

AUGUST 2025 CHATEAU DEVILLE FINANCIAL STATEMENTS

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

Thursday, September 11, 2025

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

Run Date: 09/11/2025
Run Time: 02:14 PM

BALANCE SHEET
As of: 08/31/2025

Assets

Account #	Account Name	Total
1010	CCBG OPERATING	\$17,016.16
1011	CCBG SPECIAL ASSESSMENTS	\$302.18
1030	FCCU-RESERVE	\$264.17
1100	TRANSFER	(\$645.00)
1310	ACCOUNTS RECEIVABLE	\$27,630.11
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,710.15
1320	RESERVE FUND	(\$6,005.26)
1630	PRE-PAID EXPENSES	(\$2,631.73)
	TOTAL ASSETS	\$39,640.78

Liabilities

Account #	Account Name	Total
3010	ACCOUNTS PAYABLE	\$345.47
3310	PREPAID OWNER ASSESSMENTS	\$28,406.03
3315	ACCRUED EXPENSES	\$1,759.02
	TOTAL LIABILITIES	\$30,510.52

Equity

Account #	Account Name	Total
5010	PRIOR YEARS EQUITY	\$5,593.19
	Current Year Net Income/(Loss)	\$3,537.07
	TOTAL EQUITY	\$9,130.26
	TOTAL LIABILITIES AND EQUITY	\$39,640.78

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 09/11/2025
Run Time: 02:14 PM

INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

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	164,507.26	164,500.00	7.26	394,800.00
6340 LATE FEES/SERVICE CHARGES	347.87	0.00	347.87	1,003.76	0.00	1,003.76	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	(323.59)	0.00	(323.59)	0.00
Income Total	33,247.87	32,900.00	347.87	165,187.57	164,500.00	687.57	394,800.00
Total Income	33,247.87	32,900.00	347.87	165,187.57	164,500.00	687.57	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	22,533.38	45,000.00	22,466.62	108,000.00
7030 ACCOUNTING/TAX PREP	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
7040 LICENSE AND TAXES	0.00	34.00	34.00	0.00	170.00	170.00	408.00
Corporate Expense Total	7,465.68	9,200.67	1,734.99	22,533.38	46,064.60	23,531.22	110,469.25
General & Administrative							
7310 BANK CHARGES	30.00	17.08	(12.92)	120.00	85.40	(34.60)	205.00
7340 WEBSITE/DOMAIN	0.00	12.00	12.00	0.00	60.00	60.00	144.00
7350 LEGAL/PROFESSIONAL	0.00	375.00	375.00	4,867.00	1,875.00	(2,992.00)	4,500.00
7360 MANAGEMENT FEES	2,200.00	2,200.00	0.00	11,000.00	11,000.00	0.00	26,400.00
7361 MANAGMENT SOFTWARE	125.00	130.00	5.00	625.00	650.00	25.00	1,560.00
7380 OFFICE EXPENSE - GENERAL	228.47	130.00	(98.47)	1,157.12	650.00	(507.12)	1,560.00
General & Administrative Total	2,583.47	2,864.08	280.61	17,769.12	14,320.40	(3,448.72)	34,369.00
Maintenance & Operating							
8230 CLEANING/JANITORIAL	2,220.00	2,000.00	(220.00)	7,682.39	10,000.00	2,317.61	24,000.00
8240 PLUMBING MAINTENANCE	0.00	600.00	600.00	3,314.18	3,000.00	(314.18)	7,200.00
8250 ROOF REPAIRS	5,656.25	5,200.00	(456.25)	12,882.00	26,000.00	13,118.00	62,400.00
8260 FERTILIZATION/PEST CONTROL	167.70	150.00	(17.70)	838.50	750.00	(88.50)	1,800.00
8265 TERMITE BOND	0.00	250.00	250.00	4,726.00	1,250.00	(3,476.00)	3,000.00
8270 LIGHT MAINTENANCE (MAINT)	0.00	350.00	350.00	0.00	1,750.00	1,750.00	4,200.00
8280 MAINTENANCE LABOR & SUPPLIES	541.15	500.00	(41.15)	26,269.30	2,500.00	(23,769.30)	6,000.00
Maintenance & Operating Total	8,585.10	9,050.00	464.90	55,712.37	45,250.00	(10,462.37)	108,600.00
Landscape Expense							
8670 LANDSCAPE CONTRACT	787.50	850.00	62.50	3,937.50	4,250.00	312.50	10,200.00
8672 LANDSCAPE MAINTENANCE - GENERAL	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
Landscape Expense Total	787.50	1,350.00	562.50	3,937.50	6,750.00	2,812.50	16,200.00
Pool Expense							
8930 POOL MAINTENANCE	900.00	1,100.00	200.00	5,175.35	5,500.00	324.65	13,200.00
Pool Expense Total	900.00	1,100.00	200.00	5,175.35	5,500.00	324.65	13,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
9620 UTILITIES	8,134.64	5,500.00	(2,634.64)	33,307.67	27,500.00	(5,807.67)	66,000.00
9635 GARBAGE/RECYCLE	128.87	128.87	0.00	644.35	644.35	0.00	1,546.44
Utilities Total	8,263.51	5,628.87	(2,634.64)	33,952.02	28,144.35	(5,807.67)	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	0.00	0.00	0.00	22,570.76	0.00	(22,570.76)	0.00
Reserve Contributions Total	0.00	0.00	0.00	22,570.76	0.00	(22,570.76)	728,151.00
Total Expense	28,585.26	29,193.62	608.36	161,650.50	146,029.35	(15,621.15)	1,078,535.69
Net Income	4,662.61	3,706.38	956.23	3,537.07	18,470.65	(14,933.58)	(683,735.69)

