

JUNE 2025 CHATEAU DEVILLE FINANCIAL STATEMENTS

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

Friday, July 11, 2025

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

Run Date: 07/11/2025
Run Time: 11:50 AM

BALANCE SHEET
As of: 06/30/2025

Assets

Account #	Account Name	Total
1010	CCBG OPERATING	\$22,265.91
1011	CCBG SPECIAL ASSESSMENTS	\$732.18
1030	FCCU-RESERVE	\$264.17
1100	TRANSFER	(\$645.00)
1310	ACCOUNTS RECEIVABLE	\$22,584.57
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25
1320	RESERVE FUND	(\$6,005.26)
1630	PRE-PAID EXPENSES	(\$3,573.00)
	TOTAL ASSETS	\$39,323.82

Liabilities

Account #	Account Name	Total
3010	ACCOUNTS PAYABLE	\$318.99
3310	PREPAID OWNER ASSESSMENTS	\$21,408.95
3315	ACCRUED EXPENSES	\$1,759.02
	TOTAL LIABILITIES	\$23,486.96

Equity

Account #	Account Name	Total
5010	PRIOR YEARS EQUITY	\$6,392.46
	Current Year Net Income/(Loss)	\$9,444.40
	TOTAL EQUITY	\$15,836.86
	TOTAL LIABILITIES AND EQUITY	\$39,323.82

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 07/11/2025
Run Time: 11:50 AM

INCOME STATEMENT

Start: 06/01/2025 | End: 06/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
6310 ASSESSMENT INCOME	32,907.26	32,900.00	7.26	98,707.26	98,700.00	7.26	394,800.00
6340 LATE FEES/SERVICE CHARGES	282.73	0.00	282.73	381.78	0.00	381.78	0.00
6390 BANK INTEREST INCOME	0.00	0.00	0.00	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	33,189.99	32,900.00	289.99	98,899.18	98,700.00	199.18	394,800.00
Total Income	33,189.99	32,900.00	289.99	98,899.18	98,700.00	199.18	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	7,465.68	9,000.00	1,534.32	14,931.36	27,000.00	12,068.64	108,000.00
7030 ACCOUNTING/TAX PREP	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
7040 LICENSE AND TAXES	0.00	34.00	34.00	0.00	102.00	102.00	408.00
Corporate Expense Total	7,465.68	9,200.67	1,734.99	14,931.36	27,663.26	12,731.90	110,469.25
General & Administrative							
7310 BANK CHARGES	30.00	17.08	(12.92)	60.00	51.24	(8.76)	205.00
7340 WEBSITE/DOMAIN	0.00	12.00	12.00	0.00	36.00	36.00	144.00
7350 LEGAL/PROFESSIONAL	4,867.00	375.00	(4,492.00)	4,867.00	1,125.00	(3,742.00)	4,500.00
7360 MANAGEMENT FEES	2,200.00	2,200.00	0.00	6,600.00	6,600.00	0.00	26,400.00
7361 MANAGMENT SOFTWARE	125.00	130.00	5.00	375.00	390.00	15.00	1,560.00
7380 OFFICE EXPENSE - GENERAL	248.99	130.00	(118.99)	672.23	390.00	(282.23)	1,560.00
General & Administrative Total	7,470.99	2,864.08	(4,606.91)	12,574.23	8,592.24	(3,981.99)	34,369.00
Maintenance & Operating							
8230 CLEANING/JANITORIAL	2,290.00	2,000.00	(290.00)	3,362.39	6,000.00	2,637.61	24,000.00
8240 PLUMBING MAINTENANCE	451.50	600.00	148.50	1,063.18	1,800.00	736.82	7,200.00
8250 ROOF REPAIRS	1,156.25	5,200.00	4,043.75	5,544.50	15,600.00	10,055.50	62,400.00
8260 FERTILIZATION/PEST CONTROL	167.70	150.00	(17.70)	503.10	450.00	(53.10)	1,800.00
8265 TERMITE BOND	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
8270 LIGHT MAINTENANCE (MAINT)	0.00	350.00	350.00	0.00	1,050.00	1,050.00	4,200.00
8280 MAINTENANCE LABOR & SUPPLIES	2,893.41	500.00	(2,393.41)	23,838.25	1,500.00	(22,338.25)	6,000.00
Maintenance & Operating Total	6,958.86	9,050.00	2,091.14	34,311.42	27,150.00	(7,161.42)	108,600.00
Landscape Expense							
8670 LANDSCAPE CONTRACT	787.50	850.00	62.50	2,362.50	2,550.00	187.50	10,200.00
8672 LANDSCAPE MAINTENANCE - GENERAL	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
Landscape Expense Total	787.50	1,350.00	562.50	2,362.50	4,050.00	1,687.50	16,200.00
Pool Expense							
8930 POOL MAINTENANCE	3,125.00	1,100.00	(2,025.00)	3,375.35	3,300.00	(75.35)	13,200.00
Pool Expense Total	3,125.00	1,100.00	(2,025.00)	3,375.35	3,300.00	(75.35)	13,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
9620 UTILITIES	6,181.70	5,500.00	(681.70)	18,942.55	16,500.00	(2,442.55)	66,000.00
9635 GARBAGE/RECYCLE	128.87	128.87	0.00	386.61	386.61	0.00	1,546.44
Utilities Total	6,310.57	5,628.87	(681.70)	19,329.16	16,886.61	(2,442.55)	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	(2,279.24)	0.00	2,279.24	2,570.76	0.00	(2,570.76)	0.00
Reserve Contributions Total	(2,279.24)	0.00	2,279.24	2,570.76	0.00	(2,570.76)	728,151.00
Total Expense	29,839.36	29,193.62	(645.74)	89,454.78	87,642.11	(1,812.67)	1,078,535.69
Net Income	3,350.63	3,706.38	(355.75)	9,444.40	11,057.89	(1,613.49)	(683,735.69)

