00		
Interest Paid .00		
Ending Balance 21,897.21		

DEPOSITS AND OTHER CREDITS

Date	Description	CREDIT	CCD	Amount
5/01	PAYLEASE.COM 422130754	CREDIT	CCD	505.00
5/05	PAYLEASE.COM 423518322	CREDIT	CCD	350.00
5/06	PAYLEASE.COM 424137266	CREDIT	CCD	1,050.00
5/07	PAYLEASE.COM 424618725	CREDIT	CCD	350.00



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Capital City Bank OnLine

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

Date 5/30/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXXX9636 (Continued)

DEPOSITS AND OTHER CREDITS

Date	Description			Amount
5/08	PAYLEASE.COM CREDIT CCD			9,100.00
	424904576			
5/08	PAYLEASE.COM CREDIT CCD			1,050.00
	424963483			
5/08	REMOTE CAPTURE DEPOSIT			3,567.00
5/09	PAYLEASE.COM CREDIT CCD			350.00
	425174740			
5/14	PAYLEASE.COM CREDIT CCD			349.18
	425518198			
5/15	PAYLEASE.COM CREDIT CCD			350.00
	425545848			
5/15	REMOTE CAPTURE DEPOSIT			1,240.00
5/15	REMOTE CAPTURE DEPOSIT			765.00
5/19	PAYLEASE.COM CREDIT CCD			890.00
	425703102			
5/20	REMOTE CAPTURE DEPOSIT			3,500.00
5/22	PAYLEASE.COM CREDIT CCD			350.00
	425909544			
5/22	REMOTE CAPTURE DEPOSIT			2,556.82
5/22	REMOTE CAPTURE DEPOSIT			2,295.00
5/22	REMOTE CAPTURE DEPOSIT			255.00
5/23	PAYLEASE.COM CREDIT CCD			705.00
	425966168			
5/29	PAYLEASE.COM CREDIT CCD			350.00
	426261903			
5/30	PAYLEASE.COM CREDIT CCD			2,008.65
	426378575			
5/30	REMOTE CAPTURE DEPOSIT			3,400.00

OTHER DEBITS

Date	Description		Amount
5/05	AGILE PREMIUMFINPAYMENTS CCD		1,876.88-
	23954971		
5/12	DOH-EH DOH EH ONLCCD		250.35-
	17039875		



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Capital City Bank OnLine

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

Date 5/30/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

OTHER DEBITS

Date	Description	Amount
5/14	CITY OF TALL-UTLBILLPAY PPD	4,376.90-
5/16	ORKIN ORKIN PESTWEB 5488600	167.70-
5/27	TREASURY MGMT SERVICE CHARGES	15.00-
5/29	AVIDPAY SERVICE AVIDPAY CCD CK100179 REF*CK*100179*250528*TRUEVOLT ELECTRIC SERVICES IN\	155.00-
5/29	AVIDPAY SERVICE AVIDPAY CCD CK100177 REF*CK*100177*250528*MARPAN SU PPLY CO INC\	128.87-
5/30	PAYLEASE.COM REV2ZEGO CCD 426440318	350.00-

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
5/15	201	5,006.90	5/12	208	1,223.49
5/02	202	2,175.00	5/30	209	9,025.00
5/01	203	2,200.00	5/27	210	866.25
5/08	204	10,000.00	5/30	100173*	60.00
5/19	205	2,175.00	5/29	100175*	2,432.50
5/08	206	288.46	5/29	100176	360.00
5/08	207	338.29			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
5/01	28,337.15	5/08	29,125.52	5/16	21,154.36
5/02	26,162.15	5/09	29,475.52	5/19	19,869.36
5/05	24,635.27	5/12	28,001.68	5/20	23,369.36
5/06	25,685.27	5/14	23,973.96	5/22	28,826.18
5/07	26,035.27	5/15	21,322.06	5/23	29,531.18



**Capital City
Bank**

e | statement

[Capital City Bank OnLine](#)

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

Date 5/30/25
Primary Account

Page 4
XXXXXXX9636

EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

DAILY BALANCE INFORMATION					
Date	Balance	Date	Balance	Date	Balance
5/27	28,649.93	5/29	25,923.56	5/30	21,897.21