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

Run Date: 09/11/2025
Run Time: 02:14 PM

		As of: 08/31/2025						
Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
128CDV1	128	JOSEPH CROSBY 2020 CONTINENTAL AVE 128	COLLECTION S ITF	\$405.80	\$52.04	\$398.28	\$7,166.07	\$8,022.19
208CDV1	208	NOELLE & EDDIE PONTON 2020 CONTINENTAL AVE 208	COLLECTION S ITF	\$415.14	\$60.14	\$405.13	\$4,924.85	\$5,805.26
215CDV1	215	GEORGES BARBEROUSSE 2020 CONTINENTAL AVE 215	COLLECTION S ITL	\$389.37	\$34.36	\$383.25	\$2,273.79	\$3,080.77
223CDV1	223	MICHAEL ADAMS 2020 CONTINENTAL AVE 223	COLLECTION S ITL	\$386.34	\$31.33	\$627.68	\$1,751.05	\$2,796.40
141CDV1	141	TAMEKA RENA GERMAN 2020 CONTINENTAL AVE 141	COLLECTION S ITL	\$385.25	\$30.25	\$375.24	\$1,935.31	\$2,726.05
101CDV1	101	MARK DAHLEY 2020 CONTINENTAL AVE 101	COLLECTION S-ALLIANCE	\$379.23	\$124.22	\$369.22	\$1,386.95	\$2,259.62
148CDV1	148	RYAN JOHNSTON 2020 CONTINENTAL AVE 148		\$365.02	\$10.01	\$355.01	\$350.00	\$1,080.04
104CDV1	104	DAMION FALL 2020 CONTINENTAL AVE 104		\$360.01	\$5.01	\$350.00	\$0.00	\$715.02
206CDV1	206	BROOKS BETTS 2020 CONTINENTAL AVE 206		\$357.22	\$2.21	\$159.11	\$0.00	\$518.54
219CDV1	219	ZAINABU RUMALA 2020 CONTINENTAL AVE 219		\$442.95	\$4.36	\$0.00	\$0.00	\$447.31
242CDV1	242	DARYL PRICE 2020 CONTINENTAL AVE 242		\$355.49	\$4.14	\$34.22	\$0.00	\$393.85
232CDV1	232	CASA BIANCA INVESTORS LLC 2020 CONTINENTAL AVE 232		\$355.01	\$5.01	\$5.01	\$0.00	\$365.03
150CDV1	150	MAGDALENA EWA BABIARZ 2020 CONTINENTAL AVE 150		\$337.76	\$4.91	\$4.92	\$13.67	\$361.26
111CDV	111	ELITE ALLIANCE REAL ESTATE GROUP LLC 2020 CONTINENTAL AVE 111		\$355.01	\$5.01	\$0.00	\$0.00	\$360.02
220CDV1	220	JERALDINE FOSTER EWING 2020 CONTINENTAL AVE 220		\$355.01	\$5.01	\$0.00	\$0.00	\$360.02
117CDV1	117	DEENA & MICHAEL DILL 2020 CONTINENTAL AVE 117		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
127CDV1	127	JUAN CAMILO CAYCEDO GAVIRIA 2020 CONTINENTAL AVE 127		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
225CDV1	225	KYLE JOHNSON 2020 CONTINENTAL AVE 225		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
140CDV1	140	ASHLYN BURR 2020 CONTINENTAL AVE 140		\$344.92	\$4.93	\$5.01	\$0.00	\$354.86
150CDV1	150	TODD & MONICA SONTAG (*) 2020 CONTINENTAL AVE 150		\$0.00	\$0.00	\$0.00	\$255.00	\$255.00
105CDV1	105	TUS NUA LLC 2020 CONTINENTAL AVE 105		\$223.15	\$1.79	\$0.43	\$0.00	\$225.37
201CDV1	201	GASFORD GOLAUH 2020 CONTINENTAL AVE 201		\$108.35	\$0.17	\$0.17	\$0.00	\$108.69
203CDV1	203	CHARLES SHEPPARD 2020 CONTINENTAL AVE 203		\$26.37	\$0.00	\$0.00	\$0.00	\$26.37
209CDV1	209	CASSAUNDRA BEARD 2020 CONTINENTAL AVE 209		\$0.00	\$0.00	\$0.00	\$8.54	\$8.54
221CDV1	221	ELITE ALLIANCE REAL ESTATE GROUP LLC 2020 CONTINENTAL AVE 221		\$0.00	\$5.01	\$0.00	\$0.00	\$5.01