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

Run Date: 07/11/2025
Run Time: 11:50 AM

As of: 06/30/2025

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
128CDV1	128	JOSEPH CROSBY 2020 CONTINENTAL AVE 128	COLLECTION S ITF	\$442.80	\$350.00	\$409.71	\$6,186.24	\$7,388.75
208CDV1	208	NOELLE & EDDIE PONTON 2020 CONTINENTAL AVE 208	COLLECTION S ITF	\$455.26	\$350.00	\$395.12	\$3,779.60	\$4,979.98
215CDV1	215	GEORGES BARBEROUSSE 2020 CONTINENTAL AVE 215	COLLECTION S ITL	\$411.50	\$350.00	\$373.24	\$1,444.67	\$2,579.41
141CDV1	141	TAMEKA RENA GERMAN 2020 CONTINENTAL AVE 141	COLLECTION S ITL	\$395.48	\$350.00	\$365.23	\$849.84	\$1,960.55
223CDV1	223	MICHAEL ADAMS 2020 CONTINENTAL AVE 223	COLLECTION S ITL	\$390.36	\$350.00	\$362.67	\$670.70	\$1,773.73
138CDV1	138	RICHARD FAIL & TIFFANIE RADNEY 2020 CONTINENTAL AVE 138	COLLECTION S-ALLIANCE	\$389.61	\$350.00	\$362.30	\$646.86	\$1,748.77
101CDV1	101	MARK DAHLEY 2020 CONTINENTAL AVE 101	PREP FOR NOLA	\$383.43	\$365.00	\$359.21	\$298.53	\$1,406.17
212CDV1	212	RASHAD K STINSON 2020 CONTINENTAL AVE 212	PREP FOR NOLA	\$364.79	\$0.00	\$5.01	\$0.00	\$369.80
150CDV1	150	MAGDALENA EWA BABIARZ 2020 CONTINENTAL AVE 150		\$353.93	\$0.00	\$5.01	\$3.65	\$362.59
120CDV1	120	VICKIE KIME 2020 CONTINENTAL AVE 120		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
125CDV1	125	MICHAEL SCOTT RASKU 2020 CONTINENTAL AVE 125		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
131CDV1	131	MIGUEL GRANSUALL 2020 CONTINENTAL AVE 131		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
140CDV1	140	ASHLYN BURR 2020 CONTINENTAL AVE 140		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
148CDV1	148	RYAN JOHNSTON 2020 CONTINENTAL AVE 148		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
232CDV1	232	CASA BIANCA INVESTORS LLC 2020 CONTINENTAL AVE 232		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
239CDV1	239	ARMANDO A DE SEQUIERA 2020 CONTINENTAL AVE 239		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
206CDV1	206	BROOKS BETTS 2020 CONTINENTAL AVE 206		\$319.11	\$0.00	\$0.00	\$0.00	\$319.11
233CDV1	233	AJEM ENTERPRISES LLC 2020 CONTINENTAL AVE 233	PREP FOR NOLA	\$277.30	\$0.00	\$3.65	\$3.65	\$284.60
150CDV1	150	TODD & MONICA SONTAG (*) 2020 CONTINENTAL AVE 150		\$0.00	\$0.00	\$0.00	\$255.00	\$255.00
219CDV1	219	ZAINABU RUMALA 2020 CONTINENTAL AVE 219	PREP FOR NOLA	\$96.13	\$15.00	\$6.27	\$7.45	\$124.85
119CDV1	119	CHATEAU DEVELOPER 2020 CONTINENTAL AVE 119		\$97.74	\$0.00	\$0.00	\$0.00	\$97.74
123CDV1	123	CHATEAU DEVELOPER 2020 CONTINENTAL AVE 123		\$97.74	\$0.00	\$0.00	\$0.00	\$97.74
105CDV1	105	TUS NUA LLC 2020 CONTINENTAL AVE 105		\$30.43	\$0.00	\$0.00	\$0.00	\$30.43
201CDV1	201	GASFORD GOLAUUB 2020 CONTINENTAL AVE 201		\$11.99	\$0.00	\$0.00	\$0.00	\$11.99
209CDV1	209	CASSAUNDRA BEARD 2020 CONTINENTAL AVE 209		\$0.00	\$0.00	\$0.00	\$8.54	\$8.54
Community Total				\$7,002.67	\$2,480.00	\$2,647.42	\$14,154.73	\$26,284.82