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



e | statement

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/30/2025 03:21:49 PM
Amount: \$ 3,400.00

⑈063100688⑈ ⑆0001199636⑆ ⑆0000340000⑆

Check: 0 Amount: \$3,400.00 Date: 5/30/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/22/2025 01:36:05 PM
Amount: \$ 2,556.82

⑈063100688⑈ ⑆0001199636⑆ ⑆0000255682⑆

Check: 0 Amount: \$2,556.82 Date: 5/22/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/22/2025 01:27:58 PM
Amount: \$ 255.00

⑈063100688⑈ ⑆0001199636⑆ ⑆0000025500⑆

Check: 0 Amount: \$255.00 Date: 5/22/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/22/2025 01:30:05 PM
Amount: \$ 2,295.00

⑈063100688⑈ ⑆0001199636⑆ ⑆0000229500⑆

Check: 0 Amount: \$2,295.00 Date: 5/22/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/20/2025 10:36:00 AM
Amount: \$ 3,500.00

⑈063100688⑈ ⑆0001199636⑆ ⑆0000350000⑆

Check: 0 Amount: \$3,500.00 Date: 5/20/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/15/2025 01:20:19 PM
Amount: \$ 1,240.00

⑈063100688⑈ ⑆0001199636⑆ ⑆0000124000⑆

Check: 0 Amount: \$1,240.00 Date: 5/15/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/15/2025 01:41:15 PM
Amount: \$ 765.00

⑈063100688⑈ ⑆0001199636⑆ ⑆0000076500⑆

Check: 0 Amount: \$765.00 Date: 5/15/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 05/08/2025 11:37:26 AM
Amount: \$ 3,567.00

⑈063100688⑈ ⑆0001199636⑆ ⑆0000356700⑆

Check: 0 Amount: \$3,567.00 Date: 5/8/2025 Remote Capture Deposit

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317	CAPITAL CITY BANK	Check Number: 201
SERVPRO OF North Leon County		4/29/2025
Pay: ***** FIVE THOUSAND SIX DOLLARS AND 90/100 CENTS *****	**\$5,006.90**	
Memo: SERVPRO OF North Leon County 3841 Killlearn Court Suite B Tallahassee FL 32309	<i>San Rauld</i>	
⑈000201⑈ ⑆063100688⑆ ⑆0001199636⑆		

Check: 201 Amount: \$5,006.90 Date: 5/15/2025 Check 201

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317	CAPITAL CITY BANK	Check Number: 202
MARITA HELMA ZDROBA		4/30/2025
Pay: ***** TWO THOUSAND ONE HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS *****	**\$2,175.00**	
Memo: MARITA HELMA ZDROBA 180 NE 6 COURT DANIA BEACH FL 33004	<i>San Rauld</i>	
⑈000202⑈ ⑆063100688⑆ ⑆0001199636⑆		

Check: 202 Amount: \$2,175.00 Date: 5/2/2025 Check 202

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317	CAPITAL CITY BANK	Check Number: 203
TPAM		5/1/2025
Pay: ***** TWO THOUSAND TWO HUNDRED DOLLARS AND 00/100 CENTS *****	**\$2,200.00**	
Memo: TPAM PO BOX 12412 TALLAHASSEE FL 32317	<i>San Rauld</i>	
⑈000203⑈ ⑆063100688⑆ ⑆0001199636⑆		

Check: 203 Amount: \$2,200.00 Date: 5/1/2025 Check 203

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317	CAPITAL CITY BANK	Check Number: 204
PRO ROOFING		5/8/2025
Pay: ***** TEN THOUSAND DOLLARS AND 00/100 CENTS *****	**\$10,000.00**	
Memo: PRO ROOFING 4003 W. Pensacola Street Tallahassee FL 32304	<i>San Rauld</i>	
⑈000204⑈ ⑆063100688⑆ ⑆0001199636⑆		

Check: 204 Amount: \$10,000.00 Date: 5/8/2025 Check 204



e | statement

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

CAPITAL CITY BANK

Check Number: 205

5/5/2025

BROOKS BETTS

Pay: ***** TWO THOUSAND ONE HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS *****