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
109CDV1	109	PHILLIPPE & GERSANDRE RAYMOND 2020 CONTINENTAL AVE 109		\$0.00	\$0.01	\$0.00	\$0.00	\$0.01
Community Total				\$7,412.43	\$389.92	\$3,472.68	\$20,065.23	\$31,340.26

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
03 - COLLECTIONS RECEIVABLE	1310	\$90.10	\$100.00	\$0.00	\$475.00	\$665.10
04 - Interest Fee	1310	\$381.55	\$289.92	\$228.85	\$1,481.09	\$2,381.41
A1 - Assessment	1310	\$6,930.88	\$0.00	\$3,243.83	\$14,408.89	\$24,583.60
S2 - SPECIAL ASSESSMENT	1315	\$9.90	\$0.00	\$0.00	\$3,700.25	\$3,710.15
Grand Total:		\$7,412.43	\$389.92	\$3,472.68	\$20,065.23	\$31,340.26

Account#	Account Description	Delinquency Amount
1310	ACCOUNTS RECEIVABLE	\$27,630.11
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,710.15
Total:		\$31,340.26

Total Number of Homes: 26

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 09/11/2025
Run Time: 02:14 PM

PREPAID OWNERS

As of: 08/31/2025

Owner	Address	Account #	Lot #		Prepaid Balance
PAUL W. & BETTY H. GODFREY	2020 CONTINENTAL AVE 102	102CDV1	102	PP - General	\$9,205.00
				Total	\$9,205.00
XIHUI NEWMAN	2020 CONTINENTAL AVE 107	107CDV1	107	PP - General	\$1,180.00
				Total	\$1,180.00
FRED & MARINELA WHITE	2020 CONTINENTAL AVE 110	110CDV1	110	PP - General	\$350.00
				Total	\$350.00
L & R INTERNATIONAL INC	2020 CONTINENTAL AVE 115	115CDV	115	PP - General	\$940.10
				Total	\$940.10
CAROLE & NICHOLAS DADDONA	2020 CONTINENTAL AVE 116	116CDV1	116	PP - General	\$255.00
				Total	\$255.00
JAISON JOSEPH	2020 CONTINENTAL AVE 120	120CDV1	120	PP - General	\$350.00
				Total	\$350.00
REFI LLC	2020 CONTINENTAL AVE 123	123CDV1	123	PP - General	\$350.00
				Total	\$350.00
JEFFEREY N. SAMMONS	2020 CONTINENTAL AVE 124	124CDV1	124	PP - General	\$350.00
				Total	\$350.00
MICHAEL SCOTT RASKU	2020 CONTINENTAL AVE 125	125CDV1	125	PP - General	\$350.00
				Total	\$350.00
ALEISHA FLEURANTIN	2020 CONTINENTAL AVE 126	126CDV1	126	PP - General	\$350.00
				Total	\$350.00
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
MARY FREIDIN	2020 CONTINENTAL AVE 149	149CDV1	149	PP - General	\$4,652.00
				Total	\$4,652.00
JEFFERY SAMMONS	2020 CONTINENTAL AVE 207	207CDV1	207	PP - General	\$350.00
				Total	\$350.00
HOLLIE MARIE RICHTERKESSING	2020 CONTINENTAL AVE 217	217CDV1	217	PP - General	\$350.00
				Total	\$350.00
ZAINABU RUMALA	2020 CONTINENTAL AVE 219	219CDV1	219	PP - General	(\$166.41)
				Total	(\$166.41)
TIMOTHY & CYNTHIA CUEVAS	2020 CONTINENTAL AVE 230	230CDV1	230	PP - General	\$350.00
				Total	\$350.00
NANCY CHRISTINE MADDEN	2020 CONTINENTAL AVE 234	234CDV1	234	PP - General	\$795.10
				Total	\$795.10
JEFFERY N. SAMMONS	2020 CONTINENTAL AVE 235	235CDV1	235	PP - General	\$350.00
				Total	\$350.00
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	\$1,401.40
				Total	\$1,401.40
				PP - General	\$22,817.23
				Total	\$22,817.23