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
03 - COLLECTIONS RECEIVABLE	1310	\$30.00	\$30.00	\$0.00	\$575.00	\$635.00
04 - Interest Fee	1310	\$495.93	\$0.00	\$197.42	\$1,163.83	\$1,857.18
A1 - Assessment	1310	\$6,476.74	\$2,450.00	\$2,450.00	\$8,715.65	\$20,092.39
S2 - SPECIAL ASSESSMENT	1315	\$0.00	\$0.00	\$0.00	\$3,700.25	\$3,700.25
Grand Total:		\$7,002.67	\$2,480.00	\$2,647.42	\$14,154.73	\$26,284.82

Account#	Account Description	Delinquency Amount
1310	ACCOUNTS RECEIVABLE	\$22,584.57
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25
Total:		\$26,284.82

Total Number of Homes: 25

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 07/11/2025
Run Time: 11:50 AM

PREPAID OWNERS

As of: 06/30/2025

Owner	Address	Account #	Lot #		Prepaid Balance
PAUL W. & BETTY H. GODFREY	2020 CONTINENTAL AVE 102	102CDV1	102	PP - General	\$9,905.00
				Total	\$9,905.00
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	\$477.50
				Total	\$477.50
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
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
TERENCE MCGINN	2020 CONTINENTAL AVE 143	143CDV1	143	PP - General	\$350.00
				Total	\$350.00
SAMANTHA SHAW	2020 CONTINENTAL AVE 144	144CDV1	144	PP - General	\$350.00
				Total	\$350.00
CHARLES SHEPPARD	2020 CONTINENTAL AVE 203	203CDV1	203	PP - General	\$527.00
				Total	\$527.00
ALAN JESSE MORATO	2020 CONTINENTAL AVE 204	204CDV1	204	PP - General	\$350.00
				Total	\$350.00
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
LINDA WILKINSON	2020 CONTINENTAL AVE 226	226CDV1	226	PP - General	\$348.64
				Total	\$348.64
BARVENSKY ESTATES LLC	2020 CONTINENTAL AVE 227	227CDV1	227	PP - General	\$629.64
				Total	\$629.64
LINDA WILLIAMS	2020 CONTINENTAL AVE 228	228CDV1	228	PP - General	\$477.50
				Total	\$477.50
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	\$1,495.10
				Total	\$1,495.10
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	\$700.00
				Total	\$700.00
DARYL PRICE	2020 CONTINENTAL AVE 242	242CDV1	242	PP - General	\$60.78
				Total	\$60.78
				PP - General	\$21,408.95
				Total	\$21,408.95

Aged Open Items

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

As of: 06/30/2025

Run Date: 07/11/2025

Run Time: 11:50 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
600515	TPAM-TPAM 7380 OFFICE EXPENSE - GENERAL	19991	6/30/2025	\$318.99	\$0.00	\$0.00	\$0.00
Total				\$318.99	\$0.00	\$0.00	\$0.00

Grand Total \$318.99

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 6/30/2025**

Run Date: 07/11/2025
Run Time: 11:50 AM

Reconciliation Summary: CCB - CAPITAL CITY BANK				GL Account: 1010 - CCBG OPERATING	
Bank Statement Balance	\$33,115.23	Account Balance		\$22,265.91	
GL Account Balance	\$22,265.91	+ Uncleared Payments		\$13,249.32	
Difference	\$10,849.32	- Uncleared Deposits		\$2,400.00	
		Reconciling Balance		\$33,115.23	
		- Statement Balance		\$33,115.23	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference		Status	Deposits	Payments
100185	6/30/2025	AR 600546	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	6/30/2025	AR 600716	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	6/30/2025	AR 600817	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	6/30/2025	601329	PREPO - PREMIER POOLS OF TALLA...	Uncleared	0.00	675.00
100186	6/30/2025	601330	PRSL - PRISTINE RATTLING SERVI...	Uncleared	0.00	787.50
100187	6/30/2025	601331	MAR - MARPAN SUPPLY CO, INC	Uncleared	0.00	128.87
ONLINE ACH	6/30/2025	AP 609367	COT1 - CITY OF TALLAHASSEE	Uncleared	0.00	6,181.70
220	6/29/2025	AR 599986	Cash Receipts - Direct Debit	Uncleared	700.00	0.00
	6/27/2025	AR 598750	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	6/25/2025	AP 597398	ALA - ANTHONY LASSETER	Uncleared	0.00	1,280.00
	6/24/2025	596739	PRO - PRO ROOFING	Uncleared	0.00	1,156.25
100184	6/24/2025	596740	PREPO - PREMIER POOLS OF TALLA...	Uncleared	0.00	2,450.00
100180	6/13/2025	592028	BENST - BEN STOWELL, LLC	Uncleared	0.00	190.00
	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					\$2,400.00	\$13,249.32



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[Capital City Bank OnLine](#)