Memo: BROOKS BETTS
13 DOVER STREET
TOMES RIVER NJ 08753

San Raul

1000205 063100688 10001199636

Check: 205 Amount: \$2,175.00 Date: 5/19/2025 Check 205

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

CAPITAL CITY BANK

Check Number: 206

5/7/2025

TPAM

Pay: ***** TWO HUNDRED EIGHTY EIGHT DOLLARS AND 46/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Raul

1000206 063100688 10001199636

Check: 206 Amount: \$288.46 Date: 5/8/2025 Check 206

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

CAPITAL CITY BANK

Check Number: 207

5/8/2025

TPAM

Pay: ***** THREE HUNDRED THIRTY EIGHT DOLLARS AND 29/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Raul

1000207 063100688 10001199636

Check: 207 Amount: \$338.29 Date: 5/8/2025 Check 207

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

CAPITAL CITY BANK

Check Number: 208

5/12/2025

TPAM

Pay: ***** ONE THOUSAND TWO HUNDRED TWENTY THREE DOLLARS AND 49/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Raul

1000208 063100688 10001199636

Check: 208 Amount: \$1,223.49 Date: 5/12/2025 Check 208

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

CAPITAL CITY BANK

Check Number: 209

5/14/2025

LLOYD ROOFING INC

Pay: ***** NINE THOUSAND TWENTY FIVE DOLLARS AND 00/100 CENTS *****

Memo: LLOYD ROOFING INC
1979 MARYLAND CIR
TALLAHASSEE FL 32303

San Raul

1000209 063100688 10001199636

Check: 209 Amount: \$9,025.00 Date: 5/30/2025 Check 209

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

CAPITAL CITY BANK

Check Number: 210

5/27/2025

TPAM

Pay: ***** EIGHT HUNDRED SIXTY SIX DOLLARS AND 25/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Raul

1000210 063100688 10001199636

Check: 210 Amount: \$866.25 Date: 5/27/2025 Check 210

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 05/13/2025

PAY TO BEN STOWELL, LLC \$ 60.00 DOLLARS

THE ORDER OF Sixty Dollars and Zero Cents

memo: inv: 4998

San Raul

100173 063100688 10001199636

Check: 100173 Amount: \$60.00 Date: 5/30/2025 Check 100173

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 05/21/2025

PAY TO PRO ROOFING \$ 2,432.50 DOLLARS

THE ORDER OF Two Thousand Four Hundred Thirty-Two Dollars and Fifty Cents

memo: inv: 5034

San Raul

100175 063100688 10001199636

Check: 100175 Amount: \$2,432.50 Date: 5/29/2025 Check 100175

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 05/21/2025

PAY TO BROWN PLUMBING OF TALLAHASSEE INC \$ 360.00 DOLLARS

THE ORDER OF Three Hundred Sixty Dollars and Zero Cents

memo: inv: 14802

San Raul

100176 063100688 10001199636

Check: 100176 Amount: \$360.00 Date: 5/29/2025 Check 100176

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: 5/31/2025

Run Date: 06/11/2025
Run Time: 06:39 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK		GL Account: 1011 - CCBG SPECIAL ASSESSMENTS	
Bank Statement Balance	\$347.18	Account Balance	\$747.18
GL Account Balance	\$747.18	+ Uncleared Payments	\$0.00
Difference	(\$400.00)	- Uncleared Deposits	\$400.00
		Reconciling Balance	\$347.18
		- Statement Balance	\$347.18
		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



e|statement

[Capital City Bank OnLine](#)

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

Date 5/30/25
Primary Account

Page 1
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	5/01/25 thru 6/01/25
Previous Balance	362.15	Days in this Statement Period	32
Deposits/Credits	.00	Avg Ledger Balance	362.15
Checks/Debits	.00	Avg Collected Balance	362.15
Service Charges	15.00	Interest Earned	.03
Interest Paid	.03	Annual Percentage Yield Earned	0.09%
Ending Balance	347.18	2025 Interest Paid	.16

SERVICE CHARGE BREAKDOWN

*SC DETAIL-MAINTENANCE FEE	15.00
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DEPOSITS AND OTHER CREDITS

Date	Description	Amount
5/31	INTEREST DEPOSIT	.03



**Capital City
Bank**

e|statement

[Capital City Bank OnLine](#)

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

Date 5/30/25
Primary Account

Page 2
XXXXXXXX4640

MONEY MARKET BUSINESS

XXXXXXXX4640 (Continued)

OTHER DEBITS

Date	Description	Amount
5/30	SERVICE CHARGE	15.00-

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
5/01	362.15	5/30	347.15	5/31	347.18

INTEREST RATE SUMMARY

Date	Rate
4/30	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.