Aged Open Items

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

As of: 08/31/2025

Run Date: 09/11/2025

Run Time: 02:14 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
646677	TPAM-TPAM	22931	8/31/2025	\$345.47	\$0.00	\$0.00	\$0.00
	7361 MANAGMENT SOFTWARE						
Total				\$345.47	\$0.00	\$0.00	\$0.00

Grand Total \$345.47

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 8/31/2025**

Run Date: 09/11/2025
Run Time: 02:14 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK				GL Account: 1010 - CCBG OPERATING	
Bank Statement Balance	\$24,399.67	Account Balance		\$17,016.16	
GL Account Balance	\$17,016.16	+ Uncleared Payments		\$8,783.51	
Difference	\$7,383.51	- Uncleared Deposits		\$1,400.00	
		Reconciling Balance		\$24,399.67	
		- Statement Balance		\$24,399.67	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference		Status	Deposits	Payments
100202	8/30/2025	AR 645528	Cash Receipts - Direct Debit	Uncleared	700.00	0.00
	8/29/2025	AR 644949	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	8/29/2025	645593	MAR - MARPAN SUPPLY CO, INC	Uncleared	0.00	128.87
100203	8/29/2025	645594	BOPL - BROWN PLUMBING OF TALLA...	Uncleared	0.00	400.00
ONLINE ACH	8/27/2025	AR 642743	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	8/22/2025	AP 641555	COT1 - CITY OF TALLAHASSEE	Uncleared	0.00	8,134.64
	100201	8/20/2025	639961	BENST - BEN STOWELL, LLC	Uncleared	0.00
Totals					\$1,400.00	\$8,783.51



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

Date 8/29/25
Primary Account

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CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS	Images	20
Account Number XXXXXX9636	Statement Dates	8/01/25 thru 9/01/25
Previous Balance 19,122.19	Days in this Statement Period	32
22 Deposits/Credits 28,875.48	Avg Ledger Balance	24,498.53
18 Checks/Debits 23,598.00	Avg Collected Balance	24,498.53
Service Charges .00		
Interest Paid .00		
Ending Balance 24,399.67		

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
8/01	REMOTE CAPTURE DEPOSIT	937.35
8/01	REMOTE CAPTURE DEPOSIT	605.00
8/05	PAYLEASE.COM CREDIT CCD 437040154	350.00
8/07	PAYLEASE.COM CREDIT CCD 437962596	11,630.29
8/07	PAYLEASE.COM CREDIT CCD 438143350	1,400.00



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

Date 8/29/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

DEPOSITS AND OTHER CREDITS

Date	Description			Amount
8/11	PAYLEASE.COM 438415350	CREDIT	CCD	700.00
8/12	PAYLEASE.COM 438603545	CREDIT	CCD	350.00
8/13	PAYLEASE.COM 438724182	CREDIT	CCD	700.00
8/13	REMOTE CAPTURE	DEPOSIT		2,005.00
8/14	PAYLEASE.COM 438797087	CREDIT	CCD	1,050.00
8/14	PAYLEASE.COM 438857512	CREDIT	CCD	350.00
8/15	PAYLEASE.COM 438878137	CREDIT	CCD	360.00
8/15	REMOTE CAPTURE	DEPOSIT		350.00
8/18	REMOTE CAPTURE	DEPOSIT		2,705.00
8/18	REMOTE CAPTURE	DEPOSIT		87.20
8/20	PAYLEASE.COM 439120544	CREDIT	CCD	350.00
8/21	PAYLEASE.COM 439173230	CREDIT	CCD	350.00
8/21	REMOTE CAPTURE	DEPOSIT		1,750.00
8/22	PAYLEASE.COM 439269068	CREDIT	CCD	705.01
8/22	PAYLEASE.COM 439235839	CREDIT	CCD	374.66
8/27	REMOTE CAPTURE	DEPOSIT		710.96
8/29	PAYLEASE.COM 439630062	CREDIT	CCD	1,055.01

OTHER DEBITS

Date	Description			Amount
8/04	AVIDPAY SERVICE CK100197	AVIDPAY	CCD	128.87-



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Capital City Bank OnLine

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

Date 8/29/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXXX9636 (Continued)

OTHER DEBITS

Date	Description	Amount
	REF*CK*100197*250801*MARPAN SU PPLY CO INC\	
8/05	AGILE PREMIUMFINPAYMENTS CCD 25731477	1,876.88-
8/14	CITY OF TALL-UTLBILLPAY PPD	6,230.48-
8/15	ORKIN ORKIN PESTWEB 9966697	167.70-
8/25	TREASURY MGMT SERVICE CHARGES	15.00-