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

Date 6/30/25
Primary Account

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CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS	Images	20
Account Number XXXXXX9636	Statement Dates	6/02/25 thru 6/30/25
Previous Balance 21,897.21	Days in this Statement Period	29
20 Deposits/Credits 57,608.28	Avg Ledger Balance	35,128.82
18 Checks/Debits 46,390.26	Avg Collected Balance	35,128.82
Service Charges .00		
Interest Paid .00		
Ending Balance 33,115.23		

DEPOSITS AND OTHER CREDITS

Date	Description	CREDIT	CCD	Amount
6/04	PAYLEASE.COM 427910985	CREDIT	CCD	700.00
6/05	PAYLEASE.COM 428354502	CREDIT	CCD	2,290.00
6/05	PAYLEASE.COM 428642621	CREDIT	CCD	700.00
6/06	PAYLEASE.COM 428858603	CREDIT	CCD	1,406.00



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Capital City Bank OnLine

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

Date 6/30/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

xxxxxxx9636 (Continued)

DEPOSITS AND OTHER CREDITS

Date	Description			Amount
6/06	PAYLEASE.COM CREDIT CCD 429096804			544.08
6/09	PAYLEASE.COM CREDIT CCD 429193757			9,100.00
6/09	PAYLEASE.COM CREDIT CCD 429336300			700.00
6/09	REMOTE CAPTURE DEPOSIT			2,100.00
6/12	PAYLEASE.COM CREDIT CCD 429793240			705.01
6/13	REMOTE CAPTURE DEPOSIT			1,495.00
6/17	DEPOSIT			27,279.24
6/18	REMOTE CAPTURE DEPOSIT			1,755.01
6/18	REMOTE CAPTURE DEPOSIT			1,646.74
6/18	REMOTE CAPTURE DEPOSIT			87.20
6/20	REMOTE CAPTURE DEPOSIT			1,400.00
6/23	PAYLEASE.COM CREDIT CCD 430315948			1,400.00
6/25	PAYLEASE.COM CREDIT CCD 430479501			700.00
6/26	PAYLEASE.COM CREDIT CCD 430555847			1,055.00
6/27	PAYLEASE.COM CREDIT CCD 430638438			350.00
6/27	REMOTE CAPTURE DEPOSIT			2,195.00

OTHER DEBITS

Date	Description			Amount
6/05	AGILE PREMIUMFINPAYMENTS CCD 24541491			1,876.88-
6/10	PAYLEASE.COM REV2ZEGO CCD 429627055			350.00-
6/13	CITY OF TALL-UTLBILLPAY PPD			4,542.80-
6/18	ORKIN ORKIN PESTWEB			167.70-
6/25	7694969 TREASURY MGMT SERVICE CHARGES			15.00-



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Capital City Bank OnLine

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

Date 6/30/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
6/04	211	30.00	6/23	218	1,050.00
6/02	212	2,200.00	6/24	219	148.41
6/05	213	347.72	6/05	100174*	787.50
6/09	214	1,050.00	6/09	100178*	1,955.75
6/17	215	1,550.00	6/24	100181*	67.00
6/23	216	25,000.00	6/30	100182	4,800.00
6/30	217	451.50			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
6/02	19,697.21	6/12	31,544.45	6/24	34,081.73
6/04	20,367.21	6/13	28,496.65	6/25	34,766.73
6/05	20,345.11	6/17	54,225.89	6/26	35,821.73
6/06	22,295.19	6/18	57,547.14	6/27	38,366.73
6/09	31,189.44	6/20	58,947.14	6/30	33,115.23
6/10	30,839.44	6/23	34,297.14		

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



e | statement

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 06/27/2025 12:34:12 PM
Amount: \$ 2,195.00

⑆06⑆⑆00688⑆⑆000⑆⑆99636⑆⑆⑆⑆⑆⑆00002⑆9500⑆

Check: 0 Amount: \$2,195.00 Date: 6/27/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 06/20/2025 03:18:46 PM
Amount: \$ 1,400.00

⑆06⑆⑆00688⑆⑆000⑆⑆99636⑆⑆⑆⑆⑆⑆0000⑆40000⑆

Check: 0 Amount: \$1,400.00 Date: 6/20/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 06/18/2025 10:29:50 AM
Amount: \$ 1,646.74

⑆06⑆⑆00688⑆⑆000⑆⑆99636⑆⑆⑆⑆⑆⑆0000⑆674⑆

Check: 0 Amount: \$1,646.74 Date: 6/18/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 06/18/2025 10:26:12 AM
Amount: \$ 87.20

⑆06⑆⑆00688⑆⑆000⑆⑆99636⑆⑆⑆⑆⑆⑆00000008720⑆

Check: 0 Amount: \$87.20 Date: 6/18/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 06/18/2025 10:22:51 AM
Amount: \$ 1,755.01