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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.

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- 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.
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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.

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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: 5/31/2025

Run Date: 06/11/2025
Run Time: 06:39 PM

Reconciliation Summary: FIRST COMM - FIRST COMMERCE			GL Account: 1030 - FCCU-RESERVE	
CREDIT UNION				
Bank Statement Balance	\$264.17	Account Balance		\$264.17
GL Account Balance	\$264.17	+ Uncleared Payments		\$0.00
Difference	\$0.00	- Uncleared Deposits		\$0.00
		Reconciling Balance		\$264.17
		- Statement Balance		\$264.17
		Difference		\$0.00

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

RESERVE ACCOUNT

Last Updated: June 10, 2025 9:22 AM

0000240967-S00

Account Info

\$259.17

Available Balance

Transactions

Details & Settings

(optional)



Search transactions

Date

Description

Amount

MAR 31
2025



Annual Percentage Yield Earned Based...
Income

\$0.08
\$264.17



DEC 31



Annual Percentage Yield Earned Based...

\$0.08



**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**
CHECK REGISTER - SUMMARY
START: 05/01/2025 | END: 05/31/2025

Run Date: 06/11/2025
Run Time: 06:39 PM

Total: \$0.00

AP Distribution To GL

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

Start: 05/01/2025 | End: 05/31/2025

Run Date: 06/11/2025

Run Time: 06:39 PM

* Indicates change post paid

Invoice Expense Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
1630 PRE-PAID EXPENSES	05/05/2025	570177	AGILE	AGILE - AGILE PREMIUM FINANCE	05052025	AGILE PREMIUMFINPAYMENTS CCD 23954971	\$1,876.88
						Account Total:	\$1,876.88
6340 LATE FEES/SERVICE CHARGES	05/30/2025	577396	TPAM	TPAM - TPAM	19587	COLLECT ADMIN FEE	\$30.00
						Account Total:	\$30.00
7360 MANAGEMENT FEES	05/01/2025	555101	TPAM	TPAM - TPAM	19121	MAY MANAGEMENT FEES	\$2,200.00
						Account Total:	\$2,200.00
7361 MANAGMENT SOFTWARE	05/31/2025	579398	TPAM	TPAM - TPAM	19603	MAY ANCILLARY CHARGES	\$125.00
						Account Total:	\$125.00
7380 OFFICE EXPENSE - GENERAL	05/02/2025	562879	TPAM	TPAM - TPAM	19243	TPAM SALES	\$2.59
	05/31/2025	579398	TPAM	TPAM - TPAM	19603	MAY ANCILLARY CHARGES	\$222.72
						Account Total:	\$225.31
8230 CLEANING/JANITORIAL	05/05/2025	569973	BENST	BENST - BEN STOWELL, LLC	4998		\$60.00
	05/27/2025	575267	TPAM	TPAM - TPAM	19441	TPAM MAINT	\$866.25
						Account Total:	\$926.25
8240 PLUMBING MAINTENANCE	05/20/2025	572382	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	14862		\$360.00
						Account Total:	\$360.00
8250 ROOF REPAIRS	05/07/2025	575510	PRO	PRO - PRO ROOFING	3635		\$1,955.75
	05/07/2025	572383	PRO	PRO - PRO ROOFING	3634		\$2,432.50
						Account Total:	\$4,388.25
8260 FERTILIZATION/PEST CONTROL	05/16/2025	575305	OR1200	OR1200 - ORKIN EXTERMINATING,INC.	05162025	ORKIN ORKIN PESTWEB 9663400	\$167.70
						Account Total:	\$167.70
8280 MAINTENANCE LABOR & SUPPLIES	05/02/2025	562879	TPAM	TPAM - TPAM	19243	TPAM SALES	\$225.00
	05/06/2025	565357	TPAM	TPAM - TPAM	19310	TPAM SALES	\$110.70
* 05/12/2025	568727	TPAM	TPAM - TPAM	19396	TPAM MAINT		\$1,223.49