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
8/08	220	1,280.00	8/01	100192	850.00
8/04	235*	1,050.00	8/05	100195*	1,476.00
8/05	236	361.42	8/11	100196	831.25
8/18	237	1,050.00	8/22	100198*	900.00
8/18	238	93.00	8/29	100199	787.50
8/29	239	56.15	8/25	100200	5,656.25
8/06	100191*	787.50			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
8/01	19,814.54	8/11	26,102.91	8/20	26,868.93
8/04	18,635.67	8/12	26,452.91	8/21	28,968.93
8/05	15,271.37	8/13	29,157.91	8/22	29,148.60
8/06	14,483.87	8/14	24,327.43	8/25	23,477.35
8/07	27,514.16	8/15	24,869.73	8/27	24,188.31
8/08	26,234.16	8/18	26,518.93	8/29	24,399.67

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



1063 1006881 1000 119963611 114 1000007 10961

Check: 0 Amount: \$710.96 Date: 8/27/2025 Remote Capture Deposit

1063 00068812 0000 0 0446 3611 0 00 00000008 7 201

Check: 0 Amount: \$87.20 Date: 8/18/2025 Remote Capture Deposit

1063 10068810 1000 1496 3611 114 1000003 50001

Check: 0 Amount: \$350.00 Date: 8/15/2025 Remote Capture Deposit

1063 00068812 0000 0 0996 3611 0 04 1000000605001

Check: 0 Amount: \$605.00 Date: 8/1/2025 Remote Capture Deposit

1:063 1006881; 1000 1 1946 361" 1 14 1"0000 1 75000;"

Check: 0 Amount: \$1,750.00 Date: 8/21/2025 Remote Capture Deposit

12063 4006881: 4000 4 446361* 4 44 170000 270500:

Check: 0 Amount: \$2,705.00 Date: 8/18/2025 Remote Capture Deposit

12063 1006881: 1000 1496361* 114 10000 200500*

Check: 0 Amount: \$2,005.00 Date: 8/13/2025 Remote Capture Deposit

12063 1006881 1000 1 4946361 1 1 100000437355

Check: 0 Amount: \$937.35 Date: 8/1/2025 Remote Capture Deposit

CHEATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.
PO BOX 124112
TALLAHASSEE FL 32317

CAPITAL CITY BANK

Check Number: 220

6/25/2025

ANTHONY LASSETER

***** ONE THOUSAND TWO HUNDRED EIGHTY DOLLARS AND 00/100 CENTS *****

Memo: ANTHONY LASSETER
181 CASA BIANCA RD
MONTICELLO FL 32344

\$2,180.00 **

[Signature]

AUTHORIZED SIGNATURE

⑈000220⑈ ⑆063100668⑆ 10001199636⑆

Date on Back
Security Features Inside

Check: 220 Amount: \$1,280.00 Date: 8/8/2025 Check 220

CAPITAL CITY BANK

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

Check Number: 235

8/4/2025

TPAM

** \$1,050.00 **

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

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

[Signature]

AUTHENTICATED SIGNATURE

⑆000235⑆ ⑈063100688⑈ 10001199636⑆

Image courtesy of Capital City Bank

Check: 235 Amount: \$1,050.00 Date: 8/4/2025 Check 235

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

CAPTAL CITY BANK

Check Number: 236

8/5/2025

TPAM

***** THREE HUNDRED SIXTY ONE DOLLARS AND 42/100 CENTS *****

TPAM
PO BOX 12412
TALLAHASSEE FL 32317

Jim Rodin

ALL INFORMATION SIGNATURE

⑈000 236⑈ ⑈063 100688⑈ 1000 1199636⑈

Check: 236 Amount: \$361.42 Date: 8/5/2025 Check 236

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

CAPITAL CITY BANK

Check Number: 237

8/18/2025

TPAM

PAY TO THE ORDER OF TPAM

\$1,050.00

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

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

[Signature]

AUTHENTIC SIGNATURE

@000 237# *063100688* 10001199636*

Printed Name: CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Printed Address: PO BOX 12412 TALLAHASSEE FL 32317

Printed City/State/Zip: TALLAHASSEE FL 32317

Printed Account Number: 10001199636

Printed Check Number: 237

Printed Date: 8/18/2025

Printed Amount: \$1,050.00

Printed Pay To The Order Of: TPAM

Printed Memo: TPAM PO BOX 12412 TALLAHASSEE FL 32317

Printed Signature: [Signature]

Printed MICR Line: @000 237# *063100688* 10001199636*

Check: 237 Amount: \$1,050.00 Date: 8/18/2025 Check 237



e | statement

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

CAPITAL CITY BANK

Check Number: 238

8/18/2025

TPAM

Pay: ***** NINETY THREE DOLLARS AND 00/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Paul n