⑆06⑆⑆00688⑆⑆000⑆⑆99636⑆⑆⑆⑆⑆⑆0000⑆7550⑆

Check: 0 Amount: \$1,755.01 Date: 6/18/2025 Remote Capture Deposit

Credit		DDA Deposit	
Bank:	CAPITAL CITY BANK	Date/Time:	6/17/2025 1:19 PM
Branch #:	1	Workstation:	PKW-CUSRV01
Branch Name:	APALACHEE PARKWAY OFFICE	HIN #:	92594105000098
Teller ID:	U05TAWILL	Owner:	CHATEAU DE VILLE OF TA
Drawer #:	103		
Trans #:	4		
Misc:	Trn Deposit,		

SUBSTITUTE IMAGE / VIRTUAL DOCUMENT

AUXILIARY	R/T	ACCOUNT	PC/TC	AMOUNT
	063100688	10001199636	31	\$27,279.24

Check: 0 Amount: \$27,279.24 Date: 6/17/2025 Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 06/13/2025 12:17:36 PM
Amount: \$ 1,495.00

⑆06⑆⑆00688⑆⑆000⑆⑆99636⑆⑆⑆⑆⑆⑆0000⑆49500⑆

Check: 0 Amount: \$1,495.00 Date: 6/13/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 06/09/2025 12:01:43 PM
Amount: \$ 2,100.00

⑆06⑆⑆00688⑆⑆000⑆⑆99636⑆⑆⑆⑆⑆⑆0000⑆210000⑆

Check: 0 Amount: \$2,100.00 Date: 6/9/2025 Remote Capture Deposit

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317		CAPITAL CITY BANK	Check Number: 211
5/30/2025			
TPAM	***** THIRTY DOLLARS AND 00/100 CENTS *****		
Pay:	** \$30.00 **		
Memo:	TPAM PO BOX 12412 TALLAHASSEE FL 32317		
⑆000211⑆⑆063100688⑆⑆10001199636⑆		AUTHORIZED SIGNATURE: <i>San Red in</i>	

Check: 211 Amount: \$30.00 Date: 6/4/2025 Check 211

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317		CAPITAL CITY BANK	Check Number: 212
5/30/2025			
TPAM	***** TWO THOUSAND TWO HUNDRED DOLLARS AND 00/100 CENTS *****		
Pay:	** \$2,200.00 **		
Memo:	TPAM PO BOX 12412 TALLAHASSEE FL 32317		
⑆000212⑆⑆063100688⑆⑆10001199636⑆		AUTHORIZED SIGNATURE: <i>San Red in</i>	

Check: 212 Amount: \$2,200.00 Date: 6/2/2025 Check 212

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317		CAPITAL CITY BANK	Check Number: 213
6/4/2025			
TPAM	***** THREE HUNDRED FORTY SEVEN DOLLARS AND 72/100 CENTS *****		
Pay:	** \$347.72 **		
Memo:	TPAM PO BOX 12412 TALLAHASSEE FL 32317		
⑆000213⑆⑆063100688⑆⑆10001199636⑆		AUTHORIZED SIGNATURE: <i>San Red in</i>	

Check: 213 Amount: \$347.72 Date: 6/5/2025 Check 213

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317		CAPITAL CITY BANK	Check Number: 214
6/9/2025			
TPAM	***** ONE THOUSAND FIFTY DOLLARS AND 00/100 CENTS *****		
Pay:	** \$1,050.00 **		
Memo:	TPAM PO BOX 12412 TALLAHASSEE FL 32317		
⑆000214⑆⑆063100688⑆⑆10001199636⑆		AUTHORIZED SIGNATURE: <i>San Red in</i>	

Check: 214 Amount: \$1,050.00 Date: 6/9/2025 Check 214



e | statement

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317
Check Number: 215
6/13/2025
Pay: MARITA HELMA ZDROBA
***** ONE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND 00/100 CENTS *****
Memo: MARITA HELMA ZDROBA
180 NE 6 COURT
DANIA BEACH FL 33004
** \$1,550.00 **
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 215 Amount: \$1,550.00 Date: 6/17/2025 Check 215

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317
Check Number: 216
6/18/2025
Pay: PRO ROOFING
***** TWENTY FIVE THOUSAND DOLLARS AND 00/100 CENTS *****
Memo: PRO ROOFING
4003 W. Pensacola Street
Tallahassee FL 32304
** \$25,000.00 **
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 216 Amount: \$25,000.00 Date: 6/23/2025 Check 216

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317
Check Number: 217
6/30/2025
Pay: JOHN AND KAREN DUBRAVEC
***** FOUR HUNDRED FIFTY ONE DOLLARS AND 50/100 CENTS *****
Memo: JOHN AND KAREN DUBRAVEC
** \$451.50 **
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 217 Amount: \$451.50 Date: 6/30/2025 Check 217

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317
Check Number: 218
6/23/2025
Pay: TPAM
***** ONE THOUSAND FIFTY DOLLARS AND 00/100 CENTS *****
Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317
** \$1,050.00 **
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 218 Amount: \$1,050.00 Date: 6/23/2025 Check 218

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE FL 32317
Check Number: 219
6/24/2025
Pay: TPAM
***** ONE HUNDRED FORTY EIGHT DOLLARS AND 41/100 CENTS *****
Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317
** \$148.41 **
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 219 Amount: \$148.41 Date: 6/24/2025 Check 219

