

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 GRANSULL 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 GOLLAUB 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
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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: 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			544.08
	429096804			
6/09	PAYLEASE.COM CREDIT CCD			9,100.00
	429193757			
6/09	PAYLEASE.COM CREDIT CCD			700.00
	429336300			
6/09	REMOTE CAPTURE DEPOSIT			2,100.00
6/12	PAYLEASE.COM CREDIT CCD			705.01
	429793240			
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			1,400.00
	430315948			
6/25	PAYLEASE.COM CREDIT CCD			700.00
	430479501			
6/26	PAYLEASE.COM CREDIT CCD			1,055.00
	430555847			
6/27	PAYLEASE.COM CREDIT CCD			350.00
	430638438			
6/27	REMOTE CAPTURE DEPOSIT			2,195.00

OTHER DEBITS

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

⑆053⑈00588⑆ ⑈000⑈444636⑈ ⑈0000244500⑈

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

⑆053⑈00588⑆ ⑈000⑈444636⑈ ⑈0000140000⑈

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

⑆053⑈00588⑆ ⑈000⑈444636⑈ ⑈0000164674⑈

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

⑆053⑈00588⑆ ⑈000⑈444636⑈ ⑈0000008720⑈

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

⑆053⑈00588⑆ ⑈000⑈444636⑈ ⑈0000175501⑈

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

Credit

Bank: CAPITAL CITY BANK
Branch #: 1
Branch Name: APALACHEE PARKWAY OFFICE
Teller ID: U05TAWILL
Drawer #: 103
Trans #: 4
Misc: Ten Deposit,

DDA Deposit

Date/Time: 6/17/2025 1:19 PM
Workstation: PKW-CUSRV01
HIN #: 929941050000098
Owner: CHATEAU DE VILLE OF TA

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

⑆053⑈00588⑆ ⑈000⑈444636⑈ ⑈0000149500⑈

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

⑆053⑈00588⑆ ⑈000⑈444636⑈ ⑈0000210000⑈

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

Pay: ***** THIRTY DOLLARS AND 00/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000211⑆ ⑆063100688⑆ 10001199636⑆

AUTHORIZED SIGNATURE

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

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

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000212⑆ ⑆063100688⑆ 10001199636⑆

AUTHORIZED SIGNATURE

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

Pay: ***** THREE HUNDRED FORTY SEVEN DOLLARS AND 72/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000213⑆ ⑆063100688⑆ 10001199636⑆

AUTHORIZED SIGNATURE

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

Pay: ***** ONE THOUSAND FIFTY DOLLARS AND 00/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000214⑆ ⑆063100688⑆ 10001199636⑆

AUTHORIZED SIGNATURE

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
MARITA HELMA ZDROBA
Pay: ***** 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 **
1000215006310068810001199636

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
PRO ROOFING
Pay: ***** TWENTY FIVE THOUSAND DOLLARS AND 00/100 CENTS *****
Memo: PRO ROOFING
4003 W. Pensacola Street
Tallahassee FL 32304
** \$25,000.00 **
1000216006310068810001199636

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
JOHN AND KAREN DUBRAVEC
Pay: ***** FOUR HUNDRED FIFTY ONE DOLLARS AND 50/100 CENTS *****
Memo: JOHN AND KAREN DUBRAVEC
** \$451.50 **
1000217006310068810001199636

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
TPAM
Pay: ***** ONE THOUSAND FIFTY DOLLARS AND 00/100 CENTS *****
Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317
** \$1,050.00 **
1000218006310068810001199636

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
TPAM
Pay: ***** ONE HUNDRED FORTY EIGHT DOLLARS AND 41/100 CENTS *****
Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317
** \$148.41 **
1000219006310068810001199636

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

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100174
DATE: 05/13/2025
PAY TO PRISTINE RATTLING SERVICES LLC \$ 787.50
THE ORDER OF Seven Hundred Eighty-Seven Dollars and Fifty Cents DOLLARS
memo: inv: 3381
100174006310068810001199636

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

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100178
DATE: 05/28/2025
PAY TO PRO ROOFING \$ 1,955.75
THE ORDER OF One Thousand Nine Hundred Fifty-Five Dollars and Seventy-Five Cents DOLLARS
memo: inv: 3635
100178006310068810001199636

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

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100181
DATE: 06/13/2025
PAY TO ANDERSON, GIVENS & FREDERICKS P.A. \$ 67.00
THE ORDER OF Sixty-Seven Dollars and Zero Cents DOLLARS
memo: inv: 14096
100181006310068810001199636

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

CAPITAL CITY BANK
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.
PO BOX 12412
TALLAHASSEE, FL 32317
Check Number: 100182
DATE: 06/17/2025
PAY TO LCAM RESOURCES \$ 4,800.00
THE ORDER OF Four Thousand Eight Hundred Dollars and Zero Cents DOLLARS
memo: inv: 012013
100182006310068810001199636

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

EQUAL HOUSING
LENDER

CHECKS OUTSTANDING NOT CHARGED TO ACCOUNT

[illegible]

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: 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



e|statement

[Capital City Bank OnLine](#)

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

Date 6/30/25
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	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-



e|statement

[Capital City Bank OnLine](#)

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-----

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.
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- 3) Tell us the dollar amount of the suspected error.

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Revised 06/2008

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- 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

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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: 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 RATTILING 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