1000 238 0063 1006888 1000 199635

Check: 238 Amount: \$93.00 Date: 8/18/2025 Check 238

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

CAPITAL CITY BANK

Check Number: 239

8/29/2025

TPAM

Pay: ***** FIFTY SIX DOLLARS AND 15/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

San Paul n

1000 239 0063 1006888 1000 199635

Check: 239 Amount: \$56.15 Date: 8/29/2025 Check 239

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 07/22/2025

100191

PAY TO PRISTINE RATTLING SERVICES LLC \$ 787.50

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

memo: Inv: 3359

100 191 0063 1006888 1000 199635

Check: 100191 Amount: \$787.50 Date: 8/6/2025 Check 100191

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 07/22/2025

100192

PAY TO PRO ROOFING \$ 850.00

THE ORDER OF Eight Hundred Fifty Dollars and Zero Cents DOLLARS

memo: Inv: 3720

100 192 0063 1006888 1000 199635

Check: 100192 Amount: \$850.00 Date: 8/1/2025 Check 100192

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 07/29/2025

100195

PAY TO BROWN PLUMBING OF TALLAHASSEE INC \$ 1,476.00

THE ORDER OF One Thousand Four Hundred Seventy-Six Dollars and Zero Cents DOLLARS

memo: Inv: 14766

100 195 0063 1006888 1000 199635

Check: 100195 Amount: \$1,476.00 Date: 8/5/2025 Check 100195

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 07/29/2025

100196

PAY TO PRO ROOFING \$ 831.25

THE ORDER OF Eight Hundred Thirty-One Dollars and Twenty-Five Cents DOLLARS

memo: Inv: 3697

100 196 0063 1006888 1000 199635

Check: 100196 Amount: \$831.25 Date: 8/11/2025 Check 100196

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 08/14/2025

100198

PAY TO PREMIER POOLS OF TALLAHASSEE \$ 900.00

THE ORDER OF Nine Hundred Dollars and Zero Cents DOLLARS

memo: Inv: 1815689

100 198 0063 1006888 1000 199635

Check: 100198 Amount: \$900.00 Date: 8/22/2025 Check 100198

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 08/14/2025

100199

PAY TO PRISTINE RATTLING SERVICES LLC \$ 787.50

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

memo: Inv: 3419

100 199 0063 1006888 1000 199635

Check: 100199 Amount: \$787.50 Date: 8/29/2025 Check 100199

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 08/14/2025

100200

PAY TO PRO ROOFING \$ 5,656.25

THE ORDER OF Five Thousand Six Hundred Fifty-Six Dollars and Twenty-Five Cents DOLLARS

memo: Inv: 3738

100 200 0063 1006888 1000 199635

Check: 100200 Amount: \$5,656.25 Date: 8/25/2025 Check 100200

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.

REQUIRED DISCLOSURES

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: 8/31/2025

Run Date: 09/11/2025
Run Time: 02:14 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK		GL Account: 1011 - CCBG SPECIAL ASSESSMENTS	
Bank Statement Balance	\$302.18	Account Balance	\$302.18
GL Account Balance	\$302.18	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$302.18
		- Statement Balance	\$302.18
		Difference	\$0.00

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



e|statement

[Capital City Bank OnLine](#)

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

Date 8/29/25
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	8/01/25 thru 9/01/25
Previous Balance	317.18	Days in this Statement Period	32
Deposits/Credits	.00	Avg Ledger Balance	317.18
Checks/Debits	.00	Avg Collected Balance	317.18
Service Charges	15.00		
Interest Paid	.00		
Ending Balance	302.18	2025 Interest Paid	.16

SERVICE CHARGE BREAKDOWN

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

OTHER DEBITS

Date	Description	Amount
8/29	SERVICE CHARGE	15.00-



**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 8/29/25
Primary Account

Page 2
XXXXXXX4640

MONEY MARKET BUSINESS

XXXXXXX4640 (Continued)

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
8/01	317.18	8/29	302.18

-----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.