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100174
DATE: 05/13/2025
PAY TO: PRISTINE RATTLING SERVICES LLC
THE ORDER OF: Seven Hundred Eighty-Seven Dollars and Fifty Cents
\$ 787.50 DOLLARS
memo: Inv: 8881
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 100174 Amount: \$787.50 Date: 6/5/2025 Check 100174

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100178
DATE: 05/28/2025
PAY TO: PRO ROOFING
THE ORDER OF: One Thousand Nine Hundred Fifty-Five Dollars and Seventy-Five Cents
\$ 1,955.75 DOLLARS
memo: Inv: 3635
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 100178 Amount: \$1,955.75 Date: 6/9/2025 Check 100178

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100181
DATE: 06/13/2025
PAY TO: ANDERSON, GIVENS & FREDERICKS P.A.
THE ORDER OF: Sixty-Seven Dollars and Zero Cents
\$ 67.00 DOLLARS
memo: Inv: 14096
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 100181 Amount: \$67.00 Date: 6/24/2025 Check 100181

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100182
DATE: 06/17/2025
PAY TO: LCAM RESOURCES
THE ORDER OF: Four Thousand Eight Hundred Dollars and Zero Cents
\$ 4,800.00 DOLLARS
memo: Inv: 022039
AUTHORIZED SIGNATURE: *Jim R. Baker*

Check: 100182 Amount: \$4,800.00 Date: 6/30/2025 Check 100182

Member
FDIC

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

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

Capital City Bank, P.O. Box 900, Tallahassee, FL 32302-0900
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**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**
BANK RECONCILIATION
Statement Date: 6/30/2025

Run Date: 07/11/2025
Run Time: 11:50 AM

Reconciliation Summary: CCB - CAPITAL CITY BANK		GL Account: 1011 - CCBG SPECIAL ASSESSMENTS	
Bank Statement Balance	\$332.18	Account Balance	\$732.18
GL Account Balance	\$732.18	+ Uncleared Payments	\$0.00
Difference	(\$400.00)	- Uncleared Deposits	\$400.00
		Reconciling Balance	\$332.18
		- Statement Balance	\$332.18
		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



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

Date 6/30/25
Primary Account

Page 1
XXXXXXX4640

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CHECKING ACCOUNT

MONEY MARKET BUSINESS		Images	0
Account Number	XXXXXXX4640	Statement Dates	6/02/25 thru 6/30/25
Previous Balance	347.18	Days in this Statement Period	29
Deposits/Credits	.00	Avg Ledger Balance	347.18
Checks/Debits	.00	Avg Collected Balance	347.18
Service Charges	15.00		
Interest Paid	.00		
Ending Balance	332.18	2025 Interest Paid	.16

SERVICE CHARGE BREAKDOWN

*SC DETAIL-MAINTENANCE FEE	15.00
----------------------------	-------

OTHER DEBITS

Date	Description	Amount
6/30	SERVICE CHARGE	15.00-



**Capital City
Bank**

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

Date 6/30/25
Primary Account

Page 2
XXXXXXX4640

MONEY MARKET BUSINESS

XXXXXXX4640 (Continued)

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
6/02	347.18	6/30	332.18

INTEREST RATE SUMMARY

Date	Rate
6/01	0.100000%
6/02	0.000000%

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

Member
FDIC[illegible]

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

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CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 6/30/2025

Run Date: 07/11/2025
Run Time: 11:50 AM

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

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: 06/01/2025 | END: 06/30/2025