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
	05/14/2025	570179	LRI	LRI - LLOYD ROOFING INC	8689-1	Unit 232	\$9,025.00
	05/23/2025	575511	TRU	TRU - TRUEVOLT ELECTRIC SERVICES, INC	8272		\$155.00
Account Total:							\$10,739.19
8670 LANDSCAPE CONTRACT	05/01/2025	569972	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	3261		\$787.50
Account Total:							\$787.50
8930 POOL MAINTENANCE	05/12/2025	570178	DLDEPT	DLDEPT - FLORIDA DEPT OF HEALTH IN DUVAL COUNTY	05122025	DOH-EH DOH EH OnlCCD 17039875	\$250.35
Account Total:							\$250.35
9620 UTILITIES	05/13/2025	569309	COT1	COT1 - CITY OF TALLAHASSEE	051325	CONF#1879211131	\$4,376.90
Account Total:							\$4,376.90
9635 GARBAGE/RECYCLE	05/20/2025	575509	MAR	MAR - MARPAN SUPPLY CO, INC	1796604		\$128.87
Account Total:							\$128.87
9945 INSURANCE ROOF REPAIRS	05/05/2025	563444	CDVBB	CDVBB - BROOKS BETTS	5.5.25	Stairwell work	\$2,175.00
Account Total:							\$2,175.00
Section Total:							\$28,757.20

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	05/01/2025	561199	TPAM	TPAM - TPAM	203	MAY MANAGEMENT FEES	\$2,200.00
	05/05/2025	563445	CDVBB	CDVBB - BROOKS BETTS	205	Stairwell work	\$2,175.00
	05/05/2025	570177	AGILE	AGILE - AGILE PREMIUM FINANCE	ONLINE ACH	AGILE PREMIUMFINPAYMENTS CCD 23954971	\$1,876.88
	05/05/2025	563439	PRO	PRO - PRO ROOFING	204	ROOF WORK ON UNIT 202	\$10,000.00
	05/07/2025	566848	TPAM	TPAM - TPAM	206	APRIL ANCILLARY CHARGES	\$288.46
	05/08/2025	567870	TPAM	TPAM - TPAM	207	TPAM SALES	\$227.59
	05/08/2025	567870	TPAM	TPAM - TPAM	207	TPAM SALES	\$110.70
	05/12/2025	570178	DLDEPT	DLDEPT - FLORIDA	ONLINE ACH	DOH-EH DOH EH	\$250.35

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number	Reference	Amount
				DEPT OF HEALTH IN DUVAL COUNTY		OnlCCD 17039875	
	05/12/2025	568804	TPAM	TPAM - TPAM	208	TPAM MAINT	\$1,223.49
	05/13/2025	569974	BENST	BENST - BEN STOWELL, LLC	100173		\$60.00
	05/13/2025	569309	COT1	COT1 - CITY OF TALLAHASSEE	ONLINE ACH	CONF#1879211131	\$4,376.90
	05/13/2025	569975	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	100174		\$787.50
	05/14/2025	570181	LRI	LRI - LLOYD ROOFING INC	209	Unit 232	\$9,025.00
	05/16/2025	575305	OR1200	OR1200 - ORKIN EXTERMINATING,INC.	ONLINE ACH	ORKIN ORKIN PESTWEB 9663400	\$167.70
	05/21/2025	573452	PRO	PRO - PRO ROOFING	100175		\$2,432.50
	05/21/2025	573453	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	100176		\$360.00
	05/27/2025	575342	TPAM	TPAM - TPAM	210	TPAM MAINT	\$866.25
	05/28/2025	576504	MAR	MAR - MARPAN SUPPLY CO, INC	100177		\$128.87
	05/28/2025	576505	PRO	PRO - PRO ROOFING	100178		\$1,955.75
	05/28/2025	576506	TRU	TRU - TRUEVOLT ELECTRIC SERVICES, INC	100179		\$155.00
	05/30/2025	577793	TPAM	TPAM - TPAM	211	COLLECT ADMIN FEE	\$30.00
						Account Total:	\$38,697.94
3010 ACCOUNTS PAYABLE							
	05/31/2025	579398	TPAM	TPAM - TPAM		MAY ANCILLARY CHARGES	\$347.72
						Account Total:	\$347.72
						Section Total:	\$39,045.66

**CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
GENERAL LEDGER DETAIL**

Run Date: 06/11/2025
Run Time: 06:39 PM

As of: Start: 05/01/2025 | End: 05/31/2025

Account	Balance Forward	Debits	Credits	Ending Balance
1010 CCBG OPERATING	\$23,605.25	\$38,241.66	\$39,317.94	\$22,528.97
1011 CCBG SPECIAL ASSESSMENTS	\$762.15	\$0.03	\$15.00	\$747.18
1030 FCCU-RESERVE	\$264.09	\$0.08	\$0.00	\$264.17
1100 TRANSFER	(\$145.00)	\$0.00	\$500.00	(\$645.00)
1310 ACCOUNTS RECEIVABLE	\$21,916.33	\$33,777.16	\$36,137.67	\$19,555.82
1315 SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25	\$0.00	\$0.00	\$3,700.25
1320 RESERVE FUND	(\$6,005.26)	\$0.00	\$0.00	(\$6,005.26)
1630 PRE-PAID EXPENSES	\$2,015.80	\$1,876.88	\$1,876.88	\$2,015.80
3010 ACCOUNTS PAYABLE	(\$35,248.46)	\$32,026.11	\$22,085.37	(\$25,307.72)
3310 PREPAID OWNER ASSESSMENTS	(\$20,589.13)	\$6,531.64	\$8,968.67	(\$23,026.16)
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	(\$32,900.00)	\$0.00	\$32,900.00	(\$65,800.00)
6340 LATE FEES/SERVICE CHARGES	(\$189.93)	\$363.04	\$272.16	(\$99.05)
6390 BANK INTEREST INCOME	(\$0.03)	\$0.00	\$0.11	(\$0.14)
6400 ALLOWANCE FOR BAD DEBT	\$190.00	\$0.00	\$0.00	\$190.00
7025 INSURANCE GENERAL	\$5,588.80	\$1,876.88	\$0.00	\$7,465.68
7310 BANK CHARGES	\$0.00	\$30.00	\$0.00	\$30.00
7360 MANAGEMENT FEES	\$2,200.00	\$2,200.00	\$0.00	\$4,400.00
7361 MANAGMENT SOFTWARE	\$125.00	\$125.00	\$0.00	\$250.00
7380 OFFICE EXPENSE - GENERAL	\$197.93	\$225.31	\$0.00	\$423.24
8230 CLEANING/JANITORIAL	\$146.14	\$926.25	\$0.00	\$1,072.39
8240 PLUMBING MAINTENANCE	\$251.68	\$360.00	\$0.00	\$611.68
8250 ROOF REPAIRS	\$0.00	\$4,388.25	\$0.00	\$4,388.25
8260 FERTILIZATION/PEST CONTROL	\$167.70	\$167.70	\$0.00	\$335.40
8280 MAINTENANCE LABOR & SUPPLIES	\$10,205.65	\$10,739.19	\$0.00	\$20,944.84
8670 LANDSCAPE CONTRACT	\$787.50	\$787.50	\$0.00	\$1,575.00
8930 POOL MAINTENANCE	\$0.00	\$250.35	\$0.00	\$250.35
9620 UTILITIES	\$3,841.15	\$4,376.90	\$0.00	\$8,218.05
9635 GARBAGE/RECYCLE	\$128.87	\$128.87	\$0.00	\$257.74
9945 INSURANCE ROOF REPAIRS	\$2,175.00	\$2,675.00	\$0.00	\$4,850.00
Total:	\$0.00	\$142,073.80	\$142,073.80	\$0.00