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: 8/31/2025

Run Date: 09/11/2025
Run Time: 02:14 PM

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: 08/01/2025 | END: 08/31/2025

Run Date: 09/11/2025
Run Time: 02:14 PM

Total: \$0.00

AP Distribution To GL

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

Start: 08/01/2025 | End: 08/31/2025

Run Date: 09/11/2025

Run Time: 02:14 PM

* Indicates change post paid

Invoice Expense Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
7025 INSURANCE GENERAL	08/05/2025	641368	AGILE	AGILE - AGILE PREMIUM FINANCE	08-05-2025	AGILE PREMIUMFINPAYMENTS CCD 25731477	\$1,876.88
						Account Total:	\$1,876.88
7360 MANAGEMENT FEES	08/01/2025	616868	TPAM	TPAM - TPAM	21701	AUGUST MANAGEMENT FEES	\$2,200.00
						Account Total:	\$2,200.00
7361 MANAGMENT SOFTWARE	08/04/2025	621206	TPAM	TPAM - TPAM	21836	JULY ANCILLARY CHARGES	\$125.00
	08/31/2025	646677	TPAM	TPAM - TPAM	22931	AUG ANCILLARY CHARGES	\$125.00
						Account Total:	\$250.00
7380 OFFICE EXPENSE - GENERAL	08/04/2025	621206	TPAM	TPAM - TPAM	21836	JULY ANCILLARY CHARGES	\$236.42
	08/18/2025	638778	TPAM	TPAM - TPAM	22723	TPAM SALES	\$8.00
	08/31/2025	646677	TPAM	TPAM - TPAM	22931	AUG ANCILLARY CHARGES	\$220.47
						Account Total:	\$464.89
8230 CLEANING/JANITORIAL	08/04/2025	621024	TPAM	TPAM - TPAM	21805	TPAM MAINT	\$1,050.00
	08/08/2025	639960	BENST	BENST - BEN STOWELL, LLC	5079		\$120.00
	08/18/2025	638617	TPAM	TPAM - TPAM	22701	TPAM MAINT	\$1,050.00
						Account Total:	\$2,220.00
8250 ROOF REPAIRS	08/01/2025	634375	PRO	PRO - PRO ROOFING	3738		\$5,656.25
						Account Total:	\$5,656.25
8260 FERTILIZATION/PEST CONTROL	08/15/2025	641369	ORKIN	ORKIN - ORKIN	08-15-2025	ORKIN ORKIN PESTWEB 9966697	\$167.70
						Account Total:	\$167.70
8280 MAINTENANCE LABOR & SUPPLIES	08/18/2025	638778	TPAM	TPAM - TPAM	22723	TPAM SALES	\$85.00
	08/20/2025	645590	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	14668		\$400.00
	08/29/2025	645340	TPAM	TPAM - TPAM	22795	TPAM SALES	\$56.15
						Account Total:	\$541.15
8670 LANDSCAPE CONTRACT							

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
	08/01/2025	634374	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	3413		\$787.50
						Account Total:	\$787.50
8930 POOL MAINTENANCE	08/01/2025	634373	PREPO	PREPO - PREMIER POOLS OF TALLAHASSEE	18156869		\$900.00
						Account Total:	\$900.00
9620 UTILITIES	08/22/2025	641555	COT1	COT1 - CITY OF TALLAHASSEE	08-22-2025	WATER/ELEC/SEWER - MASTER ACCT# 1000075835 (26 SUB ACCTS) JULY - AUGUST BILLING	\$8,134.64
						Account Total:	\$8,134.64
9635 GARBAGE/RECYCLE	08/20/2025	645591	MAR	MAR - MARPAN SUPPLY CO, INC	1805495		\$128.87
						Account Total:	\$128.87
						Section Total:	\$23,327.88

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	08/01/2025	620790	MAR	MAR - MARPAN SUPPLY CO, INC	100197		\$128.87
	08/04/2025	621099	TPAM	TPAM - TPAM	235	TPAM MAINT	\$1,050.00
	08/05/2025	623189	TPAM	TPAM - TPAM	236	JULY ANCILLARY CHARGES	\$361.42
	08/05/2025	641368	AGILE	AGILE - AGILE PREMIUM FINANCE	ONLINE ACH	AGILE PREMIUMFINPAYMENTS CCD 25731477	\$1,876.88
	08/14/2025	634379	PRO	PRO - PRO ROOFING	100200		\$5,656.25
	08/14/2025	634378	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	100199		\$787.50
	08/14/2025	634377	PREPO	PREPO - PREMIER POOLS OF TALLAHASSEE	100198		\$900.00
	08/15/2025	641369	ORKIN	ORKIN - ORKIN	ONLINE ACH	ORKIN ORKIN PESTWEB 9966697	\$167.70
	08/18/2025	638645	TPAM	TPAM - TPAM	237	TPAM MAINT	\$1,050.00
	08/18/2025	638931	TPAM	TPAM - TPAM	238	TPAM SALES	\$93.00
	08/20/2025	639961	BENST	BENST - BEN STOWELL, LLC	100201		\$120.00
	08/22/2025	641555	COT1	COT1 - CITY OF	ONLINE ACH	WATER/ELEC/SEWER -	\$8,134.64