Run Date: 07/11/2025
Run Time: 11:50 AM

Total: \$0.00

AP Distribution To GL

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

Start: 06/01/2025 | End: 06/30/2025

Run Date: 07/11/2025

Run Time: 11:50 AM

* Indicates change post paid

Invoice Expense Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
6340 LATE FEES/SERVICE CHARGES							
	06/23/2025	596199	TPAM	TPAM - TPAM	19827	COLLECTION ADMIN FEE	\$30.00
						Account Total:	\$30.00
7025 INSURANCE GENERAL							
	06/04/2025	590165	AGILE	AGILE - AGILE PREMIUM FINANCE	CDV - 6/4/25 PREPAID INSU	CDV - 6/4/25 PREPAID INSURANCE	\$1,876.88
						Account Total:	\$1,876.88
7350 LEGAL/PROFESSIONAL							
	06/09/2025	592027	ANGI	ANGI - ANDERSON, GIVENS & FREDERICKS P.A.	14096		\$67.00
	06/09/2025	593201	LCAM1	LCAM1 - LCAM RESOURCES	022025-		\$4,800.00
						Account Total:	\$4,867.00
7360 MANAGEMENT FEES							
	06/01/2025	576457	TPAM	TPAM - TPAM	19495	JUNE MANAGEMENT FEES	\$2,200.00
						Account Total:	\$2,200.00
7361 MANAGMENT SOFTWARE							
	06/30/2025	600515	TPAM	TPAM - TPAM	19991	JUNE ANCILLARY CHARGES	\$125.00
						Account Total:	\$125.00
7380 OFFICE EXPENSE - GENERAL							
	06/24/2025	596369	TPAM	TPAM - TPAM	19799	REPEAT CALLER	\$55.00
	06/30/2025	600515	TPAM	TPAM - TPAM	19991	JUNE ANCILLARY CHARGES	\$193.99
						Account Total:	\$248.99
8230 CLEANING/JANITORIAL							
	06/05/2025	592026	BENST	BENST - BEN STOWELL, LLC	5023		\$190.00
	06/09/2025	588668	TPAM	TPAM - TPAM	19703	TPAM MAINT	\$1,050.00
	06/23/2025	596089	TPAM	TPAM - TPAM	19808	TPAM MAINT	\$1,050.00
						Account Total:	\$2,290.00
8240 PLUMBING MAINTENANCE							
	06/20/2025	595326	DUBRA	DUBRA - JOHN AND KAREN DUBRAVEC	6/20/2025	2020 CONTINENTAL #106 - OWNER REIMB SEWER CLOG	\$451.50
						Account Total:	\$451.50
8250 ROOF REPAIRS							
	06/03/2025	596738	PRO	PRO - PRO ROOFING	3674		\$1,156.25
						Account Total:	\$1,156.25
8260 FERTILIZATION/PEST CONTROL							

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
	06/16/2025	598827	ORKIN	ORKIN - ORKIN	06-18-2025	06-18-2025 MONTHLY PEST SERV MAY-JUNE	\$167.70
						Account Total:	\$167.70
8280 MAINTENANCE LABOR & SUPPLIES							
	06/13/2025	591902	MHZDROBA	MHZDROBA - MARITA	040858	205 Soffit instal	\$1,550.00
	06/17/2025	597397	ALA	HELMA ZDROBA ALA - ANTHONY	06-17-2025	06-17-2025 REIMB - FLOORING	\$1,280.00
	06/20/2025	595849	TPAM	LASSETER TPAM - TPAM	19764	TPAM SALES	\$63.41
						Account Total:	\$2,893.41
8670 LANDSCAPE CONTRACT							
	06/01/2025	599488	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	3309		\$787.50
						Account Total:	\$787.50
8930 POOL MAINTENANCE							
	06/06/2025	596737	PREPO	PREPO - PREMIER POOLS OF	18155791		\$2,450.00
	06/18/2025	599487	PREPO	TALLAHASSEE PREPO - PREMIER POOLS OF TALLAHASSEE	18155858		\$675.00
						Account Total:	\$3,125.00
9620 UTILITIES							
	06/30/2025	609367	COT1	COT1 - CITY OF TALLAHASSEE	06302025	COT 5/16-6/16	\$6,181.70
						Account Total:	\$6,181.70
9635 GARBAGE/RECYCLE							
	06/23/2025	599486	MAR	MAR - MARPAN SUPPLY CO, INC	1799580		\$128.87
						Account Total:	\$128.87
9945 INSURANCE ROOF REPAIRS							
	06/18/2025	563440	PRO	PRO - PRO ROOFING	3081	ROOF WORK ON UNIT 202	\$25,000.00
						Account Total:	\$25,000.00
						Section Total:	\$51,529.80

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							
	06/01/2025	577819	TPAM	TPAM - TPAM	212	JUNE MANAGEMENT FEES	\$2,200.00
	06/04/2025	590165	AGILE	AGILE - AGILE PREMIUM FINANCE	ONLINE ACH	CDV - 6/4/25 PREPAID INSURANCE	\$1,876.88
	06/04/2025	584513	TPAM	TPAM - TPAM	213	MAY ANCILLARY CHARGES	\$347.72
	06/09/2025	588842	TPAM	TPAM - TPAM	214	TPAM MAINT	\$1,050.00