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number	Reference	Amount
				TALLAHASSEE		MASTER ACCT# 1000075835 (26 SUB ACCTS) JULY - AUGUST BILLING	
	08/29/2025	645593	MAR	MAR - MARPAN SUPPLY CO, INC	100202		\$128.87
	08/29/2025	645594	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	100203		\$400.00
	08/29/2025	645374	TPAM	TPAM - TPAM	239	TPAM SALES	\$56.15
						Account Total:	\$20,911.28
3010 ACCOUNTS PAYABLE							
	08/01/2025	616868	TPAM	TPAM - TPAM		AUGUST MANAGEMENT FEES	\$2,200.00
	08/31/2025	646677	TPAM	TPAM - TPAM		AUG ANCILLARY CHARGES	\$345.47
						Account Total:	\$2,545.47
						Section Total:	\$23,456.75

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

Run Date: 09/11/2025
Run Time: 02:14 PM

As of: Start: 08/01/2025 | End: 08/31/2025

Account	Balance Forward	Debits	Credits	Ending Balance
1010 CCBG OPERATING	\$8,316.96	\$29,925.48	\$21,226.28	\$17,016.16
1011 CCBG SPECIAL ASSESSMENTS	\$317.18	\$0.00	\$15.00	\$302.18
1030 FCCU-RESERVE	\$264.17	\$0.00	\$0.00	\$264.17
1100 TRANSFER	(\$645.00)	\$0.00	\$0.00	(\$645.00)
1310 ACCOUNTS RECEIVABLE	\$24,550.32	\$33,371.65	\$30,291.86	\$27,630.11
1315 SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25	\$9.90	\$0.00	\$3,710.15
1320 RESERVE FUND	(\$6,005.26)	\$0.00	\$0.00	(\$6,005.26)
1630 PRE-PAID EXPENSES	\$5,157.07	\$0.00	\$7,788.80	(\$2,631.73)
3010 ACCOUNTS PAYABLE	(\$128.87)	\$12,932.06	\$13,148.66	(\$345.47)
3310 PREPAID OWNER ASSESSMENTS	(\$28,938.73)	\$5,612.74	\$5,080.04	(\$28,406.03)
3315 ACCRUED EXPENSES	(\$2,120.44)	\$361.42	\$0.00	(\$1,759.02)
5010 PRIOR YEARS EQUITY	(\$5,593.19)	\$0.00	\$0.00	(\$5,593.19)
6310 ASSESSMENT INCOME	(\$131,607.26)	\$0.00	\$32,900.00	(\$164,507.26)
6340 LATE FEES/SERVICE CHARGES	(\$655.89)	\$0.09	\$347.96	(\$1,003.76)
6390 BANK INTEREST INCOME	(\$0.14)	\$0.00	\$0.00	(\$0.14)
6400 ALLOWANCE FOR BAD DEBT	\$323.59	\$0.00	\$0.00	\$323.59
7025 INSURANCE GENERAL	\$15,067.70	\$7,465.68	\$0.00	\$22,533.38
7310 BANK CHARGES	\$90.00	\$30.00	\$0.00	\$120.00
7350 LEGAL/PROFESSIONAL	\$4,867.00	\$0.00	\$0.00	\$4,867.00
7360 MANAGEMENT FEES	\$8,800.00	\$2,200.00	\$0.00	\$11,000.00
7361 MANAGMENT SOFTWARE	\$500.00	\$250.00	\$125.00	\$625.00
7380 OFFICE EXPENSE - GENERAL	\$928.65	\$464.89	\$236.42	\$1,157.12
8230 CLEANING/JANITORIAL	\$5,462.39	\$2,220.00	\$0.00	\$7,682.39
8240 PLUMBING MAINTENANCE	\$3,314.18	\$0.00	\$0.00	\$3,314.18
8250 ROOF REPAIRS	\$7,225.75	\$5,656.25	\$0.00	\$12,882.00
8260 FERTILIZATION/PEST CONTROL	\$670.80	\$167.70	\$0.00	\$838.50
8265 TERMITE BOND	\$4,726.00	\$0.00	\$0.00	\$4,726.00
8280 MAINTENANCE LABOR & SUPPLIES	\$25,728.15	\$541.15	\$0.00	\$26,269.30
8670 LANDSCAPE CONTRACT	\$3,150.00	\$787.50	\$0.00	\$3,937.50
8930 POOL MAINTENANCE	\$4,275.35	\$900.00	\$0.00	\$5,175.35
9620 UTILITIES	\$25,173.03	\$8,134.64	\$0.00	\$33,307.67
9635 GARBAGE/RECYCLE	\$515.48	\$128.87	\$0.00	\$644.35
9945 INSURANCE ROOF REPAIRS	\$22,570.76	\$0.00	\$0.00	\$22,570.76
Total:	\$0.00	\$111,160.02	\$111,160.02	\$0.00