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number	Reference	Amount
	06/13/2025	591903	MHZDROBA	MHZDROBA - MARITA HELMA ZDROBA	215	205 Soffit instal	\$1,550.00
	06/13/2025	592028	BENST	BENST - BEN STOWELL, LLC	100180		\$190.00
	06/13/2025	592029	ANGI	ANGI - ANDERSON, GIVENS & FREDERICKS P.A.	100181		\$67.00
	06/16/2025	598827	ORKIN	ORKIN - ORKIN	ONLINE ACH	06-18-2025 MONTHLY PEST SERV MAY-JUNE	\$167.70
	06/17/2025	593202	LCAM1	LCAM1 - LCAM RESOURCES	100182		\$4,800.00
	06/18/2025	593596	PRO	PRO - PRO ROOFING	216	ROOF WORK ON UNIT 202	\$25,000.00
	06/20/2025	595327	DUBRA	DUBRA - JOHN AND KAREN DUBRAVEC	217	2020 CONTINENTAL #106 - OWNER REIMB SEWER CLOG	\$451.50
	06/23/2025	596337	TPAM	TPAM - TPAM	218	TPAM MAINT	\$1,050.00
	06/24/2025	596739	PRO	PRO - PRO ROOFING	100183		\$1,156.25
	06/24/2025	596567	TPAM	TPAM - TPAM	219	TPAM SALES	\$63.41
	06/24/2025	596740	PREPO	PREPO - PREMIER POOLS OF TALLAHASSEE	100184		\$2,450.00
	06/24/2025	596567	TPAM	TPAM - TPAM	219	COLLECTION ADMIN FEE	\$30.00
	06/24/2025	596567	TPAM	TPAM - TPAM	219	REPEAT CALLER	\$55.00
	06/25/2025	597398	ALA	ALA - ANTHONY LASSETER	220	06-17-2025 REIMB - FLOORING	\$1,280.00
	06/30/2025	601329	PREPO	PREPO - PREMIER POOLS OF TALLAHASSEE	100185		\$675.00
	06/30/2025	601330	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	100186		\$787.50
	06/30/2025	609367	COT1	COT1 - CITY OF TALLAHASSEE	ONLINE ACH	COT 5/16-6/16	\$6,181.70
	06/30/2025	601331	MAR	MAR - MARPAN SUPPLY CO, INC	100187		\$128.87
Account Total:							\$51,558.53
3010 ACCOUNTS PAYABLE	06/30/2025	600515	TPAM	TPAM - TPAM		JUNE ANCILLARY CHARGES	\$318.99
Account Total:							\$318.99
Section Total:							\$51,877.52

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

Run Date: 07/11/2025
Run Time: 11:50 AM

As of: Start: 06/01/2025 | End: 06/30/2025

Account	Balance Forward	Debits	Credits	Ending Balance
1010 CCBG OPERATING	\$17,986.17	\$56,203.27	\$51,923.53	\$22,265.91
1011 CCBG SPECIAL ASSESSMENTS	\$747.18	\$0.00	\$15.00	\$732.18
1030 FCCU-RESERVE	\$264.17	\$0.00	\$0.00	\$264.17
1100 TRANSFER	(\$645.00)	\$0.00	\$0.00	(\$645.00)
1310 ACCOUNTS RECEIVABLE	\$19,555.82	\$33,596.00	\$30,567.25	\$22,584.57
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	\$0.00	\$5,588.80	(\$3,573.00)
3010 ACCOUNTS PAYABLE	(\$347.72)	\$43,332.25	\$43,303.52	(\$318.99)
3310 PREPAID OWNER ASSESSMENTS	(\$23,026.16)	\$8,506.63	\$6,889.42	(\$21,408.95)
3315 ACCRUED EXPENSES	(\$1,759.02)	\$0.00	\$0.00	(\$1,759.02)
5010 PRIOR YEARS EQUITY	(\$6,392.46)	\$0.00	\$0.00	(\$6,392.46)
6310 ASSESSMENT INCOME	(\$65,800.00)	\$0.00	\$32,907.26	(\$98,707.26)
6340 LATE FEES/SERVICE CHARGES	(\$99.05)	\$56.01	\$338.74	(\$381.78)
6390 BANK INTEREST INCOME	(\$0.14)	\$0.00	\$0.00	(\$0.14)
6400 ALLOWANCE FOR BAD DEBT	\$190.00	\$0.00	\$0.00	\$190.00
7025 INSURANCE GENERAL	\$7,465.68	\$7,465.68	\$0.00	\$14,931.36
7310 BANK CHARGES	\$30.00	\$30.00	\$0.00	\$60.00
7350 LEGAL/PROFESSIONAL	\$0.00	\$4,867.00	\$0.00	\$4,867.00
7360 MANAGEMENT FEES	\$4,400.00	\$2,200.00	\$0.00	\$6,600.00
7361 MANAGMENT SOFTWARE	\$250.00	\$125.00	\$0.00	\$375.00
7380 OFFICE EXPENSE - GENERAL	\$423.24	\$248.99	\$0.00	\$672.23
8230 CLEANING/JANITORIAL	\$1,072.39	\$2,290.00	\$0.00	\$3,362.39
8240 PLUMBING MAINTENANCE	\$611.68	\$451.50	\$0.00	\$1,063.18
8250 ROOF REPAIRS	\$4,388.25	\$1,156.25	\$0.00	\$5,544.50
8260 FERTILIZATION/PEST CONTROL	\$335.40	\$167.70	\$0.00	\$503.10
8280 MAINTENANCE LABOR & SUPPLIES	\$20,944.84	\$2,893.41	\$0.00	\$23,838.25
8670 LANDSCAPE CONTRACT	\$1,575.00	\$787.50	\$0.00	\$2,362.50
8930 POOL MAINTENANCE	\$250.35	\$3,125.00	\$0.00	\$3,375.35
9620 UTILITIES	\$12,760.85	\$6,181.70	\$0.00	\$18,942.55
9635 GARBAGE/RECYCLE	\$257.74	\$128.87	\$0.00	\$386.61
9945 INSURANCE ROOF REPAIRS	\$4,850.00	\$25,000.00	\$27,279.24	\$2,570.76
Total:	\$0.00	\$198,812.76	\$198,812.76	\$0.00